



**TOWN OF WAYLAND**  
41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778  
**PLANNING DEPARTMENT**

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**MEETING MINUTES**

**November 19, 2013**

The Wayland Planning Board met on **Tuesday, November 19, 2013 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 P.M.      Public Comment
- 7:35 P.M.      Public Hearing- 66 River Road proposed Department of Public Works Facility Site Plan Approval Modification to decision dated March 5, 2013.
- 8:35 P.M.      Vote Town Meeting recommendation for the appropriation to purchase conservation restriction on 59 Lincoln Rd for the November 20, 2013 Special Town Meeting.
- 9:00 P.M.      Town Planner and Planning Board goals update.
- 9:30 P.M.      Approve minutes/Adjourn

Attendance:

|  |                                |
|--|--------------------------------|
| Mr. Kent Greenawalt, Chair             | Mr. Ira Montague, Member,      |
| Ms. Colleen Sheehan, Vice Chair        | Mr. Andrew Reck, Member,       |
| Mr. William Whitney, Associate Member, | Mr. Kevin Murphy, Clerk absent |

Also present was Mr. Sarkis Sarkisian, Town Planner. Minutes taken by S. Sarkisian and the meeting was televised by WayCam.

**7:32PM Open and Public Comment:**

K. Greenawalt opened the meeting. S. Sarkisian reviewed the agenda.

Public Comment:

There was no Public Comment

**7:38PM Public Hearing 66 River Road Department of Public Works Facility**

S. Sarkisian gave an overview of the reason why the hearing was cancelled for November 12, due to a lack of a quorum. The hearing was rescheduled for November 19, 2013 and new notices were mailed out.

K. Dandrade Traffic Engineer for TEC provided the board with a presentation and traffic assessment of the traffic access considerations for the proposed DPW yard on River Road. He also provided the Planning Board a report addressed to Donald Ouellette, PE Public Works Director dated November 13, 2013. K. Dandrade stated that most of the employees arrive between 6:00 and 6:45 AM. Analysis during the afternoon peak or evening peak hours is not warranted due to the lack of DPW traffic generation after 4:00PM.

K. Dandrade conducted an all-day count at the Middle School property. Peak hour is before the real rush hour condition which is at 6:30 to 7:30 A.M.

K. Dandrade supported the River Road access even if they doubled or tripled.

S. Sarkisian asked K. Dandrade what the amount of delay would be experienced with the introduction of DPW trucks?

K. Dandrade answered S. Sarkisian question and stated it would average less than 2 second delay, which will be in perceivable to most motorists.

G. Schuler of 126 Old Conn Path commented how difficult the decision is for the Planning Board and that it is unfortunate that we can't locate the DPW Facility somewhere else. She further commented how River Road is historic and environmentally sensitive area with beautiful scenic qualities. She also questioned what will happen to the road when it breaks down? Any and all repair to River Road is going to be environmentally very difficult to reconstruct.

Marie Lewis is a Sudbury resident who owns commercial land in Sudbury and Wayland was concerned about placing truck restrictions on River Road. She said that River Road currently has several trucks that have been in business for years.

Tom Abdella Chair of the BOPW stated the Salt Shed already exists on site and that salt/sanding trucks operate out of the site. Town is not requesting any additional employees. Building design for four garage bays and one wash bay. Work on equipment inside. Not providing room to hire mechanics.

K. Greenawalt stated when planning high school town did not over build for growth.

M. Lowery DPW Director has a 20 year vehicle replacement plan. No net change of vehicles.

Dennis Lewis Sudbury resident stated that trucks used to haul gravel out of River Road 60-70 years ago.

G. Harris raised a procedural issue as to whether the Plan Change was advertised in the Wayland Town Crier for two weeks.

S. Sarkisian explained that he had to advertise in two local papers two weeks in a row in order to meet the advertisement requirement. One week in the Town Crier and one week in the MetroWest Daily News. He further explained that the meeting was cancelled because the Board did not have a quorum present and that new notices were sent out.

William Davlin, 44 River Road Wayland asked the Planning Board for a copy of the 5 year plan of employees. He raised several issues and objections on having the DPW Facility located on River Road.

Linda Segal from Aqueduct Road raised several questions. What parts of this document are you reviewing for change? Any input for this proposal for the Fire Department? Are there any more issues than just traffic?

G. Schuler what would be the plan for a flooding of River Road?

T. Abdella site is actually further away and they would come up old River Road.

K. Tramosch concerned about flooding and the location of the facility and that we are not optimized. Strikes him as an ill-conceived idea. Need to discuss fairness to the neighbors and River Road is a scenic Road.

D. Hill clarification on methane mitigation. He raised the question on who will be constructing the mitigation plan in house staff or a contractor?

J. Moynihan Facility Director answered the question that the budget of methane mitigation is included and has not been decided at this time.

K. Dandrade the existing facility at the Middle School is not a very good location for a DPW Facility. The volume today and is only 10 vehicles per hour higher. He has seen no evidence of an increase of traffic on River Road.

K. Greenawalt stated that Sudbury could not act unilaterally to close the road.

W. Davlin stated that Runners are out on River Road every day. Great Bird watching and boat launching reducing the 20' ft. wide road. He further commented that the traffic study does not include all the truck traffic from the 15 odd contractors.

T Sciacca runs River Fest functions for the Town and stated that River Road is a prime boat launch for Sudbury, Lincoln and Concord.

Jonathan Mishara Permanent Building Committee stated that we are adding up to 14 additional trucks and see no adverse impact on pedestrians or motorists.

K Greenawalt thanked everyone for their comments and stated that he wished we had another location for a DPW Facility or even had land zoned industrial for such uses.

A Reck stated that we do not have other locations in Town for a DPW and looking at all the studies that have been conducted and the information provided he stated that he does not feel it is enough of a change to be concerned about having access from River Road.

C. Sheehan stated that she is concerned about setting a precedent of allowing commercial vehicles impacting our scenic road since it is our job to protect them. She further commented that the environmental protection of our scenic road is the Planning Boards charge.

W. Whitney requested that S. Sarkisian ask the Town Counsel respond if we need to readvertise.

Motion: To close the Public hearing.

Move: C. Sheehan

Second: A. Reck.

Vote 4-0

Motion: Recommend to approve change of plan and access on River Road.

Move: A. Reck

Second: K. Greenawalt

Vote: 3-1

**8:41 P.M. Vote Town Meeting recommendation for the appropriation to purchase conservation restriction on 59 Lincoln Rd for the November 20, 2013 Special Town Meeting.**

S. Sarkisian explained to the Board that we are not required to make a recommendation on this article because it is not a zoning by-law, however we may be asked at Town Meeting. He further stated that this is a beautiful piece of property and recommended positive action.

G. Schuler represented the Community Preservation Committee and explained the 59 Lincoln Road conservation restriction. She stated that there has been significant land donation surrounding 59 Lincoln Road and that the cost is \$500,000 less than what the owner originally wanted for the restriction and \$1,000,000 less if the Town of Wayland would buy the land out right. She further described the property as one of the most beautiful pieces of land in Wayland.

I Montague raised a question as to who would maintain the mowing of the field and is that language clearly in the conservation restriction.

G. Schuler stated that the conservation restriction has language written in that it shall be maintained as agricultural land. The agreement does not say shall.

K. Greenawalt stated that we do not have that requirement now.

A Reck raised a questions regarding size of parcel that we will remain open and the amount that will be available for the house lot.

G. Schuler stated that the total parcel is 25 acres and that the current house lot has 4.72 acres and when the restriction is complete the current house lot will increase to 6 acres.

A Reck further commented that the remaining house lot can be further subdivided.

S. Sarkisian stated that it can be subdivided using the conservation cluster bylaw having a minimum of 5 acres of land.

M. Upton stated that the Town should put up less funds and solicit contributions from abutters. She felt that the price is too high.

A Reck asked if the remain house lot size can be further restricted in size and feels that it is unfortunate to leave the lot with a greater amount of over 5 acres of land.

K. Greenawalt supported the land purchase because it is less than we would spend for a purchase and that it achieves Town goals.

C. Sheehan commented that she believes that it is not in the best interest of the Town because it leaves the Town with no revenues left for other major land purchases that would better serve the entire Town. The location of 59 Lincoln Road is not central for all of Wayland. She also pointed out that the agreement has several questions and is not ready for Town Meeting.

L. Segal asked if we could modify the motion to say up to \$2.4 million so that it would allow for further contributions.

I Montague stated that this agreement is so far along that any change would hurt the article.

W Whitney stated that the action before this board is to give a recommendation on the specific article.

K Greenawalt also stated it is important to be prepared at Town Meeting if someone asks what the Planning Board position is on this article.

Motion to make a recommendation on the article.

Move: C. Sheehan

Second: K. Greenawalt

Vote 4-0

Motion to support the article as submitted.

Move: I Montague

Second: K. Greenawalt

Vote 3-1

**9:05P.M Town Planner goals will be rescheduled for our next meeting on December 3<sup>rd</sup>.**

**9:15PM ADJOURN**

Motion: Adjourn

Move: A.Reck

Second: K. Greenawalt

Vote: 4-0

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date