

Wayland Planning Board Approved Minutes for March 21, 2017

DATE OF MEETING: **March 21, 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

Approval Not Required Plan Mainstone Farm. 87 Old Conn Path

7:35 P.M. Continuation of Public Hearing Whittemore Place

The Wayland Planning Board will hold a public hearing on Tuesday evening, March 7, 2017 at 8:15 PM, in the Wayland Town Building, 41 Cochituate Road for an 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.

8:10 P.M. Preliminary discussion on concept plan for 74 Moore Road

8:45 P.M. Approve minutes February 7, February 28, 2017, March 7, 2017

9:00 P.M Adjourn

D. Hill called the meeting to order at 7:34 PM. D. Hill, I. Montague, A. Reck, and N. Riley in attendance.

Approval Not Required Plan for Mainstone Farm. 87 Old Conn Path.

S.Sarkisian explained the ANR plan before the board that consisted of three sheets. The plan was required for the Conservation Restriction of Mainstone Farm that consists of 212 acres of land. S.Sarkisian further described the notes on the plan as it related to the building envelopes and the requirement that a water main be replaced and extended.

D.Hill commented that even though the Planning Board does not have jurisdiction as part of the ANR process he wants to make sure that the easements are given to the Town of Wayland for the water main and access. This documentation should be part of the closing and that he will discuss with Mark Lanza.

I.Montague motion to sign ANR plans as presented

2nd K. Murphy

Vote 5-0

Whittemore Place:

D.Hill informed the board that it did not receive its peer review report from Tetra Tech.

S. Sarkisian handed out copies of the Tetra Tech proposal that included the scope of work and review.

F.King gave the board an update since our site visit. Two changes have been made to the plans.

- 1) The driveway to Lot 2a was relocated further away from the property line of 209 Old Conn Path.
- 2) DPW requested that the driveway move closer to the swale to allow DPW equipment to provide better access. Plan also calls for saving and protecting the existing dogwood tree.

F.King reviewed the comments from DPW Director regarding the road width 22', maintenance of storm water system and the hammer-head turnaround.

S.Sarkisian requested that the board determine a paved width for the project and that the Storm Water Maintenance needs special attention. He also recommended that a box or building envelope be established for Lot 2a.

Dr. Klempner commented on the road regarding the removal of snow in the winter. He stated that the plan submitted is much better with less impervious area and that he strongly supports 18' wide road width.

The board discussed the issue of road width and all were in favor of an 18' wide road pending peer review of the drainage system.

I.Montague commented that there is precedent for a hammer-head turn around and asked where the board had recently approved such a turn around?

S.Sarkisian stated that Summer Lane is an example of a street with this type of hammer-head turn around which is up for Street Acceptance Spring 2017 Town Meeting.

K.Murphy commented that we use to have issues with the standard cul- de- sac turn around regarding difficulty of plowing and maintenance.

D. Hill stated that he wants confirmation from our peer review consultant that there will be not be any stormwater flooding as a result of this development.

F. King stated that the system has been designed for a 100 year storm and that 55% of suspended solids will be removed at the collection device. The basin will provide additional pre- treatment.

I.Montague asked if there are any maintenance issues with this type of drainage system?

F.King stated that it functions like a catch basin cleaned once a year and inspected two or three times a year.

K..Murphy requested a strong O&M Plan and wants to make sure that the swales need to grow higher than an ordinary lawn. He supports the road becoming a Town accepted road.

A.Reck supports the project, but wants to wait for the results from our peer review.

Andy Meyers of 215 Old Conn Path was concerned about snow removal especially nears his driveway once it is constructed. A.Meyers further stated that he is working on an agreement with Dr. Klempler.

D. Hill recommended that a condition of approval be placed in the decision.

K.Murphy requested that the agreement be in place before our next meeting.

Dr. Klempler assured the board that we will come to some agreement.

Motion to continue the meeting to April 11, 2017. K.Murphy will be calling in at 6:00P.M. due to geographic distance.

2nd A. Reck

All in favor 5-0

Preliminary discussion on concept plan for 74 Moore Road

Michael Sullivan from Sullivan & Connors, Joseph Tamposi, Jake Tamposi and Brian Levey from Beveridge & Diamond.

M. Sullivan presented the concept plans to the board to develop the property at 74 Moore into a 3 lot subdivision with one of the three lots being developed as an ANR plan off Hickory Hill Road.

M.Sullivan stated that it is early in the process and have flagged the wetlands and conducted subsurface testing for septic. The site still needs topo and also needs property line survey. The site consists of 7.8 acres and is gradual in the front and slopping to the wetlands to the rear. The zoning district is R-40,000 with 180' of frontage.

M. Sullivan presented a conventional subdivision with a 360' road and cul-de-sac with 3 lots saving the existing house. The existing barn would have to be removed under this plan.

D.Hill questioned why the barn would have to be removed.

N. Riley asked how old the barn is and reminded everyone that the Town of Wayland has a demolition delay bylaw for this Spring 2017 Town Meeting.

J. Tamposi stated that the barn was built in 1820.

M. Sullivan presented the Conservation Cluster Plan with no major waivers required for approval. The plan would create 3 lots including the ANR lot off Hickory Hill Road. There would still be three lots with this plan each lot would have an area of 50,000 sq.ft. with 50' of frontage.

D. Hill expressed concerns regarding the bulb to create frontage and explained that the board recently addressed this issue in our subdivision regulations.

M. Sullivan stated that the lots would be better for the homes under a Conservation Cluster because we do not have a sideline set back. He further stated that only two waivers would be required 1) 50' perimeter of buffer and 2) the lots are not served by a new subdivision road.

D. Hill raised the issue if the open space complies with the bylaw. He reminded the applicant that the board recently updated its open space requirements.

S. Sarkisian presented to the board a proposed to provide a missing trail connection that would complete the loop from the Sudbury River at Town Center, through Cow Commons. The connection would connect the Sedgemoor Reservation to the Castle Hill Reservation. The proposed project at 74 Moore Road may be able to accommodate this connection through its parcel.

Discussion on the trail followed.

B. Levey thanked the board for its feedback and stated we will see what the opposition is when we finally make an official application.

Approve minutes February 7, February 28, 2017, March 7, 2017

The board reviewed the minutes as shown above.

Motion to approve minutes as amended K. Murphy.

2nd A. Reck

Vote 5-0

Motion to adjourn made by K. Murphy. A. Reck seconded. Motion approved 5-0.

Attachments: ANR Plan Mainstone Farm, Tetra Tech proposal and 74 Moore Road concept plans.