



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of April 26, 2016

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

Also present Sarkis Sarkisian, Town Planner

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

I. Public Comment

None.

II. New Business

A. *112 West Plain / 23 Fuller Rd. ANR*

Murphy made a motion to approve the ANR plan. Seconded by Montague. Accepted 4-0.

B. *5 Irwin Road, 188 Pelham Island Road ANR*

Murphy made a motion to approve the ANR plan. Seconded by Montague. Accepted 4-0.

C. *WRAP Discussion*

WRAP is hosting two “workshops,” on May 11 and 16 in wake of the defeat of community center article at the Annual Town Meeting. Sarkis recommends that the Planning Board take a greater leadership role in the WRAP planning process. WRAP will present their preliminary findings and solicit public comment/feedback. Details of workshops will be discussed at a WRAP meeting tomorrow night.

Murphy moves to thank WRAP members for their hard work, and look forward to receiving their report after the two workshops, and will consider their mission complete upon delivery of that report. Board would like the WRAP to present their report to us. Montague seconded. Accepted 5-0.

D. *Open Space Plan Updates*

ConCom and Rec. Commission are holding a hearing on updating the Open Space Plan. Updating the plan is critical for the Town to apply for the \$400K self-help grant from the State (Division of Conservation Services), to offset the purchase price of Mainstone Farm. Hearing is May 4th at 7:30.

E. *Joint Housing Meeting*

A joint housing committee meeting is scheduled for May 3rd. The Board discussed that it does not necessarily feel zoning changes are needed to generate more affordable housing. Dan, Kevin and Nicole will be at that meeting. There was some discussion again of trying to facilitate affordable housing at the existing Whole Foods plaza when that site goes forward with redevelopment. These issues will be addressed on the 3rd.

F. *Rail Trail*

Rail trail update – S.Sarkisian says we received the long awaited “access permit” from DCR – we now have the green light to construct the trail from the Wayland Depot to Town Center. A site walk with Mass Historic last week went well. All permitting is in place (historic and conservation). Sarkis has contracted with TEC for the design work. They can do the work in 30 days, and then we can go out to bid in June for the construction.

G. *Branding and Wayfinding*

S.Sarkisian would like to invite Favermann Design to give a presentation on how a community can create an image through signage and other wayfinding. This company is doing work in Winchester and Concord. Board would like have an informational meeting with them in June.

H. *Town Center “standing signs.”*

S.Sarkisian says that ACE Hardware would like a position on the standing signs. S.Sarkisian will work with Andrew on options.

III. Planner Update

Conservation Cluster development application for Rice Road is coming in on May 16th.

Rivers Trail – expect to be finished in mid-June. 42 townhomes in less than two years. 6 closing left.

Rivers Edge RFP has been issued.

Waltham Road Carroll School project is on the horizon. This would be a Building Commissioner “limited site plan review” process. This is a middle school. Dan will look into how Planning Board can regulate Section 3 uses under site plan review.

S.Sarkisian wants to discuss zoning articles for the Fall Town Meeting at the next planning board meeting.

IV. Review of Minutes

1. March 22, 2016

Murphy made a motion to approve the March 22, 2016 minutes as drafted. Montague seconded. Accepted 5-0.

2. March 31, 2016

Murphy made a motion to approve the March 31, 2016 minutes as amended. Montague seconded. Accepted 5-0.

Motion to adjourn made at 9:20 PM by Murphy, seconded by Reck.

Respectfully Submitted,
Daniel C. Hill