



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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APPROVED MEETING MINUTES

September 16, 2014

The Wayland Planning Board met on **Tuesday September 16, 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 Housing request**
Continuation of Public Hearing from August 26th, 2014
- 8:05 Mass Central Rail Trail update, budget phasing, construction and ongoing operations**
- 8:15 Zoning Board of Appeals meeting update and ZBL recodification**
- 8:30 Town Center request for Master Special Permit amendments – schedule hearing**
- 8:45 Approve minutes for August 26, 2014**
- 9:30 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair
Mr. Andrew Reck, Vice Chair
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:

Nancy Leifer, E. Plain Street provided members with a letter regarding the 150 Main Street proposal.

Mary Barber, School Street, asked the Board if the affordable housing at Covered Bridge could be placed at any other location on the site. (Mrs. Barber was asked to save her question for the Covered Bridge agenda item.)

7:40 PM Covered Bridge – Offsite Affordable Housing:

Applicant presented a new and updated proposal to the Board which now includes three – 2 bedroom units.

S. Sarkisian then reviewed the three options under consideration for the re-alignment of the School Street, East Plain Street and Commonwealth Ave (Rte 30) intersection. The BoS will likely pick one option for a trial basis and then make a final decision at a later date. For all options presented, the Fire Chief and

Police Chief have recommended moving the School Street curb cut to East Plain Street and the Applicant has agreed to do this.

Public Comment:

George Bernard, Plain Street: Mr. Bernard noted that most of the members of the public that were in attendance at the BoS meeting preferred an alternate approach. In any event, he noted that a final solution would take several years to complete.

Rachael Bratt, Sherman Road, Wayland Housing Partnership: Ms. Bratt noted that she had seen a preview of the new proposal and that she still has problems with it. She noted that the increase in units is appreciated but, in her opinion, the standards for 'Exceptional Cases' have not been met and that the best solution is to build the units on site.

Susan Weinstein, Wayland Housing Authority: Ms. Weinstein noted that the Housing Authority had not taken a position on the proposal.

Diane Bush, Plain Street: Inquired why the units could not be located on site.

Keith Barber, 29 School Street: Mr. Barber noted that the offsite units are being located at a dangerous intersection. He also stated that the inclusionary by-law means that the affordable housing should be included within the site.

George Bernard, Plain Street: Asked how much of Wayland's affordable housing is located in south Wayland. (Note: Wayland's most recent count of approved affordable units has just over 50% located on or north of Route 20).

Motion: Continue hearing to October 14, 2014 in the Town Building at 7:35pm.

Move: K. Greenawalt

Second: K. Murphy

Vote: 4-0

8:40PM Mass Central Rail Trail update, budget phasing, construction and ongoing operations

Mr. Larry Kiernan and S. Sarkisian presented an update on the Rail Trail.

Wayland submitted an application last week to DCR for a license to remove all of the rail (that isn't being left in place as an interpretive site) from Town Center to the Wayland Depot. Approval is expected within 2-3 weeks.

S. Sarkisian was asked about terms of Town Center rail grant. The grant is for \$250,000 and it can only be used for the stretch noted above. Any excess funds are to be applied to creating an interpretive site.

L. Kiernan reviewed the method of construction (packed stone dust aggregate or similar) and reviewed the discussions he is having with other Boards. He noted that that much of the effort done on the project to date has been done with volunteers but at this point, funds will need to be spent and he is interested in having one Board work with him to manage this.

Motion: Request approval from the Board of Selectmen for the Planning Board to undertake design and construction of the section of the Rail Trail between the Town Center and the Wayland Depot including, spending funds raised for this purpose (through donations, gifts or otherwise) as needed to construct the trail.

Move: K. Murphy

Second: K. Greenawalt

Vote: 4-0

9:15PM Town Center request for Master Special Permit amendments – schedule hearing

S. Sarkisian noted that the purpose of this agenda item was to schedule a hearing to formalize a number of changes that (i) have already been approved by Town Meeting (Affordable Housing requirements) or (ii) are Minor Modifications (as defined in the MUOD).

The Board noted its willingness to consider other changes that may be in the best interest of the Developer, the Town and the Board. S. Sarkisian noted that there are currently no additional requests.

The Board agreed to hold a Public Hearing on October 14, 2014 regarding this topic.

Note: D. Hill participated in this hearing due to the absence of I. Montague.

10:00PM Zoning Board of Appeals meeting update and recodification

The Board agreed to schedule a time to discuss this topic in more detail. It was agreed to include this as an agenda item after the tree hearing on October 22nd.

10:10PM Approve Minutes for 08/26/2014

Motion: Approve minutes, as amended, for 8/26/2014

Move: K. Greenawalt

Second: K. Murphy

Vote: 3-0 (A. Reck was not at the 8/26 meeting and abstained)

10:20PM Adjourn

Move: K. Greenawalt

Second: I. Montague

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date