



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

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FINAL MEETING MINUTES

February 3, 2015

The Wayland Planning Board met on **Tuesday February 3, 2015 at 7:30 PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

7:30 P.M. Public Comment/Correspondence

7:35 P.M. Public hearing on 104 Plain Road continued from our meeting on January 20, 2015. The purpose of the hearing is to act on an application for a Conservation Cluster Special Permit for 104 Plain Road to develop the property into two, single family house lots renovating the existing house. The public is invited to attend and offer comments regarding this application.

8:15 P.M. Covered Bridge Approval construction of Affordable Units as stated in Decision dated July 25, 2012

8:30 P.M. Master Plan Tracker and catalog of information

8:45 P.M. Zoning Bylaws review next steps.

9:15 P.M. Approve final meeting minutes for November 2014, December 2014 and January 2015.

9:30 P.M. Adjourn

Attendance:

Ms. Colleen Sheehan, Chair-

Mr. Andrew Reck, Vice Chair

Mr. Kent Greenawalt, Member -Absent

Mr. Kevin Murphy, Clerk-Absent

Mr. Ira Montague, Member

Mr. Dan Hill, Associate Member -

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

7:40PM Open and Public Comment:

C. Sheehan opened the meeting and reviewed the agenda.

Public Comment:

Duane commented on the need to draft a By-Law for Town Meeting regarding controlling dense development. Mr. Duane proposed a by-law that would charge water customers a higher rate. Mr. Duane attended the work shop but was too late to get the By-Law in for Town Meeting.

The questions that Mr. Duane wanted answered were as follows:

- 1) If there is a town bylaw increasing water rates for high density housing, would this apply to all developments, or would 40B still be an exception?
- 2) Is it enforceable.?

7:55 PM 104 PLAIN ROAD:

S. Sarkisian reviewed the ANR Plan for 104 Plain Road. 104 Plain Road is currently owned by William and Janet Coleman who have resided at the property since 1978. The parcel currently consists of 4.7 acres of land, a single family house of approximately 4,400 square feet, an attached barn. Applicant is purchasing .3 acres from an abutter in order to assemble the required 5.0 acres under the Conservation Cluster Zoning Bylaw.

Motion to sign the ANR Plan:

Move A. Reck

Second: I. Montague

Vote: 3-0

S. Sarkisian updated the Board on the revisions of the plans and comments received by other Town Land Use Departments. S. Sarkisian recommended that the Board approve the plan with conditions and that it require S. Sarkisian to draft a decision for the next meeting.

A.Reck asked the Applicant, how would the existing home be protected and retained?

M. Staiti stated that they would only be removing the Barn that is attached to the back of the home.

C.Sheehan wanted to make sure that the neighborhood understands that it is Conservation Land open to the public and is in public view and the public may the walk site. She further stated that we need to have a total holistic approach to conservation and to remind the Board that when we begin to update our Rules and Regulations this needs to be addressed.

D.Hill stated that the purpose of a Conservation Cluster is preserve and protect natural features such as a grove of Trees; however this development is preserving the existing home. He further stated that this could easily be a three lot subdivision and that this plan protects the land forever and is in favor of the project.

Motion: To continue the hearing to February 18th and to ask S. Sarkisian to draft a decision.

Move: A. Reck

Second: I. Montague

Vote: 4-0

8:45 PM COVERED BRIDGE APPROVAL CONSTRUCTION OF AFFORDABLE UNITS AS STATED IN DECISION DATED JULY 25, 2012

B. Stevens presented a proposal to construct 3 Affordable Units on Lot 1 and also requested interpretation of the Conservation Cluster By-Law and the decision dated July 25, 2012.

Motion: To ask Town Counsel to give an opinion and his interpretation of the By-Law for further clarification.

S.Sarkisian gave the Board an update and discussed the decision dated July 25, 2012.

D. Hill commented on the interpretation of the By-Law and wanted to know what previous decisions were granted on Conservation Clusters.

A.Reck was concerned about the site planning of these units close to Rice Road and Covered Bridge.

C. Sheehan recommended that we receive an opinion from Town Counsel before making a decision on this matter and ask him to give us a direction going forward.

No vote or motion was taken.

9:55 PM MASTER PLAN TRACKER AND CATALOG OF INFORMATION
10:00 PM ZONING BYLAWS REVIEW NEXT STEPS.

C.Sheehan stated that it was late in the evening to discuss the above agenda items, however she stated that we need to have a commitment to address the Zoning Bylaws now that everything has been pushed out 365 days.

10:15 PM APPROVE FINAL MEETING MINUTES FOR NOVEMBER 2014, DECEMBER 2014 AND JANUARY 2015.

No meeting minutes were approved.

10:10 PM ADJOURN

Motion: Adjourn.

Move: A. Reck

Second: I.Montague

Vote: 4-0

Respectfully submitted,
Sarkis Sarkisian
