



Town of Wayland Massachusetts

Planning Board Meeting Minutes for Meeting of July 13, 2016

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

The meeting was called to order at 7:39 PM in the Senior Center Meeting Room.

I. Public Comment

None.

II. New Business

A. 150 Main Street Site Plan Approval Decision

The Board re-opened the hearing on the Applicant's request to remove Condition #30 from the Board's site plan review decision. The reason for re-opening the hearing was because the Metro west Daily News inadvertently did not run the legal notice for the original hearing, although abutter's notices were mailed. The date of the original hearing was June 7, 2016.

Nancy Liefer says that the Board needs an order from the Land Court that says that the lots have to be consolidated before the Board can approve the plan.

Annette Lewis – this hearing was not noticed in the Wayland Crier – the bylaws require notice in the Crier. She also raised the concern that by removing Condition 30, we're taking away whatever frontage the abutters have on a public or private way. 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.

Alice Bolter, Lakeshore Drive raised concerns that the hearings have not been properly notices. She asked that plans and drawings be available in advance.

The Board closed the hearing and deliberated. Hill moved to amend the site plan decision to remove Condition #30, following the same language of the prior motion from June 7, 2016. Seconded by Montague. Approved 3-0.

III. Old Business

1. Meeting Minutes – June 27, 2016 and July 5, 2016

The Board discussed some minor changes to these minutes. Montague moved to approve the June 27th meeting minutes, seconded by Hill. Montague moved to approve the July 5th meeting minutes, seconded by Hill.

2. Joint meeting with selectmen

The Board moved its meeting to the selectmen's meeting room and held a joint meeting with the selectmen to consider the appointment of Nicole Riley to fill the vacancy on the Board created by the resignation of Colleen Sheehan. Members of both boards praised Nicole's performance on the Board as an associate. Reck moved to appoint Nicole. Montague seconded. Approved 3-0. Board of Selectmen also unanimously voted to appoint Nicole Rile.

3. Zoning Amendments

The Board discussed potential changes to the Conservation Cluster bylaw.

Andrew moved to adjourn the meeting at 9:30 PM. Hill seconded. Approved 3-0.

Respectfully Submitted,
Daniel C. Hill