



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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DRAFT MEETING MINUTES

November 6, 2014

The Wayland Planning Board met on **Tuesday November 6, 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**
Continuation of hearing of August 26th, September 16th, and October 14th, 2014
- 8:30 Land Planning Committee update of Town Owned parcels and BOS request [the word 'Charge' was inadvertently and incorrectly used on the initial agenda]**
- 8:35 Articles for Town Meeting (Buses, ZBA/Planning priorities)**
- 9:10 Approve minutes of October 22, 2014/Town Planner Report/Town Center Update/ANR 4 Fields Lane and 151 Plain Road.**
- 9:15 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair	Mr. Kevin Murphy, Clerk
Mr. Andrew Reck, Vice Chair	Mr. Ira Montague, Member
Mr. Kent Greenawalt, 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.

Special Comment from Town Planner:

S. Sarkisian informed the audience that the issue of 151 Main Street and a notice of Constructive Approval is not on the agenda for this evening. A response to the developer's notice is due by November 17th and the Board will be meeting on Thursday, November 13th, 2014 at 7:30AM to discuss its response. Sarkisian did note that Town Counsel believes the Board has 14 days to file its decision and thus, no Constructive Approval has been granted.

Public Comment:

Mr. David Lane [Address] – Mr. Lane informed the Board that he takes issue with the notice that was sent to the Finnerty's neighbors. He felt that the note was antagonistic.

7:45 PM Covered Bridge – Offsite Affordable Housing:

Mr. Ben Stevens and Mr. Devlen Hamlen presented.

B. Stevens informed the Board that without support from the Wayland Housing Authority, it is not practical to move forward with a request to provide the Town with more affordable units in an offsite location in satisfaction of its requirement under a conservation cluster approval to provide fewer units on-site.

As a result, Stevens requested that the application to provide affordable units be withdrawn without prejudice.

The units that will be provided on-site will be owned by the developer and rented subject to restrictions necessary to qualify as affordable units.

Finally, the developer requested that the Board release Lots 1 and 8. S. Sarkisian recommended that the Board approve the request as the original bond remains in place and the developer has complied with permit approval requirements.

Motion: Allow Covered Bridge application for off-site satisfaction of affordable component to be withdrawn without prejudice.

Move: K. Murphy

Second: A. Reck

Vote: 4-0

Motion: Allow A. Reck to work with developer and Town Planner to approve design of affordable units to be built on-site.

Move: K. Murphy

Second: I. Montague

Vote: 4-0

Motion: Release Lot 1 and Lot 8.

Move: I. Montague

Second: K. Murphy

Vote: 4-0

7:55PM Land Planning Committee

C. Sheehan presented a concept for proposal to be made to the Board of Selectman under which a temporary committee would be created to review Town-owned parcels and buildings until such time that a permanent committee could be approved at Town Meeting.

The Board discussed various components of the concept including the size and membership of the committee (5-9- members and no stakeholder occupying voting seats), the need for some representation from Planning and the requirement for Town Meeting approval. C. Sheehan agreed to work with K. Greenawalt to prepare a written proposal for the Board to review and vote on.

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)

8:45PM Town Meeting Articles

The Board discussed timing and needs for addressing some of the substantive changes required in the ZBL. It was agreed that S. Sarkisian would request \$30,000 from FinCom to pay for legal advice in drafting proposed ZBL changes.

In making the request to FinCom, a C. Sheehan and the Town Planner will prepare a consolidated list of proposed zoning updates based on input from ZBA, Kopeplman & Paige, P.C., the Planning Board and Town Planner to submit alongside the request.

D. Hill circulated a proposed revision to 198-1402 Home Occupation, Customary (and 198-104 – Definitions) to address issues raised by residents regarding certain activities which the current by-law permits.

9:10PM Minutes/Town Planner Update/ANR

No minutes were reviewed.

S. Sarkisian informed the Board that the sale of Town Center is proceeding and that attorneys representing the purchaser (unnamed) have been conducting due diligence.

Motion: Approve ANR for 151 Plain Road on plan dated 10/27/2014.

Move: I. Montague

Second: A. Reck

Vote: 4-0

9:17PM Adjourn

Move: A. Reck

Second: I. Montague

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date