



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

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**MEETING MINUTES**

**November 20, 2014**

The Wayland Planning Board met on **Thursday November 20, 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/ Correspondence**
- 7:35 Preview Preliminary Recommendations to the Planning Board from the Temporary Municipal Space Planning Committee**
- 8:15 Review Preliminary zoning articles list prepared by Planning Board, Town Planner and Zoning Board of Appeals.**
- 9:00 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

The Town Planner, Mr. Sarkis Sarkisian, was not present. Minutes taken by K. Murphy

**7:30AM Open and Public Comment:**

C. Sheehan opened the meeting, reviewed the agenda and informed those in attendance that the meeting is being taped.

**Correspondence:** S. Sarkisian informed the Board that a "Notice of Constructive Approval" has been received and related legal filings have been filed in district court. Advice from Town Counsel, Mark Lanza, is to schedule a future meeting to discuss.

Sarkisian: Jeff Rogers and wife, are the owners of a proposed Ace Hardware store that is planning to open in Town Center. Rogers sent an email to Sarkisian requesting a meeting to review signage and other design matters.

Sarkisian: Informed the Board that a Bond Bill recently approved by the state legislature includes \$2.5mm earmarked for Wayland's water and sewage plans. Town will follow up once new administration is established to access these funds.

Sarkisian: Some funds may be released from the Town Center Developer's Gift to construct sidewalks and curbing in the center of Town.

Sarkisian: At land use meeting, Rec Dept indicated intention to request funds at Town Meeting as follows: \$40k turf field design at the DPW site, \$100k for trails at Dudley, additional funding for stormwater issues and for designing a new soccer field.

Sarkisian: Town Administrator as asked Staff to prepare a license agreement for Town Green to facilitate the Town's ability to install a skating rink this winter.

Sarkisian: Solar Project at High School does not require zoning change (Building Commissioner) if located on fields but plan has changed to install panels over parking areas. This might need a revision to the approval for the High School.

Sarkisian: Working with Larry Kiernan to review integrity of bridge structure over the Sudbury River.

Sarkisian: Municipal Pad needs to have an Environmental Review – Phase I completed before moving forward with any proposals. Sarkisian would like Board to approve a request to Selectmen to fund this.

Sheehan: MAPC has funds available to provide technical assistance for planning for municipal planning. Motion: Authorize Town Planner to request \$40k from BoS to conduct Environmental Review.

Move: K. Greenwalt

Second: K. Murphy

Vote: 4-0

Sheehan: Noted that housing groups in Wayland have requested a joint meeting to discuss housing needs and planning in Wayland. The Board agreed to meet on January 20, 2015.

**Public Comment:** Molly Upton, Bayfield Road, suggested the Board consider proposing zoning articles to address floor-area-ratios (FAR) and the definition of maximum building height. The current definition is measured with reference to the post-construction mean grade vs pre-construction mean grade which can vary significantly.

### **7:55 PM: Preview Preliminary Recommendations to the Planning Board from the Temporary Municipal Space Planning Committee**

C. Sheehan presented an overview of a proposal that has been drafted by two Board members (Sheehan and Greenawalt) and some residents to move forward with a review of the Town's open space and facilities with a goal of creating a long range plan.

The main proposal is for the BoS to create an Interim Committee (size and constituents TBD) that would then be approved by TM.

The Board discussed various constructs for the Interim Committee and discussed how new projects would approach the Committee for support.

A number of suggestions were made relating to scope, members of the committee and methodology for creating the committee. The Board agree to review the draft proposal and continue the discussion.

### **8:47 PM: Review Preliminary Zoning Articles**

S. Sarkisian distributed a list of potential zoning articles for consideration. Not included on the list is the Overlay District proposal to limit pruning/removing trees.

C. Sheehan recommended that the Board prioritize the list to provide guidance for this and future Boards.

The Board then discussed various potential ZBLs including potential approaches for addressing FAR. The Board also agreed to discuss these issues on a more regular basis to avoid a rushed process just prior to TM.

Public Comment: Scott Mechanic, Meadowview Road discussed the Scenic Tree Overlay Protection District (STOP). He noted that the warrant article was prepared and proposed for the last Town Meeting but not submitted. He would like to revisit this. The Board expressed concern regarding enforceability and agreed to look into this issue. If the ZBL could limit the ability of a Utility to unilaterally prune/remove trees, then the Board would consider moving forward with the bylaw.

**Future Meetings:**

December 2 and December 16 were set as meeting dates.

**9:45PM Adjourn**

Move: A. Reck

Second: K. Greenwawalt

Vote: 4-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date