



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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FINAL MEETING MINUTES

July 28, 2015

The Wayland Planning Board met on **Tuesday July 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 Continue Public Hearing (from June 24th) on Subdivision Rules and Regulations for the Town of Wayland adopted October 1, 1968 and revised September 4, 2001. Specific proposed changes include section B) “Streets” minimum length of streets and “Street Off-Sets” – diagram for measuring.**
- 8:00 Discussion regarding future zoning amendments**
- 8:10 Rail trail update/RFP/On-call consultants**
- 8:20 ANR Plan – 400 Post Road, Town Center**
- 8:25 Wayland Real Estate Planning Committee – Appoint PB rep and confirm appointments made by other Boards**
- 8:35 OML Violation regarding timely approval of minutes. Approve minutes: March 3, 2015, March 24, 2015, April 28, 2015, May 26, 2015, June 2, 2015 and June 24, 2015.**
- 8:45 Adjourn**

Attendance:

Ms. Colleen Sheehan, Chair

Mr. Kevin Murphy, Clerk

Mr. Andrew Reck, Vice Chair - Absent

Mr. Ira Montague, Member

Mr. Dan Hill, 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 recorded (not televised).

Public Comment:

David Stoer, 33 Shaw Drive: Wanted to confirm that an email sent to the Planner was distributed to PB members (it was).

Also wanted to confirm that a forthcoming application would be grandfathered with respect to any revisions the Subdivision Rules and Regulations. The Planner agreed to follow up with Town Counsel.

7:45PM Subdivision Rules and Regulations (cont. of hearing)

S. Sarkisian informed the Board that at the last meeting a request was made for i) AASHTO requirements and ii) GIS data. Kevin Dandrade (TEC) has provided the AASHTO requirements but due to vacations, the GIS data was not available.

The Board then discussed some of the standards used by neighboring towns.

The current proposal for the minimum length of road is twice the amount of frontage required for a single home. The purpose of the amendment is to prevent short, 'lollipop' style roads as they are disruptive for maintenance, often inconsistent with surrounding development and, when proposed for a single or very low number of lots, often just a way to circumvent rules preventing shared driveways.

The Planner agreed to get the requested GIS information as well as input from DPW before the next meeting.

Motion: Continue hearing to August 18th @ 7:35pm in the Wayland Town Building.

Move: K. Murphy

Second: D. Hill

Vote: 4-0

Public Comment: Annette Lewis, Claypit Road: Suggested replacing the word 'and' with 'or' in section 4.

8:05PM Future Zoning Bylaw Discussion

S. Sarkisian distributed the list of the Board's priorities for ZBL amendments. An entry for the Conservation Cluster bylaw to clarify 'Units' vs 'Lots' has been added.

D. Hill informed the Board that he would meet with Eric Goldberg, Acting Chair of the ZBL, to review their priorities and issues.

S. Sarkisian noted that he has asked Jay Abelli, Building Commissioner (who is retiring this year) to prepare a similar list.

D. Hill suggested that the Board hold public forums well in advance of preparing draft changes to the by-laws to get input and support for amendments that we plan to take to Town Meeting. The Board agreed to have a pre-meeting for ZBL amendments on September 8th (Sept meetings are tentatively scheduled for Sept 8th and 22nd).

8:20PM Rail Trail Update

S. Sarkisian informed the Board that Eversource has expressed interest in constructing a hard-pack or paved path from the Weston line to Wayland Town Center.

A potential issue is that the Mass. Dept of Conservation and Recreation prefers that Wayland build a paved path while Wayland's Conservation Commissioner has expressed a preference for stone dust or similar. S. Sarkisian has identified an aggregate mix that compressed to a pavement-like hardness yet remains water permeable. He has proposed this to Eversource and is awaiting a response.

Also, it would be preferable to have direction from the Historic District Commission for the design for the trail by the depot. S. Sarkisian will provide the HDC with the three options for the layout of the depot section along with a recommendation for feedback.

8:40 ANR Town Center

The ANR consolidates two lots on the westerly end of the Town Center parcel. S. Sarkisian informed the Board that the ANR proposal meets all applicable requirements.

Motion: Approve ANR

Move: K. Murphy

Second: D. Hill

Vote: 4-0

8:45 Wayland Real Estate Asset Planning Committee Appointments

Motion: Confirm Tom Abdella (appointed by FinCom), Bill Steinberg (appointed by FinCom) and Gretchen Schuler (appointed by CPC). Appoint Colleen Sheehan and Annette Lewis as Planning Board representatives.

Move: K. Murphy

Second: I. Montague

Vote: 4-0

9:07 Minutes

The Board discussed a recent Open Meeting Law (“OML”) violation notice received from a resident. The Chair reminded the Board of the importance of preparing, reviewing and posting meeting minutes in a timely fashion. The Board agreed to place additional emphasis on this item to ensure compliance with the OML requirements.

Motion: Approve minutes for March 3, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 4-0

Motion: Approve minutes for March 24, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 4-0

Motion: Approve minutes for April 28, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 3-0 (1 abstention due to absence)

Motion: Approve minutes for May 11, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 3-0 (1 abstention due to absence)

Motion: Approve minutes for June 2, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 2-0 (2 abstentions due to absence)

Motion: Approve minutes for June 24, 2015, as amended.

Move: I. Montague

Second: D. Hill

Vote: 3-0 (1 abstention due to absence)

Motion: Approve minutes for May 26, 2015, as amended.
Move: I. Montague
Second: C. Sheehan
Vote: 2-0 (2 abstentions due to absence)

9:40 Vote Officers

Motion: A. Reck as Chair.
Move: I. Montague
Second: D. Hill
Vote: 4-0

Motion: K. Murphy as Vice-Chair.
Move: I. Montague
Second: C. Sheehan
Vote: 4-0

Motion: D. Hill as Clerk and I. Montague as Assist Clerk.
Move: K. Murphy
Second: C. Sheehan
Vote: 4-0

9:45 Other Planner Updates

- Next meeting will be August 28th (Possible agenda items include: Subdivision Rules, Housing Plan, Zoning Bylaws, Rail Trail Design)
- JJ McKay has closed and will the space will likely be used to allow Rite-Aid to expand and to house a new restaurant.

9:50PM Adjourn

Move: I. Montague
Second: D. Hill
Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date