



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

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
TEL: (508) 358-3615
FAX: (508) 358-4036

MEETING MINUTES

April 29, 2014

The Wayland Planning Board met on **Tuesday April 29, 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 Elect new officers**
- 7:40 Review Articles of the April 2014 Town Meeting. Review goals and steps for next Town Meeting.**
- 7:50 ANR Plan 87 Lincoln Road/Approve House Plans for River Trail Place/Michael Road Bond signing.**
- 8:00 Town Center 400 Boston Post Road.
Planning Board Initiative to Explore Uses of the Municipal Parcel at Town Center Draft presentation**
- 8:50 Approve Minutes/Meeting Schedule**
- 9:15 Adjorn**

Attendance:

Mr. Kent Greenawalt, Chair
Ms. Colleen Sheehan, Vice Chair
Mr. Dan Hill, Associate Member

Mr. Ira Montague, Member
Mr. Andrew Reck, Member
Mr. Kevin Murphy, Clerk

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

7:30PM Open and Public Comment:

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment: There was no Public Comment

S. Sarkisian noted that the Board had been invited to an event at the Carriage House at Lee's Farm, the groundbreaking for the new DPW facility and an event tied to Wayland's 375th celebration. He also noted that the Board had received a request for information from a resident.

7:35 PM Elect new officers:

Motion: Approve C. Sheehan as Chair

Move: I. Montague

Second: K. Murphy

Vote: 5-0

Motion: Approve A. Reck as Vice Chair

Move: K.Greenwalt
Second: I. Montague
Vote: 5-0

Motion: Approve K. Murphy as Clerk
Move: C. Sheehan
Second: K. Greenawalt
Vote: 5-0

7:37 PM Review of Town Meeting Zoning-related Articles:

Specimen Tree Overlay District

Passed Over

- Planning Board needs to identify a strategy for moving forward.
- Ability for Town's existing conservation by-law to apply is doubtful given recent court rulings.
- The overlay district will likely have to cover a much larger area (perhaps town-wide) and we will need to get confirmation that any by-law will stand up in court before moving forward.

Public Comment:

Scott Machanic, Meadowview Road: Mr. Mechanic explained that the recent state court ruling focused on the use of pesticides. It has been previously established that the State has the authority to regulate the use pesticides and thus the recent NSTAR ruling negating a local bylaw does not apply to Wayland.

Mr. Mechanic noted that the most recent by-law proposal is a much better version than the original proposal but that it still lacks broad interest and support.

He also noted that a Wayland bylaw could stand up in court because properties rights reside with the landowner. Therefore if a right to change or modify the property (e.g., removal of trees) is regulated, then any entity that enjoys an easement on that land remains subject to the same regulation.

K. Greenawalt agreed that this approach sounds promising and asked the Staff to obtain an opinion that some form of the Wayland bylaw would survive a court challenge.

Deborah Diaz, Oak Hill Road: Emphasized the need to have support of several boards. She was on the subcommittee preparing the bylaw and she often felt that the Conservation Committee was not supportive of the bylaw.

L. Segal, Aqueduct Road: Suggest that the Board submit a report to be included with the article and printed in the warrant.

Other Zoning Articles and General Comments

Public Comment:

Bonnie Gossels, Bennet Road: Recommended that other zoning articles not passed over not be re-introduced in the future. In her opinion, existing bylaws cover these needs and the business community was not consulted when the bylaws were drafted (note: it appears she is addressing the signage and sidewalk bylaws). Ms. Gossels separately noted that solar energy should not be restricted by zoning.

Annette Lewis, Claypit Hill Road: Recommended that the Planning Board resist requests to add warrant articles just before the warrant closes. Too often articles are rushed through and the result is an article that fails to pass or is passed over. Additional time would allow the Board to prepare better articles for submission to Town Meeting.

Bill Sterling, [address] : Noted that the signage bylaw's primary focus was to prevent the expansion of internally illuminated signs which a goal many residents and business owners had expressed support for.

8:00 PM Town Center, Boston Post Road Discussion of Town Parcel and potential uses that reflect needs identified in the Wayland Facility Use Study.

K. Greenawalt introduced the topic. This project was created when the PB began reviewing potential uses for the parcel that will be deeded to the Town as part of the Town Center project. Many users in Town have expressed interest in the parcel and have suggested a number of uses for it. In addition, the Town has recently paid to have a facilities assessment completed which identified several needs and deficiencies in the Town's current facilities. The Planning Board's goal at this stage is to explore the possibility of identifying uses for the parcel that are consistent with good planning and reflect the Town's needs. As part of this exercise, the Board is looking at several possible proposals some of which are more comprehensive than just the parcel alone and may include changing the use of some of the existing facilities.

S. Sarkisian noted that the proposal being presented are simple brainstorming ideas and that the Board is just beginning a process we hope will be heavily influenced by residents. S. Sarkisian also noted that Twenty Wayland is on the verge of beginning construction on Phase III of the Town Center and this presents that Town with an additional option in that office space in Phase III might be more desirable and lower cost than continuing to occupy some of the older facilities currently owned by the town and in need of significant capital improvements.

Both presenters stressed that this is very much a 'kick-off' session and all ideas presented were simply 'straw-man' proposals at this stage.

S. Sarkisian then reviewed the presentation (available on the Planning Board's website under "Town Center Presentation April 2014". The presentation contains an overview of the Town Center history, Town Use Study, the Building Use Audit and several options for addressing the needs identified in the report.

Public Comment:

Cynthia Hill, Orchard Lane: Expressed extreme displeasure with the initiative. She stated her firm opposition to anything new and demanded that all recent capital projects be paid in full before any new activity be considered.

Gretchen Schuler, Old Ct Path: Commended the Board for initiating the review. She noted that a key component of the each proposal was the expansion or replacement of the library building. In her opinion the needs of the Library could, in part, be met by using some of the new library space in the High School and this should reduce the additional needs for the Library. She also suggested using the existing Library space for the Council on Aging (COA) but it was noted that the currently Library has insufficient parking for the COA needs.

Annette Lewis, Claypit Hill Road: Expressed her opinion that any proposal with two libraries will not work. Wayland had this in the past and closed one of the libraries (at the Cochituate Fire Station) due to budget issues. She also stressed the need for the Board to get authorization before spending any Town funds on analyzing options. Finally, she noted that Weston had done a nice job renovating an existing building and that re-use of existing buildings might be the most cost-effective solution. Overall, she was supportive of the effort but suggested that the Board move slowly and carefully.

Bonnie Gossels, Bennet Road: Noted that the Library is also the Town's Holocaust Museum.

Alice Boulter {Address}: Suggested the Board 'wait' before proceeding with this project.

Molly Upton, Bayfield Road: Asked for a link to the facilities study to be added to the Planning Dept website. She also questioned (i) why the Children's Way was currently being given so much space Town Building and (ii) why the Children's Way couldn't be moved to Loker.

Betty Salzberg [need address]: Asked how much it would cost to 'spruce up' the Town Building so that it could be sold. She wondered if this cost, plus the cost of moving to a new facility (perhaps at Town Center) would make it more economical to stay in the Town Building.

David Hill, Orchard Lane: Commended the Board for bringing this issue to the table. He also cautioned the Board to move forward slowly and noted that many meetings take place simultaneously in Town Building and it is hard for interested residents to attend every meeting of interest.

9:20 PM 87 Lincoln Road ANR

No action taken while the Board seeks greater clarification on a recently awarded variance on the property granted by the ZBA.

9:40 PM Review River Trail Home Plans

And Reck reviewed the plans for the River Trail homes (located @ Town Center next to the green) with the Board. He noted changes that had been made and additional items that had been suggested to the builder. He noted that the builder (Brendon Homes) had been receptive to suggestions.

9:50 MINUTES/OTHER BUSINESS/FUTURE MEETINGS

Motion: Approve minutes March 18, as amended

Move: K. Greenawalt

Second: A. Reck

Vote: 5-0

Next meeting will be May 6th. Potential agenda may include:

Lincoln road ANR

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

Planning Goals

9:55 PM ADJOURN

Motion: Adjourn.

Move: A. Reck

Second: K. Greenawalt

Vote: 5-0

Respectfully submitted,

Kevin Murphy, Clerk

Date