



# Town of Wayland Massachusetts

## Planning Board Draft Meeting Minutes for Meeting of September 19, 2016

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

The meeting was called to order at 7:30 PM in the Senior Center Room.

### I. Public Comment

Dennis Berry thanked the Board of having the continued hearing on the proposed zoning amendments.

### II. New Business

#### A. Conservation Cluster Special Permit Application

Address: 15, 17 and 21 Training Field Road (Assessor's Map 14, Lots 21, 21A, and 22)

Owner: John and Kathy Lehmann

Sarkis gave an overview of the proposed project.

Kevin O'Leary of the Jillson Company represented the Applicant. The Property has always been held in agricultural use. The zoning district has a 40,000 sf lot size minimum requirement. Property is in a Zone II. Applicant has filed an ANRAD with ConCom to confirm the wetland boundaries.

A preliminary plan was prepared and approved by the Board several years ago (1998), but was never puseued. The plan showed 4 lots. Wetland areas on the 1998 plan are much larger than what is shown on the current plan.

There is an alternative layout plan that provides a common driveway for both lots from Training Field Road (eliminating the driveway off of Concord Road), which is preferred by the applicant.

The following abutters made public comment:

William Judy, 5 Cobblestone Circle – “very pleased” with the proposed 2-lot plan.

Michael Bergman, 25 Training Field Road – “completely comfortable” with the 2-lot plan.

Deborah Bergman, 25 Training Field Road – wonders how the development will affect the “water table.” Concerned with flooding in the area. Also concerned with trees being cut in the 50' buffer.

Kevin – estimated seasonal high groundwater is around 3 feet below surface, so homes may need to be raised to stay out of GW. Surface and groundwater moves in an easterly direction.

Jeremy Spilman, 102 Concord Road – Curious as to whether the open space will be accessible to the public. He lives just south of the proposed Concord Road access. Strongly discourages any public access due to fact there is no sidewalk on the west side of Concord Road, meaning that pedestrians would need to cross Concord Road, which would be unsafe.

Elizabeth Shine, 29 Training Field Road – “Happy” with just two houses being proposed on the site. Shine raised a point on whether the Applicant could come back after the approval with a more dense project. Also had a question about preserving the willow trees in the buffer, and who’s responsibility it would be and whether the trees could be cut down. In the winter, they have an unobstructed view of the existing field, so requested that screening be in place.

A site walk was scheduled for September 30<sup>th</sup> at 8:15 AM, meeting at 15 Training Field Road. The Board continued the hearing until October 4, 2016 at 7:30 PM.

B. Zoning Amendments – continued public hearing

1. *Landscaping Strip* – Annette Lewis noted that the term “parking area” is inconsistent with the rest of the existing Bylaw, which refers to these areas a “parking facilities.”

2. *Home Occupation* – Annette Lewis and Gretchen Schuler advised that the amendment should not have deleted the entire definition from Section 104.2. The Board agreed to stick the first sentence of the existing definition back in, and will check with town counsel to see if that is permissible at this time.

3. *Conservation Cluster* - Annette and Gretchen had several comments on the language of the amendments, which the Board agreed to incorporate.

4. *Assisted/Independent Living* - No further edits to this amendment were discussed.

Montague moved to close the public hearing on the zoning amendments. Seconded by Murphy. Approved 4-0.

III. New Business

A. Lillian Way Bond

S.Sarkisian reported that all work is completed on Lillian Way including final paving. Murphy moved to release the final bond on Lillian Way.

2<sup>nd</sup> by I.Montague

All in favor Approved 4-0

B. Open Meeting Law Complaint from Linda Segal.

Sarkis provided a summary of the complaint. He advised that the streets are not ready to be accepted, so he recommended that these articles be withdrawn from the fall town meeting warrant anyway. Murphy moved to remove the street acceptance article, seconded by Montague. Approved 4-0.

Motion to adjourn made by Montague, seconded by Reck, Approved 4-0.

Respectfully Submitted,  
Daniel C. Hill