



# Town of Wayland Massachusetts

## Planning Board Meeting Minutes for Meeting of August 16, 2016

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

The meeting was called to order at 7:30 PM in the Selectmen's Meeting Room.

### I. Public Comment

Gretchen Schuler asked that at the hearing next week that the Board provide an explanation of the proposed zoning articles.

Betsy Brigham handed out some materials concerning the Rice Road conservation cluster proposal.

### II. New Business

#### A. Carroll School Site Plan Review Application

The Carroll School is proposing to move some of its academic and administrative operations to property it has purchased at 43 Waltham Road, the former McDowell estate. The property would be used for classrooms and related purposes, as well as administrative functions. Town Counsel Mark Lanza provided the Board with an overview of the regulatory authority under G.L. c. 40A, §3 and the Zoning Bylaw. Under the Zoning Bylaw, Section 3 uses are subject to site plan review by the Building Commissioner, not the Planning Board. However, the Building Commissioner has asked the Planning Board to provide recommendations for any conditions that should be imposed as part of the site plan approval for this project.

Atty. Stephen Buchbinder appeared for the Applicant, Carroll School. He started with a summary of the regulatory authority under G.L. c. 40A, §3. According to Buchbinder, the Project meets all the dimensional requirements of the ZBL, with one exception - for a retaining wall. He stated that the deadline for making the SPA decision is 8/29/16, based on the language of ZBL, Article 6. The School held two informational meetings with neighbors. The existing house will be converted into classroom and administrative space. The pool house will be converted to administrative offices. The School would like to donate the old barn to anyone who wants to move it off the site, which would cost \$150K - \$250K to move. Two athletic fields (natural grass) are proposed in the open meadow and in the location of the existing barn. The School does not make PILOT payments currently in Lincoln, and does not plan to make any to Wayland.

Steve Wilkins, the "Head of School" (equivalent of headmaster), gave an introduction to the School's programs. The Waltham Road property would be used for academic programs during the school year. There are no plans to move its summer camp activities to this property. The fields will

be used for middle school athletic activities (i.e., lacrosse, soccer). No athletic programs on the fields in the winter.

Carrie DeLeo, project management consultant for the School, explained the elements of the Project. The School has developed a protocol for traffic circulation for school pick up, drop off, and special events. If parking demand exceeds capacity for a specific event, the School will utilize shuttles from the School's other parking lots in Lincoln. There is a designated overflow parking area on the lawn that could accommodate 50 more vehicles. The main driveway could accommodate 28 queuing cars, and 16 additional cars could queue in parking lot.

The School commissioned a traffic study, which was done in April, 2016. DeLeo acknowledged an "existing sight distance concern." According to the Study, the School would add 340 vehicle trips per day, based on their anticipated enrollment and staffing at this location. The Board's traffic peer review consultant, Sam Gergorio confirmed that the School's trip generation calculation was consistent with the ITE standards. Sam also confirmed that the intersections of the driveways and Waltham Road met safe intersection and stopping sight distance standards. Ms. DeLeo stated that Project would increase traffic up to 4.7% over existing conditions. She said that the School supported the creation of a "School Zone" on Waltham Road, which would slow traffic.

Steve Wilkins addressed the public comments to date. He stated that the fields would be restricted to School use, and not be used on weekends. There would be no exterior field lighting. There would be limited use of the existing driveway that runs along the perimeter of the Waltham Road property from front to rear.

Sam Gregorio provided a summary of his comments on the traffic issues. He is expecting Bayside Engineering to respond to his comments. Bayside's engineer confirmed that he would submit written responses.

Town Planner provided his extensive feedback and comments on the Project, which are summarized in his August 11, 2016 memorandum.

DeLeo stated that the Property could not reasonably accommodate more than the expected 60 students, given the layout of the rooms within the primary structure, the current septic system design, and the School's plans for using the Property for administrative offices.

Kevin Murphy recommended that there be a post-construction lighting and traffic review, a year after occupancy, to evaluate those issues. Kevin asked where maintenance equipment and vehicles would be stored. DeLeo responded that equipment would be mostly stored on the Lincoln property. Kevin also noted that the overflow parking area is grass and would not be available in winter and spring when the ground would be covered with snow, or too wet to park vehicles.

#### *Public Comments*

George Coleman of Lincoln thinks there should be a restriction on the number of students, to control for unintentional growth and attendant impacts. Thinks the 4.7% traffic increase figure is misleading, as most of the additional traffic will occur during the peak commuting hours. Waltham Road is "a mess," due to poor drainage. Lots of potholes develop. He is concerned with drainage impacts from the project on Waltham Road. He thinks the Road should be designated a scenic

road. Sunshine in the morning hits drivers in their eyes at a curve in the Road near the Project's driveways, presenting an existing dangerous condition.

Catherine Cooper, 5 Appletree Lane noted that traffic speeds on Waltham Road being at or near the speed limit was due to the poor condition of Road. She would like the existing driveway that runs along her property line not be used for overflow for drop-offs. DeLeo stated that the driveway would be gated, and be used only in exceptional circumstances to release pressure from too much queuing in the driveway.

James Craig, Lincoln Selectman, would like to see limitations on hours for deliveries, trash collection, landscaping crews, etc.. Also urges that the Board review a lighting detail plan, including hours of lighting. He also urges a review of the screening/landscaping after occupancy, to evaluate its sufficiency.

Jeff Sias, Lincoln, lives directly across from the proposed new entrance. He is concerned with screening and lighting. He supports the creation of a school zone.

Andrew Schilling, Lincoln believes that the intersections of the project driveways at Waltham Road are "blind," presumably meaning that there is inadequate sight distance. Supports traffic calming measures on Waltham Road.

Patricia Donahue, Lincoln questioned whether accident data from both Wayland and Lincoln was considered. She doesn't think residents would be opposed to speed bumps or speed tables (contrary to what Ms. DeLeo said in response to Mr. Schilling). She urges that the Board require a landscape plan review.

Andrew Cooper, Wayland, supports restriction on hours of deliveries, as well as landscape maintenance (mowing). He urges a "neighborhood agreement" that memorializes the conditions represented by the School in its presentations. He thinks that the traffic studies should have paid more attention to pedestrian conditions and impacts.

Lisa Freedman, Lincoln would like the two towns to collaborate to improve condition of Waltham Road, including adding sidewalks.

Sarkis recommended that limitation on hours for construction be imposed.

The Board decided to assemble a list of proposed condition on the site plan approval, and discuss this at its next meeting on August 22, 2016.

### III. Old Business

The Board reviewed the minutes from July 13, 2016. Montague moved to approve as modified, seconded by Murphy. Approved 5-0.

Hill mentioned the informal discussions of convening a Route 20 Corridor Improvement Committee. The Board supports the idea.

Kopelman & Paige will be retained to review the zoning articles and attend the warrant hearing Monday.

The Town Moderator recommended that another public meeting be held prior to the Town Meeting to allow the public to make comments and for education purposes.

Sarkis reported that the Housing Production Plan has been modified by volunteers and will require a vote at the Board's next meeting.

Motion to adjourn made by Murphy, seconded by Hill. Approved 5-0.

Respectfully Submitted,  
Daniel C. Hill