



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of May 16, 2016

- 6:30 P.M. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated By the Chair 48 Hours In Advance Of the Meeting**
- 6:35 P.M. Preliminary Concept plan for Conservation Cluster for 52-60 Rice Road. The site consists of 6 acres with three existing dwellings, #52, #54 #60 Rice Road.**
- 7:20 P.M. Approve Planning Board minutes for April 26, 2016**
- 7:30 P.M. Attend the WRAP Community workshop.**
- 9:00 P.M. Adjourn at completion of the WRAP Community workshop**

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

Town Planner Sarkis Sarkisian

The meeting was called to order at 6:35 PM in the Planning Office.

No Public comment.

S.Sarkisian introduced the Project of #52, #54 and #60 Rice Road for a proposed development of a Conservation Cluster. He went through his memorandum dated May 16, 2016 as follows:

1. The conservation cluster layout is preferred to the conventional subdivision layout. We currently have two non-forming lots and a dwelling unit located in the River front. The proposed development will make all of the lots conforming.
2. The development should minimize the number of curb cuts onto Rice Road.
3. Existing trees should be identified and added to the plan according to requirements of the subdivision regulations. Rice Road is a scenic road and every effort should be made to keep as much of the existing buffer as possible.

4. "No disturb" areas should be utilized to provide a vegetated buffer between adjacent properties. The "no disturb" areas should be identified and delineated on the definitive plan submittal and should be referenced in deeds.
5. An analysis of water service shall be required as part of the definitive subdivision plan submittal ensuring adequate water pressure is available for the house, including fire protection.
6. The Special Permit/Site plan should include detailed information regarding driveway grading and sight distance at the intersection of the Rice Road, including detailed grading for the areas disturbed in order to achieve sight distance.
7. As part of a conservation cluster special permit all waivers to be considered must be presented in written form.
8. The Planning Board, as a condition of its definitive subdivision decision or special permit decision, shall condition the development that no lot shall be further subdivided to create additional building lots.

Michael Sullivan from Sullivan and Connors & Associates gave a brief presentation showing a conventional subdivision and a conservation cluster development.

Thomas D. Greenaway of 26 Jeffrey Road is the owner of said parcels and was in attendance.

The following abutters issued comments on the plans:

Rebecca C. Leonard of 50 Rice Road
Tony Yick Tung & Li Zeng of 16 Brewster Road

Planning Board stated that they would conduct a site visit on Saturday May 21.

Motion by I.Montague to adjourn.
2nd by K.Murphy
Vote 5-0

Respectfully Submitted,
Daniel C. Hill