



**TOWN OF WAYLAND**  
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WAYLAND, MASSACHUSETTS 01778  
**PLANNING DEPARTMENT**

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**FINAL MEETING MINUTES**

**May 11, 2015**

**Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: May 11, 2015

TIME OF MEETING: 7:00 P.M.

PLACE OF MEETING: Wayland Town Building

**AGENDA**

**7:00 P.M.** Planning Board will be meeting with the Board of Selectmen to appoint the vacant position on the Planning Board. The Planning Board will also discuss the Town Center Green Plan and construction located in Town Center 400-440 Boston Post Road.

**8:00 P.M.** Adjourn

Attendance:

Ms. Colleen Sheehan, Chair-  
Mr. Andrew Reck, Vice Chair

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

Meeting began at 7:36 P.M.

Joint Meeting with Board of Selectmen to Interview and Vote to Appoint Associate Member of Planning Board to Full Member The Planning Board joined the Board of

Selectmen meeting L. Anderson, T. Boschetto, C. Karlson, j. Nolan, and M Antes present. –Members of the Board of Selectmen and the Planning Board interviewed Dan Hill for appointment as a full member of the Planning Board. C. Sheehan asked D. Hill if he felt comfortable fulfilling the additional duties required as a regular member; he said yes, he had been very active as an associate member. Planning Board members noted D. Hill’s contributions as an attorney. D. Hill said he avoided conflicts of interest by not taking clients from Wayland. He discussed affordable housing, 40B housing, and the importance of abiding by the law when reviewing land use applications. M. Antes moved, seconded by L. Anderson, to appoint Daniel C. Hill as a full member of the Planning Board, effective immediately, for a term to expire upon the 2016 Annual Town Election. Roll call vote: YEA: L. Anderson, M. Antes, T. Boschetto, C. Karlson. NAY: none. ABSENT: J. Nolan. ABSTAIN: none. Adopted 4-0. I. Montague moved, seconded by A. Reck, to appoint Daniel C. Hill as a full member of the Planning Board, effective immediately, for a term to expire upon the 2016 Annual Town Election. YEA: I. Montague, A. Reck, C. Sheehan. NAY: none. ABSENT: K. Murphy. ABSTAIN: none. Adopted 3-0.

Exited at 8:10 P.M.

8:10 PM Adjourn  
Motion: Adjourn.  
Move: A. Reck  
Second: I.Montague  
Vote: 3-0

S. Sarkisian gave the Board of Selectmen an update on the Town Green at Town Center. He presented a landscape plan by Beta Engineering. He also presented a memo dated May 6, 2015 to Nan Balmer Town Administrator that outlined and gave a brief history of the public green.

S. Sarkisian stated that On September 24, 2013 the Wayland Planning Board approved 42 Town Homes at Town Center (River Trail Place). In the decision the Applicant offered to construct a portion of the Town Green plan. The decision is as follows:

- “Off-Site Improvements:  
The Applicant has offered to participate in the construction of the public green in the amount of \$150,000.00, at developer’s cost, and the Applicant agrees to fund \$150,000.00 as a cash reserve account upon the issuance of the 21st Occupancy Permit if Applicant has not constructed the Town Green by that date.”

S. Sarkisian made the following two points:

- “The ownership and maintenance obligations of the Town Green shall be and shall remain forever private, and the Town of Wayland shall not have, now or ever, any legal responsibility for operation, maintenance, repair or replacement of same.”
- “The Public Green shall be open to public use subject to such reasonable rules and requirements as the Applicant may establish in accordance with a plan for the operation and maintenance of the Public Green to be prepared by the Applicant in consultation with the Park and Recreation Commission or its successor. Nothing herein shall restrict the ability of the Town and the Applicant to enter into any lease, license or indemnification agreement with respect to any portion of the Public Green.”

C. Sheehan stated that in the MSP a license needs to be in place for Town Events and should be coordinated with BOPW and the Recreation Commission.

C. Carlson agreed that a license should be in place.

T. Boschetto stated that any private landowner can negotiate with another private land owner for the use of land.

Discussion around the topic of the license followed and that the Town Planner and the Town Administrator would get an opinion from Town Counsel.

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date