



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of March 22, 2016

In attendance: Andrew Reck (Chair), Ira Montague, Dan Hill, Colleen Sheehan, Kevin Murphy, Nicole Riley.

Town Planner, Sarkis Sarkisian

The meeting was called to order at 7:40 PM in the Planning Office.

I. Public Comment

None.

II. Executive Session

Sheehan made a motion to enter into Executive Session at 7:40 PM to discuss pending litigation concerning 150 Main Street, Wayland. Seconded by Montague and the roll call vote was: Reck: Yes; Hill: Yes; Murphy: Yes; Montague: Yes; Riley: Yes; Sheehan: Yes.

Reck moved to exit Exec Session at 8:45 PM. Seconded by Montague and the roll call vote was: Reck: Yes; Hill: Yes; Murphy: Yes; Montague: Yes; Riley: Yes; Sheehan: Yes.

III. New Business

A. ANR Plan – 7 Parkland Drive

ANR plan approved 5-0.

B. Solar Project

Town Planner provided update on the four solar projects. \$150K/year savings for all four projects. The developer is looking for confirmation that Site Plan Review is not required under Article 6 of the Zoning Bylaw. The Board reviewed the criteria under Article 6, and determined that the projects are exempt. The Board voted to authorize the chair to sign a form indicated as such.

C. 39-45 Waltham Road

Town Planner reported that this property is under contract to a nonprofit that intends to create a private school on the property. There was some discussion that site plan review would be done by the Building Commissioner under our zoning bylaw, and the need to amend the Bylaw to put minor site plan review in the hands of the Planning Board.

D. Spring Town Meeting Warrant Articles

WRAP voted to support Articles 17,18, 22, 30, but not 21. Concern with Article 21 is that community center concept at this location has not been fully vetted, and that funding should not be appropriated at this stage and needs further review as to whether this is the best use of the site given competing demands for limited available municipal properties.

Town meeting is currently scheduled for April 7, 10, and 11.

The Planning Board deliberated on the merits of Articles 15-18, 21, 23, 25 and 30.

The Board is in support of 15, 16, 17 and 18. The Board could not reach a consensus on Article 21. Several members were concerned that this would be committing the municipal pad at town center for the community center use before the WRAP master planning process runs its course. Some argued that committing to a use at this location undermines WRAP master planning purpose. Murphy and Reck support the article. Hill, Sheehan, Montague and Riley do not support the article at this time. The Board supports Articles 23, 25 and 30.

E. Minutes from Prior Meetings

Jan. 5th meeting. Hill moved to accept the minutes as amended by the members and transcribed by member Murphy. Reck seconded. Approved 3-0 (Sheehan abstained, Montague left meeting at 10 PM).

Feb 2nd meeting. Reck moved to accept the minutes as amended. Seconded by Sheehan. Approved 3-0 (Murphy abstained).

Feb. 23rd meeting. Sheehan moved to accept the minutes as amended. Seconded by Murphy. Approved 3-0 (Hill abstained).

F. Miscellaneous

Sarkis provided a quick update of the rail trail project, and other town planning initiatives. Next meeting is April 26, 2016.

Motion to adjourn made at 10:20 PM by Murphy, seconded by Reck.

Respectfully Submitted,
Daniel C. Hill