

WAYLAND PLANNING BOARD MINUTES

FILED BY: Sarkis Sarkisian, Town Planner
DATE OF MEETING: **November 28, 2017**
TIME OF MEETING: 7:30 P.M.
PLACE OF MEETING: Town Building 41 Cochituate Road

AGENDA

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

- 1. Open Meeting Public Comment (7:30 P.M.) Informal Discussion on 12 Cochituate Road Grout –Heard House Article 16 Aquifer Protection District – Paving and Parking improvements.**
- 2. 74 Moore Road Conservation Cluster Development Special Permit continuation of Public Hearing. (7:35 P.M.)**

Owner: Tamposi brother LLC

Application: for a Conservation Cluster Development

Jurisdiction: Special Permit Granting Authority

Purpose: Development in a manner consistent with the following objectives:

- Promoting the more efficient use of land in harmony with its natural features.
- Encouraging the preservation of open land for conservation, agriculture, open space and recreational use and preserving historical and archaeological resources.
- Protecting existing or potential municipal water supplies.
- Protecting and promoting the health, safety, convenience and general welfare of the inhabitants of the Town of Wayland.

Decision - Planning Board has 90 days from public hearing September 19, 2017 or December 18, 2017.

Staff Notes: See attached draft decision

Recommendation: Continue hearing, discuss peer review report from BETA, Don Leighton, LA, ASLA dated October 11, 2017. And review revised plans October 18, 2017. Review Stormwater Management Report, Revised Cluster Plans dated October 23, 2017 and peer review report by TEC.

- 4. Minutes of November 7, 2017, for approval (8:30 P.M.)**

5. Discuss potential Zoning Articles. (8:35 P.M.)

6. Cascade 113 & 115 Boston Post Road revised presentation (9:05 P.M.)

7. Set Bond amount and release lots on Whittemore Place subdivision 213 Old Connecticut Path. (9:25)

8. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting

9. Adjourn (9:30P.M.)

D. Hill opened the meeting at 7:33 PM. I. Montague, D. Hill, K. Murphy, N. Riley, J. Steel in attendance.

Open Meeting Comment:

No public comments.

Discussion on Grout-Heard House:

- Margery Baston and Molly Faulkner gave a presentation on the Wayland Museum which is known as the Grout-Heard House. Have had issues with the driveway and parking for some time. They are meeting with various Boards and Commissions related to different options. Historic District Commission agreed to a number of different options, for financial maintenance and other reasons they eliminated some of the possibilities. Every Building in the historic district has asphalt and Historical District Commission has approved the same. There are now plans that have been drawn up, which include infiltration trenches. We are in front of the Planning Board because the proposed impervious area is over 15%. Discussion ensued:
 - Mr. Sarkisian – APDB requires only 15% of impervious surface within this district. The proposed project would create 18%. There is no exemption for an existing historical structure or area within the by-law. They do need to go in front of the Conservation Commission for the storm water bylaw. Does not appear there is an ability to waive the special permit requirement as required by the by-law. Question whether there is a possibility to waive any of the requirements for advertising, fees, public hearing, etc. given the fact that this is a town organization that is a museum. J. Steel agreed to meet with them to discuss possibilities for redesigning to get below the 15% threshold.

74 Moore Road Conservation Cluster

- Mr. Sarkisian updated the Board on the timing of the Application – the Board needs to make the decision by December 18, 2017.

- New materials for tonight's meeting – November 16, 2017 updated plan set; Board of Health; Conservation Commission; Town Engineer and TEC Response
- Discussion ensued:
 - Mr. Sullivan gave presentation on the changes to the plans – includes protected trees having a note on the plan; failed perc shown on the plan, common driveway moved related to the trees, stone apron locations during construction shown on the throat on the entranceway. Went through the revisions to the Plan with the Board of Health. More definitive design on the septic systems. ANR lot property line changed related to the path for the open space. Erosion barrier shown.
 - D. Hill – what was the change made on the septic. Mr. Sullivan – was previously shown as a rectangle. Actually includes the size, design, takes into account the groundwater clearance, etc. to confirm the least amount of disturbance on the trees to be saved.
 - Mr. Sarkisian – the Lot 3 house is still in the same location. The excavation for the house will be in the 50' no disturbed. Question is whether the footing which would be beyond the wall to the house would be in the 50' no disturb. Mr. Sullivan confirmed the house envelope was not moved.
 - D. Hill – follow up on the question that came up during the last meeting about the minimum length of the cul de sac. Mr. Sullivan showed an updated plan with the correct calculations, though the Applicant is relying on the other method of calculation as well as the fact that they would be entitled to present a conventional subdivision plan with a list of requested waivers, of which this would be a waiver.
 - D. Hill – question about the tall pine trees. Mr. Sarkisian followed up with Don Leighton and his recommendation would be that the new plan material being put in would grow at a much faster rate if the tall pines are taken down. Abutter, Andrew Phillips requested that they keep the trees but would be willing to defer to the experts on this. D. Leighton recommends 8'-10' evergreens along here. Attorney Brian Levey for the Applicant – Applicant accepts the recommendation of the expert. Looking for some flexibility in the language of the condition to be able to protect the screening that is being required to be put in.
 - D. Hill – had a couple of questions about title on the property. How do we know the acreage on the wetlands? Had an ANRAD done? B. Levey – there is a sign off letter from TEC on the density dated November 3rd. D. Hill – believes this relates to the 3 lot subdivision plan and not the current calculation. Would like TEC to be able to confirm the numbers for the current plan. Mr. Sullivan to send CAD files for this purpose. A portion of

the land was registered. Was deregistered following the purchase by the Applicant. Mr. Sullivan did a complete perimeter survey. D. Hill wants the record to be clear on how many lots can be done. Mr. Sullivan will also talk to his land surveyor to determine the discrepancy on the registered land plan and the current plans.

- D. Hill – on the 50’ buffer, it includes the 20’ access easement. Do they control that land? B. Levey – answer is yes, for the passing and repassing. Easement is for travel, not for building buildings. D. Hill – can they pave it? Intention is for 50’ no disturb buffer. D. Hill – vested interest in the easement comes in front of the permit.
- Andrew Phillips - for the Wayside Abutters the profile as-is is less intrusive for Lot 3.
- J. Steel – back yard limit of work line is a little amorphous. Is this a true creation or existing conditions? Mr. Sullivan – runs along the flood plain. J. Steel – would have to be bounded to inform the land owners.
- Question of potential protection for the barn – Applicant is unsure what the Board really wants here. Current draft is a place holder on whether there should be a façade easement or some time to give different alternatives. D. Hill would like to see a historic preservation easement on the barn. Means the same as a CPA historic easement. If someone wanted to modify the structure they would need to get permission from either the Planning Board or Historic District Commission. I. Montague – some sort of demo delay? D. Hill – unless there is approval from the appropriate Board or Committee the barn cannot be torn down. This is a major benefit of the conservation cluster. Could insert the process for the Historic District Commission into this.
- Review of Conditions:
- Mr. Sarkisian –will follow up with Don Leighton on tall pines; Mr. Sullivan is going to give explanation on survey issue and CAD file to TEC who will confirm the numbers; Mr. Sarkisian following up with Conservation Commission issues related to dewatering, concrete washout and type of bounds;
- I. Montague made motion to continue to Wednesday December 13th at 7:30 P.M.. N. Riley seconded. 4-0 in favor.

Minutes moved to next meeting.

Discuss potential zoning articles:

- Recreational Marijuana – Mr. Sarkisian handed out a timeline from Wayland Cares. Having a meeting Friday at 9 AM. Trying to decide whether to go forward

with an opt-out option. Based on 20% of liquor store licenses so we would end up with a cap of 6 recreational marijuana facilities. Discussion on next steps and role planning board will play.

- Review of proposed zoning bylaw revisions –
 - Interest in changing parking requirements. Building height also under consideration. Landscape buffer. Discussion on gas station retail uses. Want to have an informal discussion on the gas station and car sales issue.

Whittemore Place:

- Mr. Sarkisian – the Decision had a condition that they needed to put the binder for the road in before the lots could be released. \$41,950 to finish the road. Mr. Sarkisian recommends we round up to \$45,000 or \$50,000. Town Engineer reviewed. Board determined \$45,000. I. Montague moved. K. Murphy seconded. 4-0 in favor. Mr. Sarkisian confirmed Town Engineer and on site consultant have inspected the road.

Town Planner's Report:

Mr. Sarkisian reported that the Town got the DCR grant for the rail trail he recently applied for. DCR grant will cover the design and permitting for the bridge. DCR will contribute \$60,000 and the Town will provide \$30,000.

Mr. Sarkisian reported that he has delivered LIP application to DHCD for Covered Bridge. Wayland resident will be able to apply for one of the units.

Mr. Sarkisian reported discussion and settlement talks concerning Oxbow Field.

K. Murphy motion to adjourn. I. Montague seconded. 4-0 in favor. Meeting adjourned at 10:22 PM.