



TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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MEETING MINUTES

February 2, 2016

The Wayland Planning board met on February 2, 2016 at 7:30 p.m. in Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

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. Covered Bridge- sign Conveyance of open land as stated in the Zoning Bylaw section 1803.1.8 and condition of Special Permit dated July 25, 2012. Vote covenant release.**
- 7:55 P.M. Prepare and review report on the zoning articles for the 2016 Spring Annual Town Meeting.**
- 8:15 P.M. WRAP – Wayland Real Assets Planning committee update.**
- 8:45 P.M. Rail Trail update**
- 9:00 P.M. Approve minutes for January 5, 2016**
- 9:10 P.M. Adjourn**

Attendance:

Mr. Andrew Reck, Chair -
Mr. Kevin Murphy, Absent
Mr. Dan Hill, Member Absent

Colleen Sheehan, member
Mr. Ira Montague, Member
Nicole Riley, Associate Member

Sarkis Sarkisian, Town Planner, was also present.

7:30PM Open and Public Comment

A. Reck opened the meeting, reviewed the agenda and informed those in attendance that the meeting is being recorded (not televised).

Public Comment:

None

7:35 P.M. Covered Bridge- sign Conveyance of open land as stated in the Zoning Bylaw section 1803.1.8 and condition of Special Permit dated July 25, 2012. Vote covenant release.

S. Sarkisian brought forward the Certificate of vote for “229 Rice Road Conservation Cluster Development to a minor modification of the Original Special Permit recorded with the Southern Middlesex District Registry of Deeds in Book 59935, Page 22, as follows:

1. Article III Findings, Section B.9: DELETE Section 9 in its entirety and SUBSTITUTE the following: “The Open Space parcel may be owned by the Homeowner’s Association with a Conservation Restriction held by the Town of Wayland and its Conservation Commission pursuant to local Zoning Bylaws and by statute; or may be conveyed to the Sudbury Valley Trustees (“SVT”) or a similar nonprofit organization to be held as Open Space. Ownership by SVT or another nonprofit organization does not require the recording of a Conservation Restriction.”

Motion to accept the Certificate of vote as drafted entitled “229 Rice Road Conservation Cluster Development” and to release Lot E and Lot 2A.

Move: I. Montague

Second: C. Sheehan

Vote 3-0

Prepare and review report on the zoning articles for the 2016 Spring Annual Town Meeting. (see Planning Board draft memo dated January 25, 2016)

S.Sarkisian distributed the Planning Board Draft report for the Spring Town Meeting. S.Sarkisian stated that for the first time all the Zoning proceedings are on time including the report.

Sherre Greenbaum Chair of the Conservation Commission stated that she would like to make amendments to the Conservation Cluster Bylaw. After further discussions with the Conservation Administrator Brian Monahan she felt that we needed to further protect wetlands.

The Board discussed this Article and a motion was made to remove the Conservation Cluster Bylaw from the Warrant based on the comments.

Move: I. Montague
Second: C. Sheehan
3-0

WRAP Update.

C. Sheehan gave the board an update and progress with the WRAP committee.

C. Sheehan stated that WRAP will produce a strategic long-range plan preceded by the following tasks :

1. developing an accurate GIS inventory of all Town-owned parcels identifying custodial entity, size, deed and/or land restrictions, current uses and other critical information;
2. cataloging identified and foreseeable capital facilities needs, including a needs assessment supported by empirical data and created with the Public Buildings Director and primary capital project proponent;
3. compiling the research and analyses of the planning processes of all Town boards, commissions and committees seeking a future major land or building capital expenditure (defined as \$500,000 and above); and
4. recommending evaluation criteria to establish projects' priorities and sequencing.

C. Sheehan further stated that the Committee has been working to build a plan that meets Wayland's needs for the future.

Rail Trail update.

S. Sarkisian has been working with Larry Kiernan and Eversource regarding the permitting process for the Rail Trail. S.Sarkisian stated that Eversource is committed to the project and hopes to start construction this June. All funding by Eversource is secured for this budget season.

Approve Minutes for January 5, 2016.

No Action_– Members were not present.**9:40PM Adjourn**

Move: I. Montague
Second: C. Sheehan
Vote: 4-0

Respectfully submitted,

Dan Hill , Clerk

Date