



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

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MEETING MINUTES

May 6, 2014

The Wayland Planning Board met on **Tuesday May 6, 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 ANR 87 Lincoln Road**
- 7:45 ANR 23 Wallace Road**
- 8:00 Goals for the Planning Board and Town Planner.**
- 8:50 Approve Minutes/Meeting Schedule**
- 9:00 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair

Mr. Andrew Reck, Vice Chair - absent

Mr. Kent Greenawalt, Member

Mr. Kevin Murphy, Clerk

Mr. Ira Montague, Member - absent

Mr. Dan Hill, Associate Member

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

7:30PM Open and Public Comment:

C. Sheehan opened the meeting and reviewed the agenda.

Public Comment:

S. Glovsky, Shaw Drive. Mr. Glovsky asked the Board to closely examine the definition of 'Home Occupancy' in the current bylaws. He is concerned that the current definition is too broad and allows a wide range of commercial activities to take place in residential homes which could negatively impact neighbors. A neighbor of Mr. Glovsky is currently seeking a special permit (required for commercial activities in a residential zone) from the ZBA and he is concerned that adequate protection will not be provided for his neighborhood when the permit is granted. Mr. Glovsky comments are a result of his specific situation but his request to the Board was based on the need to provide addition protection to Wayland residents generally.

7:35 PM ANR 87 Lincoln Road:

Mr. David Conrad, Title Holder for 97 Lincoln Road, presented the ANR. The objective was to move additional land to Parcel 2 which is currently a buildable lot. S. Sarkisian commented that the plan meets requirements but he requested that a way, which was labeled 'Way C', be removed. Inclusion of the 'Way C' suggested access to Parcel 1 through the shared drive and this was not intended. Mr. Conrad agreed to remove the reference to the way and re-submit the ANR.

Public Comment:

Ms. Cherry Karlson, Lincoln Road, (also a member of the Board of Selectmen but speaking tonight as a private citizen). Ms. Karlson mentioned that the landowners (the Clifford family) had been good neighbors and had held open discussions regarding plans for the lot. She noted that the neighbors would prefer to see the ‘Way C’ removed from the plan.

Mr. Roland Perkins, Lincoln Road. Expressed his support for the Clifford family to adjust the lot lines but also requested that the ‘Way C’ be removed.

Mr. James Karlson, Lincoln Road. Asked if the lot being enlarged could be further subdivided into two building lots. S. Sarkisian responded by informing Mr. Karlson that the special permit creating that lot limited its use to only one building.

Motion: Approve ANR for 87 Lincoln Road as amended to remove ‘Way C’.

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0

8:15 PM ANR 23 Wallace Road:

S. Sarkisian reviewed the ANR and noted that intent is to remove the lot line between #23 Wallace Road and #21 Wallace Road for the purpose of meeting septic requirements. The combined lot meets all frontage requirements.

Motion: Approve ANR for 23 Wallace Road (combining parcels 42c010 #33 and 42c011 #34).

Move: K. Greenawalt

Second: K. Murphy

Vote: 3-0

8:20 PM Update Planner and Planning Board Goals

The Board and the Planner reviewed the existing 2013 list of goals and objectives. A number of items were completed and removed while others were updated and, in some instances, combined. It was decided to wait until the full Board could meet to add new items. The Town Center Municipal Pad project was updated to include an overall assessment of Town Facilities.

Public Comment:

David Hill, Orchard Lane. Asked if the Board or the Selectmen have ultimate responsibility for determining the use (or sale) of the municipal pad in Town Center. S. Sarkisian responded by noting that the Selectmen (and when needed, Town Meeting) are responsible for Town property. The Planning Board’s role in the Town Facilities project is to research and advise.

Alice Balter, Lakeshore Drive. Commented on the Town Facilities project and cautioned the Board to move slowly. She also noted that the Town doesn’t have to accept the Municipal Pad.

She also asked if the Planner had determined if funds were available to pay for any analysis and/or consultant reviews for the project. S. Sarkisian responded by confirming that funds are available for studies related to the Municipal Pad and that he is getting confirmation that funds are also available to study/review other Town parcels.

Finally, Ms. Balter recommended that the project emphasis the consolidation of uses rather than any new uses.

9:10 MINUTES/OTHER BUSINESS/FUTURE MEETINGS

Motion: Approve minutes April 29th, as amended

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0

Next meeting will be May 21st or June 3rd. Potential agenda may include:

Planning Goals and Warrant Articles

Town Facilities – Next Steps

Report on use of consultant fees for town parcel/town facilities planning

9:20 PM ADJOURN

Motion: Adjourn.

Move: K. Greenawalt

Second: K. Murphy

Vote: 3-0

Respectfully submitted,

Kevin Murphy, Clerk

Date