



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

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**DRAFT MEETING MINUTES**

**June 24, 2015**

**Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: June 24, 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/Associate Member position.

**7:35 P.M.** The Wayland Planning Board will hold a public hearing on Wednesday evening, June 24, 2015 at 7:35 PM, in the Wayland Town Building, 41 Cochituate Road to adopt and amend the **Subdivision Rules and Regulations** for Town of Wayland adopted, October 1, 1968 and revised September 4, 2001. The specific changes include section B) STREETS Minimum length of Dead-end streets and Street Off sets with a diagram for measurement.

**8:00 P.M.** Discuss action regarding future zoning amendments/request for funding.

**8:10 P.M.** Rail Trail update/RFP

**8:20 P.M.** Housing Production plan update from July 2014.

**8:25 P.M.** Wayland Real Asset Planning Committee discussion

**8:30 P.M.** Vote to Release Lot 5 Covered Bridge.

**8:35 P.M.** Approve minutes, March 3, 2015. March 24, 2015. April 28, 2015 and May 26, 2015 and June 2, 2015.

**8:45 P.M.** Adjourn

Attendance:

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

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 7:36 P.M.

C. Sheehan opened the Planning Board meeting and read through the agenda and announced that we are being recorded.

No public comment.

Correspondence

S.Sarkisian summarized the correspondence regarding the Glezen Lane lawsuit and the letter from the Wayland Historic Commission.

D.Hill asked why the Planning Board was named in the lawsuit.

S. Sarkisian stated that the Planning Board issued the Master Special Permit for the Town Center project which referenced the Developer's Agreement.

Subdivision Rules and Regulations

I . Montague read the public meeting notice into the record.

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## B STREETS

### 1) Location and Alignment

- a) Streets shall be continuous, of uniform width, and in alignment with existing streets, as far as practicable.
- b) Provision shall be made for the proper projection of streets, if adjoining property is not subdivided.
- c) All curved streets must be designed to permit safe vehicular travel. A minimum 200-foot length tangent shall be provided between the point of tangency (PT, the end) of one curve and the point of curvature (PC, the beginning) of any following curve.
- d) 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 be two times the minimum lot frontage in the zoning district in which the street and the lots abutting the street are located. In the event that the street and the abutting lots are located in more than one zoning district, the most restrictive minimum lot frontage shall apply. This minimum length shall be measured along the center line of street from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around.
- e) Street lines at intersections shall be cut back so as to provide for curb radii of not less than twenty-five feet (25').

4. 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.

Proposed change of language- Offsets shall be measured from the center line of first street at its intersection with the sideline of the right-of-way of the through street to the center line of second street at its intersection with the sideline of the right-of-way of the through street.( See diagram)



ROW Offsets-DRAFT2.pdf

C. Sheehan read through the above sections that we would be amending.

D.Hill stated that the board should be consistent and that the board has the authority to increase these distances and should be measured from center line to center line. He further asked if S. Sarkisian could get back to him with an AASHTO Standard.

C. Sheehan also asked if GIS could perform an analysis of how many roads would be affected by this change.

David Storer from 33 Shaw Drive asked the question what the off sets are measured from in other Towns. He asked S. Sarkisian the names of the Town's that have sketches in their rules and regulations.

S. Sarkisian North Andover and Framingham.

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

D. Storer then gave an example of other town's that measure from center line to center line.

Concord 150', Acton 300', Lincoln 125', Wellesley 300', Boxborough 125', Sherborn 150', Lexington 125'.

S. Sarkisian stated every town is different and Wayland created this off set to control growth and development.

D. Storr asked if his project at 33 Shaw Drive would be grandfathered and not be bound by the new rules and regulations.

S.Sarkisian stated he would request an opinion from Counsel.

Motion to continue the meeting to July 28<sup>th</sup> at 7:35 P.M.

Move I. Montague

2<sup>nd</sup> D. Hill

Vote 3-0

**Discuss action regarding future zoning amendments/request for funding.**

C. Sheehan went through the ZBL list and explained to the board that we need to have a list to prepare potential zoning articles in the next two years.

S. Sarkisian stated that he had met with Nan Balmer, Town Administrator about appropriating funds for this effort in the amount of \$15,000.

D. Hill did not feel the need to spend this amount of \$ and that the articles are already in form.

C. Sheehan felt that having outside counsel would assist the board in a collaborative manner and help the Town of Wayland, navigate through the process. They can also help solicit support.

C. Sheehan also stated that we need a list of issues and what is the nature of the lack of clarity. C. Sheehan also recommended that we have one citizen at large be part of this process.

See attached spread sheet.

**Rail Trail update**

S. Sarkisian gave the board an update on the Rail Trail and informed the board that the Town of Wayland has issued an RFP for design services. The RFP's are due on July 22 and include projects for recreation and conservation.

**Public Comment**

**WRAP-Wayland Real Assets Planning Committee**

Gretchen Schuler updated the Planning Board of the Board of Selectmen's action to appoint the committee. G. Schuler stated that she has been appointed and that the Planning Board would have to confirm her appointment retroactively.

**Subdivision Rules and Regulations public comment**

Annett Lewis commented on the rules and regulations and wanted to understand why the board was making the proposed amendments.

### **Release Lot 5 Covered Bridge**

D. Hill asked if the board had a recorded covenant on the remaining lots of Covered Bridge. He also asked if the infrastructure has been completed and what the value of remaining work.

S. Sarkisian stated that 4 lots have not been released and that the remaining work includes bonds and final paving well under \$100,000.

Motion to release lot 5

Move D. Hill

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

Vote 3-0

10:36 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