

WAYLAND PLANNING BOARD **DRAFT** MINUTES

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: **April 25, 2017**

TIME OF MEETING: **7:30 P.M.**

PLACE OF MEETING: Town Building, 41 Cochituate Road

AGENDA

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 Whittemore Place Amendment to the previously approved Definitive Subdivision plan in accordance with the provisions of the most recent Subdivision Modification Approval (with Condition) issued by the Planning Board in January 13,1998. The Approval requires that the owner of the subdivision re-apply to the Planning Board prior to construction. The Applicant is also requesting for release of Lot 1 with the associated Parcels 1A and 1B from the Subdivision. The Proposed Development is Whittemore Place Subdivision (Klempner) located at 209 and 213 Old Connecticut Path assessors map 44, lot 2, 3 and 4.

8:15 P.M. Wayland Real Assets Planning Committee Draft report.

8:55 P.M. Approve minutes March 21, 2017 and April 11, 2017, set meeting dates

9:00 P.M Adjourn

D. Hill called the meeting to order at 7:32 PM. D. Hill, I. Montague, K. Murphy, N. Riley and J. Steel in attendance.

No public comment was presented.

Continuation of Public Hearing Whittemore Place:

D. Hill – Mr. King submitted data on seasonal high water and Mr. Reardon has responded.

S. Sarkisian – let the group know A. Reck would not be able to attend the meeting and recommended the Public Hearing be continued to May 9th meeting. Mr. Sarkisian passed out comments from Mr. King, which included the list of items on the Subdivision Amendment found to be inconsistent with the Town of Wayland Planning Board

Subdivision Regulations, and included comments from Tetra Tech and rebuttals from Schofield Brothers.

Mr. King went through those items from the handout line by line, including three major issues discussed at the last hearing on 1) ground water levels, 2) the sensitivity analysis, and 3) locating certain trees on the plans, including conifers over 24" and deciduous trees over 15".

Showing the trees covered items 1 and 2 on the handout. Items 3 and 4 related to colors certain items were shown on the plans which Mr. King agreed with and has since corrected per the comments from Mr. Reardon.

Item 5 involved the roadway ending in a hammerhead style turnaround, where the Regulations require a circular turnaround, and a lower radius than is required per the Regulations. Mr. King noted that a waiver would be required due to no change.

Item 6 involved the addition of a 2' reinforced gravel shoulder on the sides of the roadway. Mr. King agreed with Mr. Reardon's recommendation and added the same.

Item 7 was added to the plan, and included adding the proposed curb radii.

No changes were made to items 8 and 9 per previous discussions on drain easement and no required sidewalks.

A detail on driveway aprons was added for item 10 and a detail on the bound added for item 11.

D. Hill – discuss on whether the Planning Board could issue the permit required by the Conservation Commission for storm water as related to items 13 and 14. The Planning Board is allowed to issue the same for a special permit but it was unclear if this was allowed for a subdivision. Mr. King noted that within the storm water plan that was provided to the Board there was included a full maintenance plan. The question of who would be responsible as between the Town or the homeowner's association had not yet been decided. DPW would like the homeowners to be responsible per a prior request given the type of system being proposed.

For item 15 the septic system for Lot 3 was moved further from the drainage basin and confirmed the seepage pit for the house was not in the setback.

No change for item 16.

On item 17, regarding the pit data being 30 years old, new data was obtained

On item 18 a discussion was had on the basin and whether it would be required to have a stone bottom or keep the wooded nature as currently found. J. Steel asked why not

keep the grass as discussed previously. Mr. Sarkisian pointed out the last meeting the stone was discouraged. The Board will follow up with Mr. Reardon on the same.

On item 21 the septic systems were added to the plan.

J. Steel – pointed out that we need to be clear that the stormceptors would be maintained by the Town as homeowners would not normally have the vac trucks readily available.

D. Hill – an easement would need to run to the Town and to the homeowner's association for access and maintenance purposes.

Anette Lewis – if a private way was proposed there would be no right for the Town to access. If a public way, they could by then what would the homeowner's be maintaining?

Mr. King – pointed out what systems were being proposed and the locations. Ms. Lewis brought up the issue that mixing and matching maintenance responsibilities is an issue. Her suggestion was either to keep as a private responsibility or make the entire responsibility public.

K. Murphy – discussion on the policy behind making the road public.

D. Hill – can include the ability of the Town to be able to do the work and charge the homeowners for the instance where they are not meeting their obligations in order to maintain and repair the storm water systems.

I. Montague – asked whether this would be the only responsibility of the HOA?

Ms. Lewis asked how you do the HOA requirement under a subdivision rather than a special permit. D. Hill responded that the requirement could be included in the decision or a requirement could be recorded with the deed.

Mr. King reported that on item 24 with the survey being dated, they went back out on 4/19/2017 and resurveyed. Trees and sheds have been added. On the plans they also made the clearing limits clearer for anticipated clearing. J. Steel – asked if that was something the applicant was comfortable with including as a condition? K. Murphy pointed out there is currently no requirement on the homeowner's except as related to specific trees on a going forward basis.

S. Sarkisian – as to the no-disturb zone, the intent is to keep as a buffer on Lot 1 and 2a. Nothing was formally included in the plan. J. Steel pointed out that it needs to be more clearly marked if that was the intent.

A brief discussion was had with the owner of 213 Old Connecticut Path on the street trees included in the plan.

For item 26 Mr. King will include a painted crosswalk on Old Connecticut Path.

For item 28, no change, as it is hard to include finish elevations when the style of the house is not known.

On item 29, the swale had the stone removed. Mr. King pointed out the swale would have non invasive velocity with the runoff.

The monitor well readings were provided to Tetra Tech, but not conclusive as they would have liked. Discussions were ongoing between Mr. King and Mr. Reardon on the same. Before the next meeting they would have some additional site data. J. Steel asked why test pits were not being done, rather than relying on the existing monitor wells. Mr. King mentioned it may be an option depending on the data.

D. Hill – discussed the substance of a conversation with Mr. Reardon and Mr. Sarkisian, as the concern is the ground water reading in one specific well compared to the other wells. D. Hill asked Mr. King whether there was a groundwater contour map and Mr. King was going to check the hydrogeology report for the same. D. Hill asked that Mr. King and Mr. Reardon be on the same page on the data as the Board was relying on Mr. Reardon's interpretation of the same.

S. Sarkisian – the current draft of the decision would be amended and provided to the Board for the next meeting.

J. Steel – a discussion on the 2' reinforced gravel shoulder occurred, including whether a Cape Cod berm may make sense on one or both sides of the road. Discussion included Ms. Lewis' comments of 1) where the snow storage area was, 2) where the hydrants were located, 3) issue of lawn care companies parking on the sides of the roads and degrading them, so needed to be addressed. J. Steel asked whether the Cape Cod apron would work for this issue. Ms. Lewis also reiterated her comment on the mixing of the public and private maintenance.

D. Hill – could have a mix of granite curbing and a Cape Cod berm for the final decision.

A motion to continue the hearing to 7:30 PM on May 9, 2017 was made by K. Murphy and seconded by I. Montague. 4-0 in favor.

S. Sarkisian pointed out there was a joint housing meeting the Board should attend at 7:30 PM on the same day and asked if we could move up the continued hearing to 6:00 PM on the same date. Motion to amend the prior motion was made by K. Murphy changing the time of the continued hearing to 6:00 PM. N. Riley seconded. 4-0 in favor.

Wayland Real Assets Planning Committee Draft report.

N. Riley and Ms. Lewis presented the current draft of the WRAP Report and asked for comments from the Board. Recommendations were made regarding some of the examples going into an appendix and the overall formatting. D. Hill wanted to make sure that for the site selection the values were not rigid requirements, but could be changed based on certain projects valuing certain categories of things. D. Hill made a motion to endorse the report subject to the Board's comments. K. Murphy seconded. 4-0 in favor.

Approve minutes March 21, 2017 and April 11, 2017, set meeting dates

Motion was made to approve minutes for March 21, 2017 with the edits discussed by K. Murphy. I. Montague seconded. 4-0 in favor.

Motion was made to approve minutes from April 11, 2017 with the edits discussed by I. Montague. K. Murphy seconded. 4-0 in favor.

Planner Report by S. Sarkisian on Mr. Schultz's letter regarding Spencer Circle which was passed out to the Board.

Update on Rail Trail with DCR, Eversource and MBTA. Close to finalizing the MOU. Likely to start in August. Financing was in place.

Motion was made to adjourn by K. Murphy. I. Montague seconded. 4-0 in favor.