



# Town of Wayland Massachusetts

## Planning Board Meeting Minutes for Meeting of September 8, 2015

In attendance: Reck (Chair), Sheehan, Montague (departed at 9:30), Hill

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

### I. Public Comment

Andrew Smirnoff – would like to see Wayland roads more bike friendly.

### II. Michael Road – Discussion on Hours of Construction

The developer Jim Williamson, Barberry Homes appeared at the meeting to make presentation. The developer would like to extend the permitted hours of construction. Any change would require an amendment to the special permit – since tonight’s discussion was not publicly advertised for an amendment, no decision could be made this evening. An informal discussion ensued. Current permitted hours are 8 am – 5 pm. Williamson stated that a town website says that hours of construction are 7:30 to 5, but this could not be confirmed. Developer would like for permitted hours to be 7 am to 4 pm. Sarkis will notice a hearing for this requested amendment.

### II. Rail Trail Update

Kevin Dandrade from TEC appeared to provide a traffic engineering opinion to the three alternatives for the layout of the railtrail in the location of the Wayland Depot historic site. Kevin opines that “Option 1” is preferable for traffic circulation and safety reasons but recommends some design modifications. Ira commented that Bedford’s rail trail intersecting at the old stationhouse is not ideal because the bike trail ends at a sidewalk where there are pedestrians entering and existing the stationhouse, which has a retail operation. Option 1 is designed in a similar fashion and could lead to the same conflicts (between bicyclists seeking to pass through and pedestrians strolling the grounds of the Depot). Colleen questioned why are there two curb cuts and not just one at the entrance of the Depot. Kevin responded that this was not necessarily detrimental to traffic flow or safety. There is a large tree between the two curb cuts that would be desirable to preserve.

There were public comments made by Rick Conard, who is a member of the Historical Commission, concerning the current use of the Wayland Depot and the desire to preserve as much of the historic track sections as possible.

There was discussion and a motion made (by Sheehan, seconded by Montague) to have the Town Planner communicate with Verizon about acquiring Verizon’s surplus land that abuts the Wayland Depot site, to be used for additional parking to serve the Depot, rail trail, or general municipal uses. The Motion passed 4-0. The Town Planner also agreed to research the title of

Depot parcel and to determine what Town entity is the custodian of the parcel. The Board concurred that it should be consulting with the custodian.

Colleen noted that Option 2 would have the benefit of avoiding bike/pedestrian and bike/vehicular conflicts that are present in Option 1, and if the northerly curb cut was eliminated and converted to green space, that would eliminate the risk that bicyclists would use that curbcut to cross Route 27 rather than use the existing crosswalk where the rail trail would steer users. The green space could accommodate benches and/or bike racks, and would present a more aesthetically pleasing façade to Route 27 than a driveway. Dan noted that the existing track section along the northern boundary of the Depot parcel could be preserved in its current state by having the rail trail run just south and parallel to the track, as it does under Option 1, except for the portion behind the Depot building, where the trail would need to ride over the existing track layout, but could incorporate the rails within the trail as shown on the illustrative picture on the Option 2 concept plan. The Board agreed to ask the Town Planner to work with TEC to explore this hybrid option (Options 1 and 2) before the HDC hearing on September 17.

B. 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.

C. Sheehan - Motion to adjourn 9:45.

2<sup>nd</sup> D. Hill

Vote 3-0

Respectfully Submitted,  
Daniel C. Hill