



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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DRAFT MEETING MINUTES

August 26, 2014

The Wayland Planning Board met on **Tuesday August 26, 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 Special Permit Hearing for Covered Bridge Off-Site Affordable

A. The Wayland Planning Board will hold a public hearing on Tuesday evening, August 26, 2014 at 7:35 PM, in the Wayland Town Building, 41 Cochituate Road for a Special Permit Application for Off Site Affordable Housing in reference to the Covered Bridge Conservation Cluster located at 229 Rice Road. The Applicant has purchased 4 School Street and 78 East Plain Street in Wayland and proposes to offer a 15 year rental rate restriction of units for Affordable Housing.

B. Additional Lot Releases and confirmation for Covered Bridge.

8:25 Discussion with the Zoning Board of Appeals regarding potential Zoning By-Law Articles and amendments.

9:15 Approve minutes for August 5, 2014

9:30 Adjourn

Attendance:

Ms. Colleen Sheehan, Chair

Mr. Andrew Reck, Vice Chair - Absent

Mr. Kent Greenawalt, Member

Mr. Kevin Murphy, Clerk

Mr. Ira Montague, Member

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:

None

7:37 PM Covered Bridge – Offsite Affordable Housing:

I. Montague read the public hearing notice.

S. Sarkisian informed all present that his son currently works part time at a farm stand that is owned by the applicant. He also noted that he is a licensed real estate broker but that neither he nor his son has any financial interest in the Covered Bridge development.

S. Sarkisian introduced the topic. Applicant proposes to provide two units of affordable housing off-site to satisfy the requirement (see 'Covered Bridge Conservation Cluster approval ref: 2014-?) that two units be built onsite as part of the Covered Bridge development. The building site at Covered Bridge that would have been used for the affordable unit (a duplex) will be contributed to the open land component of the plan. The two offsite units are existing single family homes that would be renovated and updated as needed before being made available to the Town.

Mr. Devens Hamlen, Applicant, provided additional detail in support of the proposal including:

- The total square footage of the offsite units is more than would be built onsite
- Maintenance of the offsite units will be lower than onsite due to shorter drives and less complicated septic systems
- The offsite units will be detached vs a duplex onsite
- The offsite units will provide more bedrooms than the onsite units
- The location of the offsite units is more desirable as they are closer to commerce and public transportation

Mr. Hamlen proposed that the qualities noted above render the two offsite units as superior to the onsite duplex and thus satisfy the requirement that offsite satisfaction be 'more' than what would be provided onsite.

Mr. Hamlen proposes to rent both offsite units to the Wayland Housing Authority who would then qualify and re-let the units to individuals under terms that comply with the Mass. State affordable housing rules.

K. Greenawalt reminded the Board that Mr. Hamlen had been working with the Board for some time while offsite housing rules were being prepared on this proposal.

One of the offsite units is currently occupied as an affordable unit and may need to be renovated. The Board questioned if the current occupant would have to be evicted during the construction. This item will have to be researched.

Comments from Wayland affordable housing entities:

Ms. Racheal Bratt, Wayland Housing Partnership, stated that the Partnership has no objection of offsite satisfaction but they strongly feel that more units should be provide than would have been built onsite. In addition, they do not believe that the Applicant has sufficiently argued that this is an 'exceptional' case, as required by the Board's rules. Finally, they question if the quality of the two proposed offsite units are comparable with other affordable units recently constructed by or for the affordable housing in Town.

Ms. Susan Weinstein, Concord Road, Wayland Housing Authority, commented that the Housing Authority also felt that more than two units should be provided to the Town. Alternately, the incremental value to the town could be satisfied with a monetary donation or land grant. The Authority is interested in working with the Developer to determine an acceptable package.

S. Sarkisian agreed to moderate a working session to identify a solution that works for all parties.

Public Comment:

Mr. Bob Moore, Rice Road, spoke in favor of the offsite satisfaction. He noted that Rice Road is a Scenic Road in Wayland and eliminating a curb-cut (otherwise required for the onsite affordable unit) would be desirable.

Mr. George Bernard, Plain Street. Mr. Bernard has lived in Wayland since 1959 and his house is close to one of the proposed units as well as other existing units. He expressed concern that an inordinate amount of affordable units were being proposed for the southern part of Wayland and he requested the units be more uniformly distributed throughout the Town. He also express a concern that property values could be negatively impacted.

Ms. Racheal Bratt, Wayland Housing Partnership, added that Partnership is concerned that this transaction will set a precedent for other developers. She also wanted to reiterate her opinion that the ‘exceptional circumstances’ test had not been met and that units could easily be built onsite.

The Board commented that use of the word ‘exceptional’ in the rules was not meant to only apply to excessive hardship in construction of units onsite. Indeed, Conservation Cluster proposals would not likely be approved if the affordable site had excessive construction hurdles. In this case, ‘exceptional’ is intended to refer to situations where the Town could improve the stock of affordable housing in ways that could not be achieved by simply meeting the minimum requirements for onsite affordable units.

Motion: Continue hearing to September 16th, 2014 at 7:35pm in the Town Building.

Move: K. Greenawalt

Second: K. Murphy

Vote: 5-0

8:50PM Meeting with Zoning Board of Appeals

The Board then met with the Wayland ZBA to discuss that Boards suggestions for modifying certain sections of the Wayland Zoning Bylaw (ZBL). The list that was provided and discussed will be incorporated in the Planning Board’s efforts to update the ZBL during the next few Town Meeting cycles.

9:20PM Approve Minutes for 08/05/2014

Motion: Approve minutes, as amended, for 8/5/2014

Move: K. Greenawalt

Second: I. Montague

Vote: 4-0 (K. Greenawalt was not at the 7/8 meeting and abstained)

9:45PM Adjourn

Move: K. Greenawalt

Second: I. Montague

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date