



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

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

**FINAL MEETING MINUTES**

**February 18, 2015**

The Wayland Planning Board met on **Wednesday February 18, 2015 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland MA 01760 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 meetings on January 20, 2015 and February 3, 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.

**8:10P.M Municipal Parcel ANR Plan 400 Boston Post Road**

**8:15P.M. Adjourn**

Attendance:

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

Mr. Ira Montague, Member  
Mr. Andrew Reck, Vice Chair  
Mr. Kevin Murphy, Clerk, absent

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: There was no Public Comment

**7:40 PM 104 PLAIN ROAD**

A long discussion was held regarding the Conveyance of Land that is proposed to be accepted by the Town of Wayland Conservation Commission. Abutter Stanley Shelton who was present at the meeting was requesting specific uses and requirements regarding the back parcel/strip of land. Open space can be used conservation, agriculture, out recreation, park purposes or some combination of the foregoing.

C. Sheehan was concerned that we would set a bad precedent regarding open space and if it truly was not open to the public.

D. Hill recommended that the following language be placed as a condition in the decision:

*The conveyance of the open space parcel to the Conservation Commission shall include the execution of any and all conveyance documents as determined necessary by Town Counsel to ensure the perpetual protection of the open space parcel as open space.*

A.Reck requested that we add a condition in the decision regarding the preservation to the existing home.

Motion: Approve the Conservation Cluster Development for 104 Plain Road with proposed changes, conditions and amendments.

Move: A. Reck

Second: I. Montague

Vote 4-0 Motion: To close the public hearing

Move: A. Reck

Second: I. Montague

Vote 4-0

**9:40 P.M. MUNICIPAL PARCEL ANR PLAN 400 BOSTON POST ROAD**

Motion: To sign the ANR plan

Move: A. Reck

Second: I. Montague

Vote: 3-0

**9:50 PM ADJOURN**

Motion: Adjourn.

Move: I. Montague

Second: C. Sheehan

Vote:4-0

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date