



# Town of Wayland Massachusetts

## Planning Board Meeting Minutes for Meeting of November 7, 2016

In attendance Hill (Clerk), Montague, Riley, Reck(Chair)  
S.Sarkisian Town Planner

### **AGENDA**

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.*

**7:30 P.M. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting/Town Planner report.**

**7:35 P.M. CONTINUATION OF PUBLIC HEARING**

Application for a Conservation Cluster Special Permit called "Parmenter Farm Conservation Cluster" on portions of # 15, # 17 and #21 Training Field Road to develop the property into two single family house lots on 8.7 acres of land. The public is invited to attend and offer comments regarding this application.

**8:10 P.M. Vote to reorganize/officers of the Planning Board.**

**8:15 P.M. Approval Not Required Plan for 15 & 19 Training Field Road.**

**8:20 P.M. Bond reduction for Dylan Circle subdivision.**

**8:25 P.M. Prepare and review Planning Board Report/Articles for the Special November 15, 2016 Town Meeting.**

**8:45 P.M. Approve minutes for September 19, October 4, and October 25.**

**9:00 P.M Adjourn**

The meeting was called to order at 7:30 PM in Town Building.

Public Comment None

### **Parmenter Farm Conservation Cluster**

Kevin O'Leary from the Jillson Company gave an update on where the project is today. He explained that they are in front of Conservation and that the Commission has hired a consultant to verify the wetland delineation. The Conservation office has been short on staff and is awaiting approval.

The Planning board then went through the waiver list provided by Mr. Lehmann.

Motion by Montague to continue to November 29th at 7:30 P.M.

2nd by Reck Approved 4-0.

**Vote to reorganize/officers of the Planning Board.**

Motion by Reck to recommend Hill to Chair

2nd by Riley

Vote 4-0

Motion by Reck to recommend Montague as vice chair

2nd by Riley

Vote 4-0

Motion by Reck to recommend Riley to Clerk

2nd by Reck

Vote 4-0

**Bond reduction Dylan Circle subdivision.**

Sarkisian handed out the TEC recommendation and report on the Dylan Circle final paving.

Tec recommend reducing the bond to \$7,500.00

Motion by Montague to reduce the bond to \$7,500.00

2nd by Riley

Vote 4-0

**Prepare and review Planning Board Report/Articles for the Special November 15, 2016 Town Meeting.**

Board discussed the preparation of Town meeting and that Hill would make the presentation. S.Sarkisian asked if we should pass over any articles, in particular the Home Occupation proposal. Sarkisian further stated that he received a number of calls/questions from residents on this article. The Board did not want to pass over any articles and felt that it's their responsibility to bring them to Town Meeting.

No vote taken.

**Approve Minutes**

Motion by Reck to approve the minutes as amended for September 19, 2016  
2nd Montague.

Vote 3-0-1 abstain

Motion by Montague to approve the minutes as amended for October 4, 2016

2nd by Hill

Vote 3-0

Motion by Reck to approve minutes as amended for October 25, 2016

2nd by Riely

Vote 4-0

**Approval Not Required Plan for 15 & 19 Training Field Road.**

Motion by Riley to sign the ANR plan for 15-17 Training Field

2nd Montague

Vote 4-0

Motion to adjourn 9:20 P.M. made by Montague, seconded by Reck, Approved 4-0.

Respectfully Submitted,  
N. Riley