



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

SARKIS SARKISIAN  
WAYLAND TOWN PLANNER  
TEL: (508) 358-3615  
FAX: (508) 358-4036

**MEETING MINUTES**

**December 3, 2013**

The Wayland Planning Board met on **Tuesday December 3rd, 2013 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Review Agenda / Public Comment**
- 7:35 Approval not required plan 108 Old Connecticut Path**
- 7:50 Approval not required plan Hazelbrook Lane & Lincoln Road**
- 8:00 Town Planner and Planning Board goals update**
- 9:00 Minutes/Adjourn**

Attendance:

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

Also present was Mr. Sarkis Sarkisian, Town Planner. Minutes taken by K. Murphy

**7:30PM Open and Public Comment:**

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment:

There was no Public Comment

**7:32 PM ANR 108 OLD CONNECTICUT PATH**

S. Sarkisian provided a brief overview of the ANR which combines two parcels into one single lot. The resulting lot meets all zoning requirements.

Motion: Approve ANR for 108 Old Connecticut Path

Move: K. Murphy

Second: I. Montague

Vote: 4-0

**7:35PM ANR HAZELBROOK LANE AND LINCOLN ROAD**

S. Sarkisian provided an overview of the ANR. The parcel is part of the conservation easement approved at the Fall 2013 Special Town Meeting. Mr. Kevin Conover, legal representative for the landowner, explained that the difference between the town records for the site (listed as 20 acres) and the current survey (22.6 acres) was due to more accurate methods for measuring.

The ANR shifts the lot line at the eastern end of the parcel to the west. Despite moving the lot line, the total number of acres conserved is the same as what was approved at the Special Town Meeting.

One effect of this is that Lot 1 is now large enough to support a conservation cluster for approximately 4 units.

Motion: Approve ANR for Lot 2 located at corner of Hazelbrook Lane and Lincoln Road.

Move: K. Murphy

Second: I. Montague

Vote: 4-0

#### **7:45PM COVERED BRIDGE FINAL PLANS**

Drawings were presented which reflect the removal of lot 12 (previously approved by the Board). S. Sarkisian noted that the plans provided fully comply with the Covered Bridge Conservation Cluster Approval. Board members signed the final plans.

#### **7:50PM GOALS AND DISCUSSION OF ARTICLES FOR 2014 TOWN MEETING**

S. Sarkisian provided brief overviews of several articles that may be considered at the 2014 Town Meeting.

**Solar Power:** The Planning Board has asked the Energy Committee to get approval from the Department of Environmental Protection (DEP) before proceeding due to the close proximity of some proposed sites to well-water districts.

**Demolition Delay:** Historical Commission doesn't have this as a priority. The current draft of the by-law is very preliminary. I. Montague will attend the next Historical Commission meeting to discuss next steps.

**Signage:** Bill Sterling is leading a group that wants to amend the ZBL to remove grandfathering for internally illuminated signs.

**Street Acceptance:** Will be drafted by January 7, 2014.

**Rivers Edge:** Re-submitting this article will depend on whether or not the EDC is prepared to move forward with a revised proposal.

**Sidewalk (in the right of way) Bylaw:** The Planning Board will be the sponsor of this article if it moves forward. The article will encourage developers to located new sidewalks in the right of way. S. Sarkisian to prepare draft for January 7<sup>th</sup> meeting.

**Parking Requirements:** The Planning Board will be the sponsor of this article if it moves forward. The article will adjust the metrics used for determining parking requirements.

**Dudley Woods Area:** One or more articles will likely be submitted for this part of town. There are two parcels of land that need to be transferred and made subject to a use restriction.

**Housing Trust Fund:** At this point, an article creating a Housing Trust fund is not ready to move forward.

**Wild Scenic Overlay District:** S. Sarkisian to get further information on this.

Notes: The Warrant for the 2014 Annual Town Meeting closes on January 15<sup>th</sup>.

**8:25PM MINUTES / NEXT MEETING/OTHER BUSINESS**

Motion: Approve minutes for 9/24/2013, as amended.

Move: K. Greenawalt

Second: A. Reck

Vote: 4-0

Motion: Approve minutes for 10/22/2013, as amended.

Move: K. Murphy

Second: A. Reck

Vote: 3-0 (K. Greenawalt abstained as he was not present for the 10/22/2013 meeting).

Minutes for 11/19/2013 were discussed but not voted on so C. Sheehan could review and comment.

Next Meeting: January 7<sup>th</sup>, 2014.

Warrant articles

Other information provided to the Board by staff:

- Brendon Holmes (builder for housing in Town Center) is currently before the ConCom.
- DEP is likely to approve additional wastewater gallonage shortly.
- Rail trail progress: ConCom is preparing an order of conditions; DEP is seeking an 'Environmental Review Not Needed' status for the main section and MEPA is reviewing the main Wayland segment.

**9:20PM ADJOURN**

Motion: Adjourn

Move: K. Murphy

Second: K. Greenawalt

Vote: 4-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date