



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of October 4, 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

None.

II. Old 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 a report of the site visit on September 30, 2016. He reported that the groundwater is high on this site, and that the septic systems would need to be towards the northern part of the lots to achieve separation, otherwise the systems would need to be mounded. Additional soil testing will be done next week. The applicant is proposing a 6" water line from Training Field Road. Fire Chief is looking for min. 12' wide driveway with sufficient loading capacity. A hydrant would be installed at the location where the driveway splits. Sarkis noted that it would be desirable for the ANR lot on Training Field (lot 101) to have a curb cut off of the common driveway, to eliminate the curb cut on Training Field. Another issue is that there is a stormwater leaching basin serving a catch basin on Training Field located on the ANR lot. The Applicant is appearing before the Conservation Commission on its ANRAD application on October 20, 2016.

The Applicant provided the Board with a list of requested waivers. The Board went over the Applicant's preliminary waiver list. The hearing on this application will be continued to November 7 at 7:30 PM.

III. Planner's Update

Bids will be opened October 6, 2016 to construct the rail trail segment between the Library and Town Center; Eversource will appear before the ConCom Oct. 20th on its NOI.

MassHousing issued a project eligibility letter for the Brookside project at 113-119 Boston Post Road (Rt. 20) on September 23, 2016.

Sarkis passed out the list of shade trees and trees within a scenic way that will be the subject of the “tree hearing” on October 25, 2016.

Sarkis reported on the Town’s housing consultant’s work evaluating how the Town deals with affordable housing issues. The consultant produced a report recently, which will be reviewed by the selectmen.

IV. New Business

A. 299 Rice Road – Covered Bridge Development

Devens Hamlen appeared before the board to present the three affordable units constructed on Rice Road. Mr. Hamlen stated that he would like to sell the units rather than rent them. The Board discussed requiring that at least one if not two units as local preference, and to make one unit affordable at 60% of AMI.

B. Open Meeting Law Complaint from Linda Segal

Sarkis drafted a response letter that he discussed with Mark Lanza. This will be submitted to the Attorney General’s office. The Board made a few revisions and authorized the planner to send this to the AG.

C. Approval of Minutes

1. *August 16, 2016*. Ira moved to approve the minutes, seconded by Murphy. Approved 4-0.

2. *August 22, 2016*. Ira moved to approved the minutes subject to the changes the Board discussed, including adding a “track changes” version of the warrant articles for ease of reference. Seconded by Murphy. Approved 4-0.

3. *September 19, 2016*. Ira moved to approve as amended subject to changes the Board discussed. Seconded by Murphy. Approved 4-0.

The Board discussed that the next regular Board meeting the Board would vote to elect its officers, and would consider amendments to its Conservation Cluster regulations.

Motion to adjourn made at 9:15 PM by Montague, seconded by Reck, Approved 4-0.

Respectfully Submitted,
Daniel C. Hill