



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

SARKIS SARKISIAN  
WAYLAND TOWN PLANNER  
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**FINAL MEETING MINUTES**

**May 26, 2015**

**Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: May 26, 2015

TIME OF MEETING: 7:30 P.M.

PLACE OF MEETING: Wayland Town Building

**AGENDA**

- 7:30 P.M.** Public Comment/Correspondence/Town Planner update on Projects and developments/Elect new officers and reorganization
- 7:35 P.M.** Patriot Way – Continuation of Public hearing for a proposed Definitive Subdivision for Patriot Way (at 41 Shaw Drive) to subdivide land into two buildable lots each over 60,000 square feet with 210' of frontage for the construction of single family homes.
- 8:00 P.M.** Michael Road Violation – Town Planner action
- 8:10 P.M.** Wayland Bike Trail update and presentation by Allan Hanscom LSP Beta Engineering/Larry Kiernan Wayland Bike Trail
- 8:35 P.M.** Town Center Green construction update
- 8:40 P.M.** Discussion on the plan to develop a long-range facilities plan and capital plan Committee. Wayland Real Asset Planning Committee (WRAP)
- 9:00 P.M.** ANR Plan for River's Edge Assessors Map 22 Lot 3
- 9:10 P.M.** Potential zoning articles for Town Meeting

**9:20 P.M** Approve minutes March 3, 2015. March 24, 2015. April 28, 2015 May 11, 2015

**9:30 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; Absent

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

Meeting began at 7:40 P.M.

C. Sheehan opened the public hearing and read through the agenda.

C. Sheehan stated that we would not be electing new Chairs because we do not have a full board present.

Public Comment:

Gordon Schultz from Spencer Circle requested that the Board take action and have Spencer Circle accepted as a public way.

Evelyn Schultz also commented that the Town should not have released the bond to finish the roadway.

C. Sheehan stated that she completely understands the issues with the road for the past 15 years and that we must move forward with a complete resolution. She requested that the Town Planner investigate all funds if available and a cost estimate to complete the road.

I. Montague, the Board's representative to the CPC, asked the board if they have any projects that they would like to bring forward. The CPC is conducting an inventory of projects.

41 Shaw Drive.

S. Sarkisian informed the board that we have received a withdrawal letter without prejudice from Attorney Ed MacCarthy representing 41 Shaw Drive Oxbow Development Group, LLC.

Motion: To accept the withdrawal letter dated May 22, 2015.

Move: A. Reck

Second I. Montague

Vote 3-0

C. Sheehan instructed S.Sarkisian to file notification with the Town Clerk.

S. Sarkisian gave the Board of Selectmen an update on the Michael Road violation.

Wayland Bike Trail update.

Larry Kiernan Champion of the Wayland Bike Trail gave the Planning Board an update of where the project stands.

S. Sarkisian stated that we are working collaboratively with the conservation and mass historic commissions of putting together a workable plan. He further stated that maybe a Design Build approach would be the most cost effective way of constructing the Trail but wanted to get a definitive answer from the AG's office.

Al Hanscom from Beta Engineering was present to explain the Design Build concept. In the Design Build concept the owner has one primary contractual relationship with an entity that is responsible for the design and building of the construction project. The advantages he further explained are time savings, cost savings, one point of contact, few change orders reduced risk to owner. Possible disadvantages are loss of control of project design, less project oversight/quality control, suitability of design build team.

C. Sheehan stated to go with this approach the Town of Wayland would have to write a strong RFP.

A. Reck and S. Sarkisian raised a point whether this method is permitted if total construction is less than \$5 million.

A. Hanscom stated that the approach to constructing Rails to Trails has been over design and we must remember the rail line is a highly engineered "trail".

Discussion around the topic of drafting a strong RFP followed and that the Town Planner would get it in writing for permission to go forward with Design Build from the AG's office.

Motion to adjourn.

Move: A. Reck

2<sup>nd</sup> I. Montague

3-0

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date