



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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MEETING MINUTES

August 18, 2015

Wayland Planning Board

AGENDA

- 7:30 P.M.** Public Comment/Correspondence/Town Planner update on Projects and developments, Associate member position, discussion with Steven M Glovsky and Nicole W. Riley. Interview with BOS and Planning Board August 31, 2015.
- 7:35 P.M.** Con't from July 28th public hearing on 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.** Appointments to Design Review Board, Planning Board member to serve on the Metrowest Collobrative, and Affordable Housing Trust.

Members of Design review Board terms expired on June 15, 2015 or until position is filled. All members below request to be reappointed:

William Sterling

Andrew Reck

Leisha Marcoccio

Marji Ford

Kathy Schreiber

- 8:15 P.M.** 21 Covered Bridge regarding 7' disturbance into the 50' Buffer Zone.
- 8:30 P.M.** Affordable Housing Plan 2015 - Hand out revisions no discussion until our next scheduled meeting
- 8:35 P.M.** ANR plan Route 27 Route 30 Intersection project.
- 8:40 P.M.** Approve minutes July 28, 2015
- 8:45 P.M.** Adjourn

Attendance:

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

Mr. Kevin Murphy, Vice Chair
Mr. Ira Montague, Member
Mr. Dan Hill, Clerk -

Also present was Mr. Sarkis Sarkisian, Town Planner. Minutes taken by D.Hill and S. Sarkisian

Meeting began at 7:36 P.M.

The meeting was called to order at 7:30 PM in the Planning Office

Public Comment

None.

Town Planner Report

Sarkis reports that Phase I complete for Town Center municipal pad. Additional tests came back showing no additional remediation needed. AUL is still on site, Town will work with Raytheon to remove. Ground Water contamination still exists, but Ground Water is improving with clean-up. Goal is to remove AUL. Intent is to put article on Nov 9, 2015 Special TM to acquire municipal pad. Raytheon will remain responsible for remaining remediation.

S.Sarkisian talked to National Development about setting up meeting next Wednesday. Punch list items – landscaping, etc. Scott Turner Vice President of National Development will be the property managers for Town Center.

C. Sheehan worked with Gretchen Schuler on placeholder article for rail trail, to provide flexibility to provide paved surface if Town gets funding to pave the trail. Last year's article spoke of the trail being a stone-dust surface.

S.Sarkisian is waiting to hear back from Eversource on their interest in developing rail trail. The Town of Wayland is looking for Eversource to use an alternative stabilizer surface that is pervious and looks like a dirt path but is "hard as a rock".

C. Sheehan would like Board to write to Selectmen to request that an agreement be put in place with 20 Wayland to spell out how Town and residents can reserve the Green, and who is responsible for maintenance, etc..

Motion to send letter to the Board of Selectmen.

Motion K. Murphy.

2nd I. Montague

Vote 5-0Kevin made the motion.

C.Sheehan would prefer that Brendan Homes hold off on constructing Green until new Landscape Architect is brought on board, to make sure phasing is right and town's interest is protected.

S.Sarkisian explained that Brendan Homes will be grading site and installing hardscape, not necessarily plantings. S.Sarkisian is comfortable that Brendan Homes will do these parts correctly and consistent with previously-designed plan. Ice rink has been purchased and ready to be installed after grading is complete.

C.Sheehan would prefer that new architect review proposed plantings.

Associate Member Candidates

Steve Glovsky – feels he might have a conflict of interest because he is an abutter to Shaw Drive proposal, so is withdrawing his interest.

Nicole Riley – appeared before the Board and expressed her interest in serving as an associate member. She stated that she performs commercial real estate transactional work at Goodwin Proctor. Lives on Shawmut Drive Extension, near town beach.

Affordable Housing Plan

S.Sarkisian circulated revised draft Plan, asked members to review before next meeting on September 8, 2015.

ANR Plan for Rt 27/30 Intersection Improvement Project.

S. Sarkisian tabled this item until the next meeting on September 8, 2015

Review Minutes from July 28, 2015

Motion to approve minutes.

K. Murphy
2nd I. Montague
Vote: 5-0.

Agenda for Next Meeting

Rail Trail, zoning amendments, housing plan.

Members asked SSarkisian to file application with HDC for Depot integration project, as placeholder.

Zoning bylaw amendments – Dan reported on communications with ZBA chair and agreed to draft language on grandfather and Conservation Cluster bylaw dealing affordable units.

Subdivision Regulation Modifications

S.Sarkisian reports that he reviewed the Shaw Drive neighborhood and identified several lots that under today's rules could be subdivided with a short stub dead end road. He says that DPW advised that the minimum offset should be 250 feet (between other intersecting streets). Fiddlehead Lane serves two homes – is only 150 feet long. Michael Road is 950 feet and is longest dead end road in town. Sarkis submitted a memo to the Board on this issue.

S.Sarkisian recommended a minimum dead end length of 1.5x the frontage in the zoning district.

K.Murphy prefers the dead end road length of 2 x frontage, which would serve at least 4 houses, which is more consistent with what cul-de-sac roads are intended to serve. Dead end roads serve a good design purpose when they are long enough to accommodate more than a couple of houses. Colleen agrees with this sentiment. C.Sheehan wanted to see a setback between roads and lot lines and include that. See, Sudbury §V.B.1.d (50 feet).

David Storer questioned why Sarkis' analysis assumed that parcels would be combined, which David thinks would not be a real threat because there are already two homes present on two lots. David says he's tried to work with Planning Board.

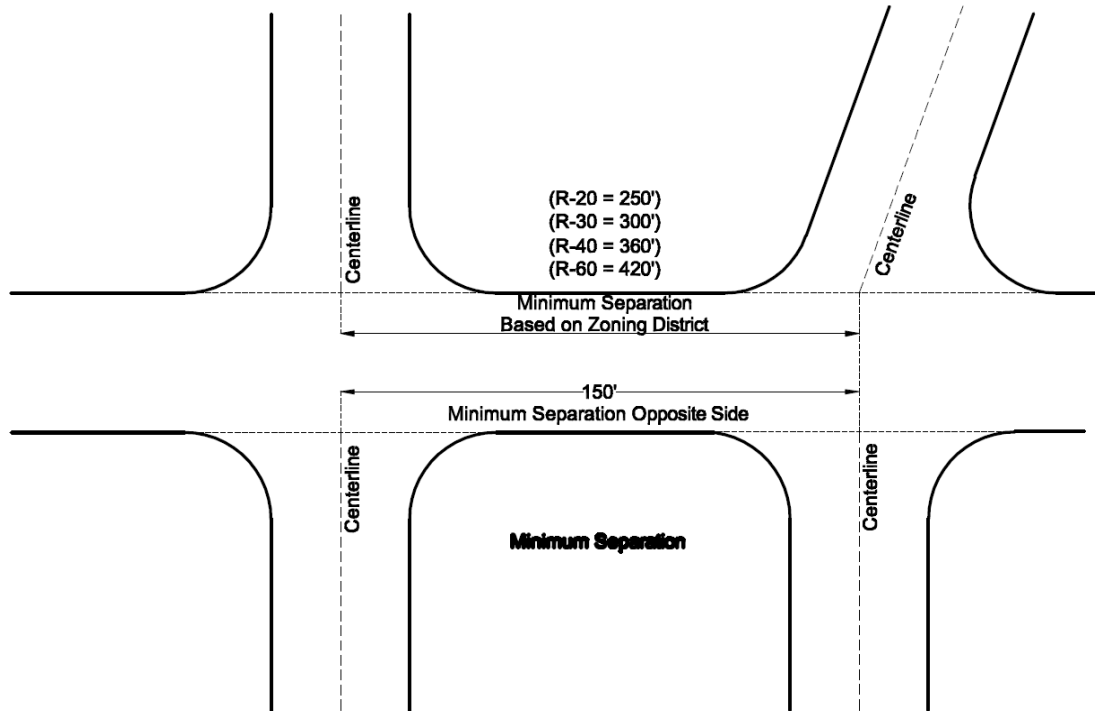
Board members expressed desire to include 50-foot setback between right of way and property boundary, to protect abutters.

Motion made to close the hearing and adopt changes to regulations as outlined in motion drafted D.Hill, as amended (2x frontage, and 50-foot setback). As follows:

- a) 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(2) 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. A minimum separation of fifty (50) feet from the subdivision boundary to the right-of-way shall be required.

2) Street Offsets

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 - 250 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. Offsets shall be measured from the center line of the first street at its intersection with the sideline of the right-of-way of the through street to the center line of the second street at its intersection with the sideline of the right-of-way of the through street. (see diagram below)



Appointments

Planning Board needs someone to serve on Metrowest Collaborative. I. Montague was recruited and he reluctantly accepted.

Motion to appoint I. Montague
 C. Sheehan
 2nd K. Murphy.
 5-0.

Affordable Housing Trust needs a representative, K. Murphy volunteered.

Motion to appoint K. Murphy
 C. Sheehan
 2nd D. Hill
 Vote 5-0

Design Review Board

Motion to appoint all current members of the Design Review Board
 C. Sheehan
 2nd K. Murphy
 Vote 5-0

Covered Bridge

Ben Stevens from Trask Development appeared before the Board to present a minor encroachment (6 feet) into 50-foot buffer area as required by the Conservation Cluster Regulations and by the special permit. B. Stevens stated that a mistake was made when staking of the foundation. B. Stevens further stated that he tried to get additional land from the direct abutter 33 Whispering Lane, but was not interested in having their deed changed. B. Stevens provided the board with a letter of support from 33 Whispering Lane Mahmoud Makhoul dated August 4, 2015.

Motion made by C. Sheehan to waive strict compliance with 50-foot buffer requirement of Cluster regulations, subject to developer preparing an ANR plan that provides a compensatory buffer in the vicinity of the same abutter directly affected by the mistake, in an amount two times the land area that is being deprived.

2nd I. Montague

Vote 5-0

Motion to adjourn 9:50 K. Murphy

2nd I. Montague

Vote 5-0

Respectfully Submitted,
Daniel C. Hill