



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of June 7, 2016

In attendance: Reck (Chair), Montague, Hill, Murphy, Riley.

The meeting was called to order at 7:25 PM in the Selectmen's Meeting Room.

I. Public Comment

None.

II. Executive Session

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

Reck moved to exit Exec Session at 7:55 PM. Seconded by Montague and the roll call vote was: Reck: Yes; Hill: Yes; Murphy: Yes; Montague: Yes; Riley: Yes.

The meeting was moved to the large hearing due to the size of the crowd.

III. New Business

A. 150 Main Street

Town Counsel informed the Board that the Appeals Court ruled that Hammond Way could be labelled an easement and not a private way, but the Court did not make any determination that the land constituted a "street" for purposes of the Zoning Bylaw.

John Messini asked what the effect of the constructive approval was.

Judy Bennett had a question about water line easements.

Others had questions about what the removal of Condition 30 means to the approval of the CVS project and access issues to the Martino property.

Murphy made a motion to close the hearing. Seconded by Montague. Approved 3-1 (Hill opposed).

Motion made by Hill to remove condition 30 and substituting a restrictive covenant – motion made as written by Town Counsel. Seconded by Montague. Approved 4-0.

B. 52-60 Rice Road Conservation Cluster

Sarkis recounted the site visit, and mentioned some of the issues the Board and neighbors have. Specifically, there is a concern with the proposed access to the open area running along the property line with an abutter, and with there being a line of new homes along Rice Road.

Mike Sullivan from Sullivan & Connors, engineering, presented for the owners (the Greenaways). Sullivan explained the benefits of the conservation cluster proposal. The owners moved the open space access away from the property line (now internal between lots 3 and 4).

Sullivan stated that the “Perc tests passed.” Septic for Lot 2 will have to be in front of house due to ledge in rear of lot.

Andrew would like to see the house on Lot 3 pushed back into the lot (i.e., in the location of the existing house). He is concerned with the line of houses. The house on Lot 2 has to be near front of lot due to topography.

Andrew also suggested that the developer look at placing septic systems under driveways to minimize disturbance of existing trees and vegetation.

There was discussion of imposing a condition that the height of the buildings be measured from current grade rather than finish grade, which is how height is otherwise measured under the zoning bylaw currently.

Murphy moved that the Board recommend that the developer proceed with the conservation cluster plan. Seconded by Montague. Approved 5-0.

C. 15 Training Field Road

John Lehmann, owner presented his proposed subdivision plan. This is the old Parmenter Farm. The owner is proposing a two-lot conservation cluster subdivision, one of which would be restricted and not built on. 8.6 acres total. There are potential trail connections on the other side of Concord Road, and on Pheasant Hill Road on the other side of the locus.

Kevin mentioned that it would be great if the entire 8.6 acre parcel could be preserved, through a purchase of the land by the Town or a nonprofit.

Andrew moved that the Board express its support for the owner to move forward with a conservation cluster proposal. Hill seconded. Approved 5-0.

D. Appointments

Murphy moved to re-appoint Armine Roat to the Housing Partnership and Ira Montague to the Community Preservation Committee. Hill seconded. Approved 5-0.

E. Zoning Amendments

There was discussion of whether the Board should press for the zoning amendment articles worked on last year to be placed on the warrant for a special town meeting in November. The consensus was that if the zoning articles were the only articles, that they should wait until the Spring. Otherwise, if there is other business to conduct in the fall, the Board would work to have at least some of the articles ready for the special town meeting.

F. Planner's Update

The Rivers Edge deadline for RFP submissions was extended into July to accommodate the prospective respondents.

The Housing Plan update is making progress.

Little Foot Energy has informally proposed to build a solar panel canopy next to Sperry's, that would have free wi-fi. No request to make this improvement has been made yet by the owner of the Town Center project.

Next meeting is June 21 and July 5

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

Respectfully Submitted,
Daniel C. Hill