



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

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**FINAL MEETING MINUTES**

**June 2, 2015**

**Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: June 2, 2015

TIME OF MEETING: 7:00 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/Associate Member position.
- 7:35 P.M.** ANR Plan for River's Edge Assessors Map 22 lot 3
- 7:45 P.M.** Potential Zoning Articles for Town Meeting from list of January 6, 2015/Street Acceptance/Subdivision Rules and Regulations review/update/schedule meeting for June 23, 2015.
- 8:15 P.M.** Discussion on the plan to develop a long-range facilities plan and capital plan Committee. Wayland Real Asset Planning Committee (WRAP).Discuss appointment process.
- 8:30 P.M.** Approve minutes, March 3, 2015. March 24, 2015. April 28, 2015 and May 26, 2015
- 8:35 P.M.** Adjourn

Attendance:

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

Mr. Kevin Murphy, Clerk-Absent  
Mr. Ira Montague, Member  
Mr. Dan Hill, Member -

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

Meeting began at 7:40 P.M.

A.Reck opened the Planning Board meeting and stated that we are only going to attend to the ANR plan and the Subdivision Rules and Regulations tonight because we have only 3 members.

No public comment.

**ANR Plan for River's Edge Assessors Map 22 lot 3**

S.Sarkisian presented the ANR plan to the Board and explained the changes that needed to be corrected before the Board could sign the plan. He explained that the Town meeting vote referenced a sketch that was not accurate showing the proposed DPW road and that it was the intent of Town meeting for the BOPW to retain ownership of said land.

Rebecca Stanizzi and Jerry Heller were in attendance and further explained the process and the next steps needed to place the land out for an RFP.

D.Hill asked to see the language that was printed in the 2014 Annual Town meeting warrant Article 16 and wanted a better understanding of the project site.

Motion: To sign the Approval Not Required plan

Move: I. Montague

Second: D. Hill

Vote: 3-0

**Subdivision Rules and Regulations**

S. Sarkisian recommended that the Board update the Town of Wayland's subdivision rules and regulations as it relates to subdivision streets with a minimum length. He further explained that the board has seen two proposed developments proposing a minimum road in order to obtain frontage for extra house lots. The board was presented with the following language that is underlined:

- a) Dead-end streets shall be permitted on Residential and Limited Residential Streets only. Any dead-end street shall be provided with a circular turn-around at its dead-end terminus having a curb radius of forty five (45) feet, and a right-of-way radius of

sixty (60) feet. A dead-end street is any street or way or combination of streets or ways having only one terminus at a through street. A through street is a street that has two completed and usable ways of access. No dead-end street shall be more than six hundred ninety (690) feet in length, as measured along its center line from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around making the overall length no more than seven hundred fifty (750) feet). The minimum length of dead-end streets shall not be less than two times the minimum lot frontage in the zoning district in which proposed. The required length shall be measured along its center line from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around.

A.Reck questioned why two times the area was proposed and why not just a length.

S.Sarkisian explained that we can also have a determined distance, for example 250'. But some members of the board felt that it was better to have the distance determined by the zoning district of development as it relates to lot frontage.

D.Hill stated that we don't have to determine the final language at this time and we can advertise and amend the language at a public hearing.

S.Sarkisian requested a hearing date for the subdivision rules and regulations which must be published in a newspaper for two successive weeks. Notice of public hearing must include date, time, place and subject matter of the public hearing.

S.Sarkisian also brought forward the issue regarding the measurement of right-of way offsets as stated below:

1) Street Offsets

Streets entering opposite sides of another street shall be laid out either directly opposite each other or with a minimum off-set of 150 feet between their rights-of-way. In each zoning district, streets entering from the same side as another street that is existing, proposed or approved shall be laid out with the following minimum offsets between their rights-of-way: in the R20 district - 240 feet, the R30 district – 300 feet, the R40 district – 360 feet, the R60 district – 420 feet, and in all other districts the minimum offset shall be 300 feet and shall meet appropriate AASHTO sight distance standards. For the purpose of this section, a proposed extension of an existing street shall be considered a proposed street. If a zoning district divided a property along its frontage then the greater offset shall apply.

I.Montague requested that Mark Lanza review the language before publication.

S.Sarkisian requested a meeting date of Wednesday, June 24<sup>th</sup> and would confirm date with the entire board.

8:15 P.M. Adjourn  
Motion: Adjourn.  
Move: I. Montague  
Second: D.Hill  
Vote: 3-0

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date