



# Town of Wayland Massachusetts

Planning Board Final Meeting Minutes for November 29<sup>th</sup> 2016

Attended by Reck, Montague, Riley, Murphy and Hill  
Town Planner Sarkis Sarkisian

## **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. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting/Town Planner report and Municipal Housing Trust representative position.**

### **7:35 P.M. CONTINUATION OF PUBLIC HEARING**

Application for a Conservation Cluster Special Permit called "Parmenter Farm Conservation Cluster" on portions of # 15, # 17 and #21 Training Field Road to develop the property into two single family house lots on 8.7 acres of land. The public is invited to attend and offer comments regarding this application.

**8:20 P.M. Discussion on the results of Fall Special 2016 Town meeting. Request for CIP funds for zoning review.**

**8:35 P.M. Vote release Lot 1, 209 Old Connecticut Path**

**8:45 P.M. Study Rules and Regulations for Conservation Cluster By-Law**

**9:00 P.M. Discuss improvements to the Route 20 corridor**

**9:15 P.M. Discuss petition from Mobilitie,LLC, for purpose of obtaining grant of location to install utility pole in the right of way at Boston Post Road and Pelham Island Road. Mobilitie is a licensed telecommunications carrier.**

**9:25 P.M. Approve minutes for November 7, and November 15, 2016.**

**9:30 P.M Adjourn**

## Minutes November 29, 2016

### **Public Comment**

Steve Glovsky – 36 Shaw Drive. Thanks for the efforts leading up to Special Town Meeting and the Zoning By-Laws put forth. Expressed disappointment that those items before the Town during the Meeting were not approved, though sees on the agenda the discussion of the results and hopes the Board continues the discussion on the Zoning By-Law revisions.

Correspondence – 12/2 at 3 PM they are planning on turning on the switch at the solar roof project. Will provide 25% of the municipal needs at a cost savings over \$100k a year.

12/2 11 AM ribbon cutting at the Habitat for Humanity.

12/3 4-6 PM town center tree lighting.

**Municipal Housing Trust Rep** – invited Robert Duffy to speak and provided his resume. S.Sarkisian stated that all appointments are made by the Board of Selectman, though we can make a recommendation. Mr. Duffy spoke about his background. Licensed attorney and broker, long term resident and has held prior positions with Town government. Murphy asked if he had been involved in any affordable housing, Mr. Duffy responded a prior project did involve affordable housing. Murphy discussed the challenges with the position, including the amount of funds that have currently been amassed and finding the intersection between what the town needs in terms of affordable housing and using the funds in an appropriate manner, including seeding capital. Mr. Duffy discussed prior registry work and work involving depressed housing. Murphy makes motion to make a recommendation to the Board of Selectmen for appointment. 5-0 approval.

**Continuation of Public Hearing for Parmenter Farm Conservation Cluster** – Kevin O’Leary on behalf of the applicant. Biggest issue currently is Conservation Commission. New flags have been laid on the wetlands, which flags have been reviewed. In process of being plotted. Board of Health, Con Com, Planning Board and Fire Chief have been consulted. Produced plan for turn around area and width of pavement on roadway with Fire Chief, added fire hydrant and 6” pipe. Will be a private hydrant and maintained by the homeowner’s association. Detail provided on turn around area was same as approved on Rose Hill Lane off Glezen Lane previously. 12’ of pavement and armored grass on the apron. Some fine tuning of the common driveway may need to be made due to the updated wetland flagging. Soil testing performed in the rear setback. Lot line may need to be modified in order to keep the septic on the separate lots. Net result is decreasing the site work around the houses. Updated progress print on the open space plan, will need to do calculation on open space based on the new wetlands, but that is in progress. D. Hill concern, from the beginning, has been how the lot lines are being drawn, while keeping in mind the frontage requirement and the open space requirements. Response is including restrictive easement, which would not convey in fee the open space, which is the way we have dealt with previously. S.Sarkisian – allowing this because more than the 35% requirement is being provided, looking for 40%. Response – when you are conveying in fee, you are creating a lot line without a subdivision plan. D. Hill – need to get

comfortable with the fact that what is being conveyed for the open land is less than the fee. S.Sarkisian – you could create a strip that is kept in fee by the owner to keep the frontage, but Hill’s response is you would lose that strip in the open space. D. Hill – do not want to create precedent here. I. Montague. We have done this previously on another development where the land was not conveyed in fee but a restrictive covenant was placed. D. Hill – issue is the form of what is being conveyed. S.Sarkisian – uncovered the drainage, buried catch basin runs from the property to Concord Road. S.Sarkisian– passed out memo from Fire Chief. Believes there should be a minimum of 16’ up until the turnaround point. Smallest road is 22’ in the Regs and Rice Road was 18’. S.Sarkisian uses industry standard to come up with 18’, used same standard to come up with 16’ recommendation for 2 homes. I. Montague. – did fire chief ask for the armored grass to be the entire length of the area before the turnaround. O’Leary – confirmed it is all along the road. Effectively 20’ base of reinforced area. Shows a detail on the armored grass and road sub-base. Hill – will the common driveway comply with the regs requirements in terms of binder, etc. O’Leary – wants the 4’ shoulder scraped. D. Hill – concern with house having a party and cars are parked on shoulder. I.Montague. – concern with the plow not being done like it should be. O’Leary also reviewed the walking path out to Concord Road. Not through with the NRAD process yet. Meet with Conservation on Thursday night.

Public Comment. Doug Sacra – asked to outline the field. O’Leary showed the field and edge of the trees. Did Pheasant Run and would love for the walkway to connect. Provided visuals regarding planning in open fields. Is looking for the houses to be tucked into the tree line to keep the beauty of the open field(s). S.Sarkisian – provided background. Mr. Sacra – has found that armored grass cannot be plowed regularly. A.Reck - If a question of safety, 16’ to the split. Murphy – motion that the paved portion of the main road to the split be 14 wide, Reck seconded. 5-0 in favor. O’Leary to discuss with Fire Chief. D. Hill – does not want to encourage the road in the open area, though there are other public benefits to this proposal that outweigh this issue. Message that we would like to see an easement to the town on the private property regarding the catch basin near training field road. Mr. Sacra – would love the easement document involving the open space to include a requirement that the path be kept open.

Motion to continue to January 3rd at 7:30 PM. By K. Murphy seconded I. Montague all approved 5-0.

Discuss Meeting With Department of Public Works – they cannot meet on December 13th. Discussion on the 4 roads to go forth at the next town meeting. Need to start this process now for the Spring Town Meeting. Will send in advance memo from M. Lanza for how a street is accepted, memo re: what is being held back currently, what has been released, status of streets.

Discussion on Results of Fall Special 2016 Town Meeting – I, Montague. – should we have discussed with ZBA in advance? S.Sarkisian – need some education regarding the home occupation.

Discussion on appointment of new town counsel. S.Sarkisian distributed a memo from Nan Balmer.

D. Hill – building heights and teardowns are the main issues right now in terms of priorities. Teardowns, limited site plan review, building heights, wireless (street acceptance).

Vote on Release for Lot 1 –D. Hill – not prepared to vote on this tonight. Taking no action. Suggest applicant come to us at next meeting with an explanation.

Discuss Rules and Regs for the Conservation Cluster – S.Sarkisian – wants to use a different application form, same as used for mixed overlay district. S.Sarkisian will draft a form to be discussed at the next meeting. D.Hill suggested some housekeeping improvements.

### **Discuss Improvements to the Route 20 Corridor –**

D. Hill – Met with the owners of the Whole Foods Plaza a few months ago and started the conversation for improving the Route 20 Corridor and creating more of a “village” corridor. Encourage greater density for retail and possibly apartments above, add street lights, move buildings closer to the street, add sidewalks, etc. so that over time it becomes more of a walkable area. Need to deal with the sewage capacity issue, not about capacity but need permission to allow for greater discharge on the Sudbury River.

I. Montague going to be a large hurdle to get greater discharge based on prior experience.

D. Hill – Talked to Tighe & Bond on this issue, engineer with the Town has some creative ideas for dealing with this issue with DEP. More effort needs to be put into accomplishing this.

S.Sarkisian – new owners of Town Center willing to spend energy toward this solution.

D. Hill – talked to chair of BOS and she is interested in this concept. Next step is to take this issue and run with it and create a committee to deal with the next steps. May require funds for visioning, engineering, etc.

Motion to adjourn K.Murphy seconded I.Montague All approved 5-0