



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

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

APPROVED MEETING MINUTES

March 24, 2015

The Wayland Planning Board met on **Tuesday March 24, 2015 at 7:30pm** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Review Agenda / Public Comment / Correspondence / Town Planner Update**
- 7:45 Preliminary Subdivision Plan for 33 Shaw Drive – Proposed one-lot subdivision. Vote to continue to April 28, 2015**
- 7:50 Warrant Articles 2015 Recommendations and prepare reports for Town Meeting**
- 8:35 Approve Minutes for January, February and March 2015**
- 8:45 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair

Mr. Andrew Reck, Vice Chair

Mr. Kent Greenawalt, Member - absent

Mr. Kevin Murphy, Clerk

Mr. Ira Montague, Member

Mr. Dan Hill, Associate Member

The Town Planner, Mr. Sarkis Sarkisian, was also present.

7:30PM Open and Public Comment:

C. Sheehan opened the meeting, reviewed the agenda and informed those in attendance that the meeting is being taped.

Public Comment: None. S. Sarkisian distributed a letter from Steven Glovsky re: 33 Shaw Drive.

Correspondence / Planner Update:

Willowbrook: Certain affordable units in the complex have failed to pay condo fees and the Condo association is taking legal action. The Planning Board is named as a co-defendant in the filing because of the deed rider on the affordable units. The Board does not need to take any action at this time.

D. Hill expressed interest in filling the seat vacated by K. Greenawalt. S. Sarkisian to follow-up with position for the position and arranging a joint hearing with BoS.

8:00PM 33 Shaw Drive:

Motion: Continue to April 28, 2015 at 7:35pm in the Town Building.

Move: A. Reck

Second: I. Montague

Vote: 4-0

8:15PM Warrant Articles:

The Board reviewed the attached document 'Town Meeting 2015'. References below to Article numbers correspond to those on the attachment. Only articles relating to planning/zoning/land use are addressed.

Article Number	Name (Abbrev)	PB Comment	Action
13	Transfer Housing Funds to MAHTF	Previously approved by Board	None
14	Implement Solar Energy PILOT	Passing over	None
15	Fund Glezen Lane Traffic Control	Board only supports traffic mitigate in SP, which has been fully funded.	Motion: Do not support. Move: K. Murphy Second: I. Montague Vote: 4-0
16	Land/Easement acquisition for Route 30/27 intersection	Previously approved by Board	None
19	Amend Ch 193 – Stormwater	Pass over	None
21	Transfer Dudley Woods Parcels	Previously approved	None
22	Design and construct trails at Dudley Woods	The Board supported the article but noted some concern re: cost.	Motion: PB Recommend Approval Move: A. Reck Second: I. Montague Vote: 2-2
23	Acquire open space at Sage Hill	Previously approved	None
24	Fund construction of Rail Trail	Previously approved	None
25	Acquire muni parcel in Town Center	Previously approved	None
26	Appropriate funds for feasibility study for COA/Community Center	Board supported the article but noted concern re: nascent facilities and space planning initiative.	Motion: PB Recommend Approval Move: K. Murphy Second: A. Reck Vote: 3-1
30	Appropriate funds for land stewardship – conservation land	Previously approved	None
33	Acquire 246 Stonebridge	Pass over	None

34	Fund stabilization of Stone's Bridge	Pass over	None
35	Fund design of grass field at Oxbow Meadows	Board noted this article is consistent with Rec Dept plan and original design for Oxbow Meadows.	Motion: PB Recommend Approval Move: K. Murphy Second: I. Montague Vote: 4-0

C. Sheehan to be available during Town Meeting to speak to all articles if needed.

10:00PM Approve Minutes:

Motion: Approve minutes for March 3, 2015 as amended

Move: A. Reck

Second: I. Montague

Vote: 4-0

10:20PM Adjourn

Move: A. Reck

Second: K. Murphy

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date

Appendix:

Article #	Article	Description	7-Apr-15	8-Apr-15	13-Apr-15
13	Transfer Community Housing Funds to Wayland Municipal Affordable Housing Trust Fund				
14	Implement Solar Energy: Power Purchase and License Agreement and Authorization for PILOT				
15	Fund Clezen Lane Traffic Control Measures				
16	Land and Easement Acquisitions for Route 30 and 27 Intersession Improvements				
19	Amend Chapter 193 - Stormwater and Land Disturbance Bylaw				
21	Transfer Dudley Woods Parcels for Passive Recreation				
22	Design and Construct Trails and Signage at Dalley Woods				
23	Acquire Open Space Parcel in Sage Hill Subdivision				
24	Fund Construction of Park Trail in Wayland				
25	Acquire Municipal Parcel in Town Center and Convey Access Easement in Town Center	<p>Approval of Special Permit requirement for a Conservation Cluster</p> <p>This Article will provide up to 3 times the original area as required in the Master Special Permit approved in 2008. This will give the Town more usable upland surrounding the existing building and gives the option to put some the the Town Green space closer to the Riverfront.</p> <p>In 2007, a concept plan of a Town Center was envisioned to include a municipal park, a place where young and old play and learn in a respectful atmosphere promoting community affiliation and civic responsibility. A community center that is attractive and efficient and serves as the hub for community and social programs. The proposed Community Center will be visible from Route 20 and will reflect a community that is proud of its residents. The proposal addresses the lack of adequate community meeting space available in Wayland. Additionally seniors will have a sense of place for conversation, exercise, healing, volunteering and friendship. A place where a variety of activities and age groups can meet.</p>			
26	Appropriate Funds for Due Diligence and Feasibility Design for a Proposed Council on Aging/Community Center at Wayland Town Center				
30	Appropriate Fund to Create Stewardship and Land Management Plans for Conservation Land				
33	Acquire 246 Stonebridge Road				
34	Fund Stabilization of Two Arches of Stone's Bridge				
35	Fund Design of a Multi-Use Grass Playing Field at Orbow Meadows (Former Nike Site)				