



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

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MEETING MINUTES

February 10, 2014

The Wayland Planning Board met on **Monday February 10, 2014 at 6:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

6:30 Review Agenda / Public Comment

6:35 Continuation of Public Hearing for Zoning-Related Warrant Articles that was opened on February 4th 2014. Articles are being considered for the 2014 Annual Town Meeting.

7:30 Adjourn

Attendance:

Mr. kent Greenawalt, Chair, Absent

Mr. Ira Montague, Member,

Ms. Colleen Sheehan, Vice Chair

Mr. Andrew Reck, Member,

Mr. William Whitney, Associate Member, Absent Mr. Kevin Murphy, Clerk, Absent

Also present was Mr. Sarkis Sarkisian, Town Planner.

6:31PM Open and Public Comment:

C. Sheehan opened the meeting. S. Sarkisian reviewed the agenda.

Public Comment:

There was no Public Comment

6:35PM CONTINUATION OF PUBLIC HEARING FOR WARRANT ARTICLES

R. Stanizzi presented the highlighted changes to the River's Edge proposal from the meeting of March 4, 2014 and is part of the record.

Motion: Recommend support of River's Edge Warrant Article as modified.

Move: I. Montague

Second: A. Reck

Vote: 3-0

S. Sarkisian presented the changes regarding the Housing Trust from comments made at the March 4, 2014 hearing with a comparison sheet compiled by Betty Salzberg, dated January 19th, 2014.

	State Law	Planning Board article	old vetoed version
Need for town meeting vote to accept town owned land, or to transfer CPA money to trust	State law requires 2/3 vote for any transfer of town-owned land	2/3 vote of town meeting required; consistent with state law;	same
Need for town meeting vote for developments of specific sizes.	No such requirement	majority vote of town meeting for two "dwellings"	Majority vote of town meeting for developments with less than 8 bedrooms
board composition	at least 5 including one selectman	7 trustees including one selectman, one each from housing partnership, housing authority, planning, real estate attorney, and two others.	9 trustees, 5 as in planning board article and four others from different precincts
Need for town-meeting re-vote if development does not occur within 5 years	No such requirement	no such requirement	Town meeting approval by same quantum of vote as the original approval
Limitations on ability of trust to borrow money	No such limitations	Amount borrowed cannot exceed total assets of trust, unless approved by BOS and 2/3 vote of town meeting; No money borrowed or debt issued is an obligation of the town.	Same as proposed planning board article.
Change of wording on real property clause	may sell, lease, exchange, transfer "real property"...	sell, lease, exchange, transfer "existing homes"	real property clause had the 8 bedroom limitation

Motion: Recommend approval of the amendments discussed for the Housing Trust Article.

Move: I. Montague
Second: A. Reck
Vote: 3-0

Motion: Recommend approval of the Article for Sidewalk Construction in the commercial districts in Wayland.

Move: I. Montague
Second: A. Reck
Vote: 3-0

Motion: Recommend approval of the Article requiring a 10' landscape buffer in parking lots.

Move: I. Montague
Second: A. Reck

Vote: 3-0

Motion: Continue the Signage Article to February 11, 2014 at 7:30 P.M..

Move: I. Montague
Second: A. Reck

Vote: 3-0

Motion: to continue the public hearing on the Specimen Tree Overlay Protection District (STOP) Article to:

February 11, 2014 at 7:30 P.M.

Move: I. Montague
Second: A. Reck
Vote: 3-0

Motion: Adjourn.
Move: I. Montague
Second: A. Reck
Vote: 3-0

Respectfully submitted,

S.Sarkisian, Town Planner

Date