



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of November 3, 2015

AGENDA

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.

- 7:30 P.M. Public Comment/Correspondence/ Matters Not Reasonably Anticipated By The Chair 48 Hours In Advance Of The Meeting**
- 7:35 P.M. ANR – Approval Not Required Plan 38 Standish Road.**
- 7:40 P.M. ANR – Approval Not Required Plan Route 27/30**
- 7:45 P.M. Zoning Bylaw review for 2016 Spring Town Meeting**
- 8:55 P.M. Approve minutes of October 6, 2105 and October 20, 2015**
- 9:00 P.M. Adjourn**

In attendance: Reck (Chair), Murphy, Montague,, Hill

The meeting was called to order at 7:40 PM in the Planning Office

I. New Business

[taken out of order to accommodate applicant]

A. ANR Plan – 15 Training Field Rd. (4 new lots)

- Planner notes that Lot 100 doesn't have sufficient frontage, and would probably not be eligible for conservation cluster b/c a 50' buffer around perimeter given narrow neck on Training Field and Concord would not be viable.

- Murphy moves to approve ANR plan, subject to changing misspelling of Concord Road and adding note "not a buildable lot" to plan for Lot 100.

- Approved, 4-0.

B. ANR Plan – 33 Shaw Drive

- Owner is proposing to create two lots, one buildable (current house) and a second not buildable lot (Parcel A). Existing house is under agreement. "Parcel A" would be donated to the Town.

- Murphy moves to approve ANR plan. Approved 4-0.

II. Public Comment

[none]

III. Town Planner Report

A. Rail Trail Update

Still waiting for written commitment from Eversource. Sarkis and Kiernan met with Eversource a few weeks ago. Eversource is working on getting license from MBTA to enter onto land to make improvements. Sarkis feels they are committed to this. Trail will be 10' wide with 2' shoulders on each side. Eversource will make this a hard-packed gravel trail.

Sales Rep. Greg from "soil stabilizer" company met with Sarkis in Wayland recently. Charles River Walk in Watertown uses this product, very close to river. Porous product, but as strong as concrete. Company will be installing sample on Town Green for free.

Resolution will be on Fall Town Meeting warrant to allow use of this product or pavement for rail trail – modifying vote from last year's town meeting which appropriated funds for a gravel trail.

B. Misc. Issues

Walking trails on Town Green will be paved with concrete this weekend.

Oct. 17th event ("pop-up park") on Town Green. LWV forum on 10/20 to discuss town center issues at 7:30 at Town Hall.

Planning Board has a tree hearing on 10/20, location TBD, at 7PM with the Board of Public Works. Two trees on the agenda. Planning Board will post a meeting for same night, at DPW building.

Sarkis asks Board if we want to take a position on other warrant articles covering following issues: rail trail resolution (explained above), open space plan update, acquisition of municipal pad at town center, and library study (prerequisite for applying for state grants).

Oct. 19th meeting planned with Planning Board and Board of Selectmen to interview and select alternate member of Planning Board.

C. WRAP

Meeting held last week – over 40 people attended. Presentations by various town officials, boards, interest groups.

D. Covered Bridge

3 affordable units under construction. Developer is seeking bond to release covenant on one or two lots, in the amount of \$30,000. Just final coat of pavement is all that is left to do. Murphy makes motion to set bond of \$30,000 for release of covenant, but lots won't be released until tri-party agreement in place. Hill requests that occupancy permits for affordable units be issued before covenants be released.

IV. Old Business

A. Zoning Amendments

The Board discussed the draft amendments for nonconforming structures (tear downs), Conservation Cluster (Section 1803), and home occupations. The Board decided not to try to address medical marijuana facilities through a zoning amendment at this time.

The Board also briefly discussed the sidewalk and landscape buffer amendments that had previously been drafted, and felt that these could be resubmitted to Town Meeting in 2016.

The Board decided that it would hold another working session to discuss these zoning amendments before convening an informal public hearing that would be advertised. The Town Meeting warrant closes on January 15, 2016, and before that time the Planning Board will need to convene a formal public hearing on any amendments it wishes to present at town meeting. The Board felt it had enough time in October and November to continue to work on these drafts, and still convene the informal and formal hearings.

B. Review Minutes from 8/18 and 9/8

Approved 4-0. Motions made by Murphy, seconded by Hill.

Motion to adjourn 10:05.

Respectfully Submitted,
Daniel C. Hill