



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

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**MEETING MINUTES**

**February 23, 2016**

**The Wayland Planning board met on February 23, 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. Prepare, discuss and review report on the zoning articles for the 2016 Spring Town Meeting.**
- 8:15 P.M. Solar proposal for Town of Wayland. High School, Middle School Town Building and DPW River Road.**
- 8:20 P.M. Solar café proposal for Town Center -Panera- Boston Post Road**
- 8:30 P.M. WRAP – Wayland Real Assets Planning committee update.**
- 8:45 P.M. Approve minutes for January 5, 2016, February 2, 2016**
- 9:00 P.M. Adjourn**

Attendance:

Mr. Andrew Reck, Chair -  
Mr. Kevin Murphy, Vice Chair  
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).

## **No Public Comment**

## **Prepare, discuss and review report on the zoning articles for the 2016 Spring Town Meeting.**

S.Sarkisian explained to the Board that a request was made by the Town Moderator, Town Administrator and Board of Selectmen to remove Articles from the spring 2016 Warrant. S. Sarkisian further stated that we could have six nights of Town Meeting and that a Fall Town meeting would take place.

I.Montague asked when the Fall Town meeting would take place and if the zoning articles could be heard first.

Motion to withdraw the zoning articles from the Spring Town Meeting Warrant.

Move: C. Sheehan

Second: I. Montague

Vote 4-0

## **Solar proposal for Town of Wayland. High School, Middle School Town Building and DPW River Road.**

S.Sarkisian explained to the Board that Ameresco has executed a Power Purchase Agreement with the Town of Wayland to construct and operate solar photovoltaic (PVP systems at the Wayland High School, 264 Old Connecticut Path, Wayland Middle School, 201 Main Street, Wayland DPW Facility 66 River Road and Town Building. S. Sarkisian reminded the Board that Section 601 Site Plan Approval does not apply to any of the above projects.

## **Solar Café Proposal**

S. Sarkisian introduced the proposal by Little Foot Inc. to install a Solar Café which is freestanding and pre-engineered, similar in many ways to a children's swing set, storage POD, or pergola that can be purchased in the patio furniture section at BJ's, Costco, Loews, Home Depot, etc. The Solar Cafe can be delivered and removed, whether seasonally or for other reasons and does not fasten to the building or land and is easily removable. S. Sarkisian stated that if we allowed this type of canopy it would take away from the Village feel of Town Center.

A. Reck was also concerned about the aesthetic appearance of the Solar Canopy.

Kevin Poulsen from Little Foot Inc. gave an informal description of the project.

K Poulsen stated that it's his understanding that a Solar Cafe™ is an example of trade property, removable personal property that a tenant attaches to leased land/building for business purposes, such as a display counter. An important distinction is that it is for the purposes of the tenant's trade or business service. Similar to a trade fixture except it is not attached to existing building, and therefore it does not damage the building and is moveable.

**WRAP**

C. Sheehan gave a brief overview of the work of WRAP Committee.

**8:50PM Adjourn**

Move K. Murphy  
Second: C. Sheehan  
Vote: 5-0

Respectfully submitted,

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Dan Hill, Clerk

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Date