



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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APPROVED MEETING MINUTES

June 17, 2014

The Wayland Planning Board met on **Tuesday June 17, 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 Appointment to Municipal Housing Trust**
- 7:50 Drive Relocation of #4 Fields Land**
- 7:55 ANR Plan for 151 Plain Road and 4 Fields Lane**
- 8:00 MCRT Bike Trail update from Larry Kiernan**
- 8:30 Goals for the Planning Board and Town Planner for 2014**
 - **Zoning Bylaw Review list and update**
- 9:00 Correspondence, Review Open Meeting Law Complaint, Approve Minutes for 6/3/2014 and 12/03/2013/Meeting Schedule**
- 9:15 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair

Mr. Andrew Reck, Vice Chair

Mr. Kent Greenawalt, Member - Absent

Mr. Kevin Murphy, Clerk

Mr. Ira Montague, Member

Mr. Dan Hill, Associate Member - Absent

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: None at this time.

7:35 PM Appointment to Municipal Housing Trust:

S. Sarkisian informed the Board that John Senchyshyn had recommended that the person named to this appointment be a member of the Planning Board.

Motion: Appoint K. Murphy as Planning Board representative for 1 year to the Municipal Housing Trust Committee with Dan Hill as alternate.

Move: K. Murphy

Second: I. Montague

Vote: 4-0

7:40 PM Public Comment:

John Churchill, Hillside Drive was recognized to offer public comment.

Mr. Churchill made a brief presentation to the Board on the destructive impact vines have on trees with an emphasis on scenic road trees (jurisdiction of Planning Board). A binder containing photos and related information regarding destructive vines was given to the Board. Mr. Churchill noted that it costs approximately \$900/tree to remove these vines but noted that if the vines are not removed, the trees will die.

The Board recommended that Mr. Churchill meet with the Conservation Commission (to review recommended herbicides) and the Department of Public works to develop a plan to address vine removal.

7:55 PM Drive relocation for #4 Fields Lane:

S. Sarkisian reviewed the proposal to relocate the connection of the shared drive for 151 Plain Road to Fields Land. The approved connection point required the removal of shrubbery that could otherwise provide screening and it would cause headlamps of exiting vehicles to shine directly into the windows of #4 Fields Lane. The new location avoids these two issues and, in the opinion of the Town Planner, still provides adequate separation from Plain Road.

Motion: Approve new location for connecting shared drive for 151 Plain Road to Fields Lane pending receipt of revised plans.

Move: A. Reck

Second: I. Montague

Vote: 4-0

PM ANR 151 Plain Road / 4 Fields Lane:

Not discussed

8:00 PM MCRT Bike Trail update from Larry Kiernan:

Larry Kiernan, 17 Concord Road, review current status:

- DCR has approved the creation of a “linear park” over the length of the Central Massachusetts Railroad line from Waltham to Berlin (including the stretch in Wayland).
- The ‘linear park’ encompasses a strip of land approximately 19 feet wide within the rail line right-of-way.
- DCR prefers that towns constructing rail trails install paved/solid surface trails but they do not have the funding to provide for this (and it is not a strict requirement).
- The goal is to eventually pave the corridor but stone dust (or similar) may be used in the interim.
- The next major step for Wayland will be to removed tracks and ties.
- Part of the trail passes through the Historic District and Mr. Kiernan will be meeting with the Historic District Commission to gain approval for the planned layout of the trail.
- Mr. Kiernan has also presented the rail trail plan to the Historic Commission and has a received a letter from the commission outlining their preservation desires.
- Concom approvals have been received for the segment between the Depot and Russell’s. Mr. Kiernan will be meeting with the Concom to gain approval for the segment from the Depot to the Weston town line on June 26th.
- Time is of the essence in moving forward. The Town Center gift funds earmarked for the rail trail must be used within 2 years of the issuance of the first building permit and, from a practical standpoint, the trail is actively used now and this is presenting a safety concern.

- Mr. Kiernan noted road crossings can be the most dangerous part of a rail trail. The Town Center development funded the construction of crossing markings and lights for both the Route 20 @ Russell's and the Routes 126/27 @ Wayland Depot crossings. Additional funds will be need to provide for a safe crossing at Plain Road.

Motion: Authorize the Town Planner to explore the use of excess mitigation funds provided to the Town as part of the Hidden Springs subdivision to construct safety features on the rail trail between Rtes 27/126 and where the Rail Trail intersects Plain Road.

Move: K. Murphy

Second: A. Reck

Vote: 4-0

8:40 PM Goals and Zoning By-Law Update List:

The Board had anticipated receiving input from the ZBA regarding a list of by-laws that are problematic or otherwise in need of updating. However, the ZBA did not hold its regularly scheduled meeting due to a lack of quorum and thus input will be provided in the future.

In the meantime, S. Sarkisian provided the Board with the Planner's list of by-laws needing updating as well as a list provide by Patricia Kantor or Kopelman and Paige who assisted the Board in the Phase 1 review. S. Sarkisian has also received feedback from the Building Inspector.

C. Sheehan asked Board members to contribute their own lists of by-laws they would like to see updated.

8:45 PM Open Meeting Law Complaint Discussion and Approval of Minutes:

Motion: Approve minutes for December 3, 2013

Move: I. Montague

Second: A. Reck

Vote: 3-0 (C. Sheehan abstained as she was not present at the December 3rd meeting)

Motion: Approve minutes for June 3, 2014, as amended

Move: A. Reck

Second: I. Montague

Vote: 4-0

OML Complaint: C. Sheehan led a discussion which reviewed the Board's response to the complaint. The Board discussed the response which was prepared in consultation with Town Counsel, the Town Planner and the Chair of the Planning Board. The Board also discussed changes in process to address concerns raised in the complaint notice. All of these items were reviewed with and acknowledged by the resident who filed the complaint. The resident confirmed satisfaction with the Board's resolution of this matter. At this point, the Board considers this item to be closed.

9:20 PM ADJOURN

Motion: Adjourn.

Move: K. Murphy

Second: A. Reck

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date