



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of July 5, 2016

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**
- 7:35 P.M. Continuation of 52-60 Rice Road public hearing application for a Conservation Cluster Development**
- 8:45 P.M. Discussion on Zoning Articles for the Special Town Meeting and request for Special Counsel to review articles.**
- 9:15 P.M. Appoint representative to the WRAP Committee.**
- 9:30 P.M. Approve minutes May 16, 2016, June 7, 2016, June 21, 2016**
- 9:45 P.M. Town Planner update and comments on future projects:**
- **45 Waltham Road, The Carroll School Site Plan Review for Non-Profit Educational use under Massachusetts General Law Chapter 40A, §3. Schedule and advertise hearing for August 16, 2016.**
 - **Brookside Development proposed Project Eligibility Site Application.**
 - **Housing Production Plan**
- 10:00 P.M. Adjourn.**

In attendance: Reck (Chair), Montague, Hill, Riley, and Murphy.
Town Planner Sarkis Sarkisian

The meeting was called to order at 7:32 PM in the Senior Center Meeting Room.

I. Public Comment

Linda Segal encouraged the Board to undertake a more comprehensive study of the Zoning Bylaw, including retention of special counsel, which was envisioned by a town meeting article in 2011. She further explained that we all use the Zoning Bylaw and it should not be done in a piecemeal approach. She had no criticism of the Planning Board and wants the Zoning By law to be successful.

D.Hill explained the Planning Board has spent two years developing a list of changes that need to occur this calendar year. He further stated that the Board has spent a lot of time with these articles.

Continuation of Public hearing 52-60 Rice Road Conservation Cluster Special Permit Application

Andrew Reck continued the hearing and apologized to the neighborhood for cutting public comment at the last meeting. He further explained to the public that we are not rushing this project through and actually the opposite.

Sarkis Sarkisian also apologized for not allocating enough time for the last meeting. He then explained the process under the Conservation Cluster Bylaw, including the “yield plan” prerequisite to establish the number of lots that could be permitted by the Board. Sarkis distributed a 2-page memorandum from BETA, the Board’s peer reviewer, on landscaping and site design issues. Sarkisian summarized BETA’s recommendations.

Hill asked whether this memo confirms that the yield plan is feasible under conventional subdivision rules and regulations. Sarkis responded that it does. The Board discussed whether the yield plan must show a subdivision that fully conforms to the subdivision rules and regulations without any waivers. The Board then discussed having the yield plan peer- reviewed.

Gary Halliwell presented a power point presentation which showed the subdivision road. He questioned whether one could really build the road as well as yield 5 dwelling lots.

A question from the audience was made whether the 90% yield plan calculation was made and included in the application. Attorney Brian Levey stated that this wasn’t required, although the regulations do require it.

Rebecca Leonard questioned whether the application was complete, and questioned which trees would be removed as part of construction. She also asked for a cuts and fills analysis. She also noted that there is little public value to the conservation open space – no connections to trails or other open space. She is concerned with the objectivity of the town planner.

What about the existing parking spots that are in the 5’ buffer? Questions were raised whether the project will conform to the design standards in Section 301-17. Concerns raised about “vagueness” of application and plans, inhibiting ability of neighbors to evaluate the project.

The Board decided to get peer review comments on the yield plan, as well as on design issues including the proposed private driveway, cuts and fills, drainage, impacts on wetland resource areas.

Montague moved to continue the hearing to July 26 at 7:30 PM. Seconded by Hill.
Approved 5-0.

B. New Business

1. *Zoning Amendments*

There was discussion on what zoning amendments the Board should request for the Fall Town Meeting warrant. The Board agreed with placing the following amendments, already drafted from last year, on the warrant: building height, landscape buffer, assisted living, home occupation, and conservation cluster. The Board discussed getting an outside counsel to review the language of the amendments before our warrant hearing. The Board scheduled a warrant hearing for August 22, 2016.

2. *Appoint Representative for WRAP.*

The Board needs to appoint a replacement for Colleen Sheehan. Gretchen Schuler reported on what tasks are remaining for WRAP. They are working on a report that will be a guide on how to review project needs in the future, including a plan for future capital expenditures.

Murphy moved to appoint Nicole Riley, seconded by Montague. Approved 5-0.

3. *Carroll School Redevelopment – Site Plan Hearing*

A hearing will be on August 16th. Sarkis has retained TEC to perform a traffic peer review, with a deposit made by the developer. TEC will be present on the 16th to provide comments.

4. *Brookside 40B*

The MassHousing site walk is July 7, at 10AM. Town Planner is preparing a draft comment letter to the BOS, which the BOS will present to MassHousing.

Review of Minutes

The Board reviewed the minutes of the June 7, 2016 meeting. Murphy moved to accept the draft minutes as modified by the Board.

Montague moved to adjourn at 10:20 PM. Seconded by Murphy. Approved 5-0.

Respectfully Submitted,
Daniel C. Hill