



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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APPROVED MEETING MINUTES

January 7, 2014

The Wayland Planning Board met on **Tuesday January 7, 2014 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 River's Edge Proposal Presentation by Economic Development Committee.**
- 8:15 Discussion of possible Town Meeting Zoning Related Articles for ATM**
- 9:05 Approve Minutes/Meeting Schedule/ANR**
- 9:15 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair	Mr. Ira Montague, Member
Ms. Colleen Sheehan, Vice Chair	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

7:32PM Open and Public Comment:

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment:

There was no Public Comment

7:35 PM RIVER'S EDGE PRESENTAION

Ms. Rebecca Stanizzi and Ms. P. Jean Milburn presented the revised River's Edge proposal to the Board.

Key comparisons are as follows:

Item	Previous Proposal	Current Proposal
Units	216	150-190
% Age Restricted	67% age restricted	25% age restricted
Highest Floor/Location	4 th Floor over large section	4 th Floor just in rear
40b impact	Cured 40b permanently for Wayland	Provides several years of relief.
Other		Only 3 – 3 bedroom units Most are studio and 1 or 2 bedroom units

One model being considered is an ‘age in place’ approach (see Shillman House near Edgell Road in Framingham for a real-life example). In this case meals are provided to residents and various activities are arranged on-site. Units are typically small with lots of common services.

Public Comment:

Scott Machanic, Meadowview Road, asked if a non-profit would be required to pay real estate taxes. The answer is ‘Yes’ if the non-profit were renting the property out to others.

Wireless Issue: Concerns regarding the adjacent wireless district were raised at the last Town Meeting. Ms. Stanizzi reported that despite locating the River’s Edge project within the Wireless zone, the remaining available area within the zone provides viable cell tower locations. It is important that the remaining portion of the district retain the ability to support cell towers so that Wayland continues to comply with Federal regulations requiring access for wireless communications firms. Ms. Stanizzi reported that the existing district has 4 locations within the zone that support tower locations. After construction, there will still be three suitable locations available. So, the district remains viable.

Ms. Stanizzi noted that they would appreciate the Board’s support and will work with the Planner to manage an approval process that will allow prospective bidders to have clarity on the project while giving the Town control over the project through the RFP process.

8:15 PM DISCUSSION OF POSSIBLE ZONING RELATED ARTICLES FOR ATM

S. Sarkisian informed the Board that several potential articles would be discussed and the only action item at this point would be (for each proposal) to determine if a preliminary article would be submitted to the Board of Selectman as a ‘placeholder’. For those articles to be included, a more detailed article would be prepared and discussed during the Warrant Hearing.

Specimen Tree Overlay Protection District

Ms. Deborah Diaz, Mr. Scott Machanic and S. Sarkisian reviewed the proposed article. This article was developed in response to NStar’s aggressive clearing under power transmission lines that pass thru Wayland. Key features include:

- Creates an overlay district that encompasses the NStar tract as well as area near the Sudbury River to create a ‘Wildlife Corridor’.
- The removal of 2 or more trees on any property in the district would require Board approval
- Tree removal to build septic facilities or home additions would be exempt
- Trees removed must be replaced on-site or elsewhere in Town, as approved by the Board

Motion: Recommend that Board of Selectman include this article for consideration at Spring 2014 ATM.

Move: K. Murphy

Second: A. Reck

Vote: 5-0

Municipal Affordable Housing Trust Fund

S. Sarkisian noted that the Board had started work on this article for last fall’s Special Town Meeting but elected to wait until the spring. At this point, timing was becoming critical as a gift of \$500k was going to be made to Wayland soon and we needed to have an account established to receive it.

Note: the Board decided to vote all potential articles at the conclusion of the presentations.

Demolition Delay

This article has been on the Board’s list of things to do for some time. However, I. Montague noted that the article most directly impacted (and benefited) the Historic District yet the Historic District Commission had shown little interest in supporting the Article.

Solar Overlay District

The Board was generally in favor of supporting solar initiatives as long as all risks were fully vetted. S. Sarkisian confirmed that an overlay district was required vs. simply amending a permitted use table.

Landscaping in Parking Areas Zoning Bylaw

This article would clarify requirements for landscaping around parking areas and between sidewalks and streets.

Parking Requirements

This article would, in many instances, reduce the number of parking spaces required for commercial proposals to more closely mirror accepted standards statewide.

Signage

This article would amend Wayland’s signage bylaw and may adjust the limits used to require a special permit and create a process for approving signage repair/replacement.

Street Acceptance

This article would submit a number of completed streets in finished developments to the town for acceptance.

Motion: Recommend that Board of Selectman include the following articles for consideration at Spring 2014 ATM:

Rivers Edge (PB may only be a co-sponsor here)

Municipal Affordable Housing Trust Fund

Solar Overlay District

Landscaping in Parking Areas Zoning Bylaw

Signage

Street Acceptance

Move: K. Murphy

Second: C. Sheehan

Vote: 5-0

9:45 PM ANR/UPDATES/FUTURE MEETINGS/OTHER BUSINESS

ANR for 108 Old Connecticut Path

ANR was amended to correct a small error and signed by the Board.

Town Center Update

Boston Sports Club has formally signed a lease for the space opposite the medical building. Wayland expects to get approval from the State for addition wastewater treatment gallonage shortly.

Michael Road Bond Reduction

S. Sarkisian noted that an estimate for completion obtained from Metro West Engineering set the cost at \$62k. Developer has requested and Town Planner recommends that the completion bond be reduced from \$100k to \$75k.

Motion: Approve bond reduction
Move: K. Murphy
Second: A. Reck
Vote: 4-0 (C. Sheehan abstained)

10:20 PM ADJOURN

Motion: Adjourn.
Move: K. Murphy
Second: I. Montague
Vote: 5-0

Respectfully submitted,

Kevin Murphy, Clerk

Date