



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

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APPROVED MEETING MINUTES

April 28, 2015

The Wayland Planning Board met on **Tuesday April 28, 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**
- 7:35 Preliminary Subdivision Plan for 33 Shaw Drive. Proposed one-lot subdivision.**
- 8:00 Patriot Way – 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.**
- 8:50 Approve Minutes for November 2014, December 2014, January 2015 and February 2015**
- 9:00 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair - Absent
Mr. Andrew Reck, Vice Chair
Mr. Dan Hill, Associate Member

Mr. Kevin Murphy, Clerk
Mr. Ira Montague, Member

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

7:30PM Open and Public Comment:

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

Public Comment:

Spencer Circle: Several (5) residents appeared to request that the Board recommend that the Town accept Spencer Circle as a town street. The development was essentially completed 15 years ago. Mr. Gordon Shultz spoke for the group which consisted of: Gordon and Evelyn Shultz, Stephanie Brandaleone, Chris Davies, Paul Chaet and Richard and Claire Stoddart – all of whom are residents of Spencer Circle.

S. Sarkisian explained that the street had not been put forth for acceptance due to multiple delays and disagreements with the developer regarding landscaping (trees) and drainage. However, in his opinion, this road is now at a state where the town should accept it and it will be included in our next TM article for accepting roads.

The developer (Gately) claimed that the only item not completed at this point is shrubbery for screening utility boxes.

Evelyn Shultz, 6 Spencer Circle. Residents shouldn't have to suffer if the town has made a mistake.

7:50PM Preliminary Subdivision Plan for 33 Shaw Drive. Proposed one-lot subdivision:

S. Sarkisian distributed the staff report on the preliminary plan, comments from the Conservation Committee and additional information regarding the measurement of the offset from the adjacent street (a subdivision requirement). The staff report recommends that the proposals for 33 Shaw Drive and 41 Shaw Drive be combined into a single conservation cluster development. The potential for two subdivision roads in close proximity may also create adverse conditions.

One item of disagreement is the distance offset from the adjacent street. S. Sarkisian's view is that there is insufficient distance between the subdivision road and the adjacent street. The applicant noted that there are several ways this measurement can be taken (and in their view, the subdivision rules and regulations are unclear). Using what they believe to be a standard approach (centerline to centerline) there is adequate distance. Sarkisian and the town surveyor used a ROW-to-ROW method which resulted in a smaller distance.

Dan Hill, Associate Member. Asked if sight distances were a function of average road speed.

Ann Hersten, 8 Fox Hollow. Wanted to know if the definitive plan will show the location of houses and distances from adjacent houses.

David Jabse, 8 Yeager Way. Was curious to know ConCom's view.

Craig Bolivar, 28 Woodridge Road. Neighborhood quality and integrity is lost when we allow properties to be carved up.

Stuart Smith, 9 Pinebrook Road. Lollipop layouts destroy property values and neighborhoods.

Luke Shadler, 22 Shaw Drive. Recommended that the Board consider both plans for both 33 and 41 Shaw drive together.

During additional discussion members of the Board expressed reservations regarding the proposal for technical reasons (distances), inconsistency with ambient development styles and detrimental impacts on the immediate neighborhood.

Motion: Deny approval for Preliminary Subdivision for 33 Shaw Drive

Move: K. Murphy

Second: I. Montague

Vote: 3-0

8:30PM Patriot Way proposed definitive subdivision:

A. Reck read the Public Notice into the record.

Attorney Ed McCarthy, representative for the developer (Oxbow Development Corp.) requested a continuance of the hearing to May 26th.

Motion: Continue hearing to May 26 at 7:30pm in the Town Building.

Move: I. Montague

Second: K. Murphy

Vote: 3-0

8:40PM Town Planner Update

S. Sarkisian informed the Board that work is getting started on the Town Green at Town Center. The current plan for the Town Green will be presented to the BoS on May 11 and will hopefully be approved then.

Rail trail construction is also moving forward and Larry Kiernan and Sarkis will be meeting with Mass Historic in the coming weeks.

The Board then had a brief discussion regarding the conservation cluster bylaw and decided to include it as an agenda item for a future meeting.

9:05PM Adjourn

Move: I. Montague

Second: K. Murphy

Vote: 3-0

Respectfully submitted,

Kevin Murphy, Clerk

Date