

## WAYLAND PLANNING BOARD FINAL MINUTES

FILED BY: Sarkis Sarkisian, Town Planner  
DATE OF MEETING: **July 11, 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 the Site Plan Approval 91 Oxbow road.**

The purpose of the hearing is to act on a request for Site Plan Approval and Review for 91 Oxbow Road which is accessed off Trout Brook Road for the construction of a multi-purpose natural grass athletic field with the dimensions of 110 yards x 70 yards. The proposal will also include an additional 45 parking spaces and a turnaround on dense graded crushed stone gravel. This application is made at the request of Wayland Recreation Commission, Edward C. Sanderson.

**8:15 P.M. 104 Plain Road Discussion on Open Space per Decision dated February 18, 2015.**

**8:30 P.M. MassWorks Infrastructure Grant Program submittal, by Town Planner**

**8:45 P.M. Approve minutes May 9, 2017 May 23, 2017 and June 20, 2017**

**9:00 P.M Adjourn**

I. Montague opened the meeting at 7:35 PM and reviewed agenda. D. Hill, A. Reck, N. Riley and J. Steel also in attendance.

No public comments.

### **Continuation of the Site Plan Approval 91 Oxbow Road**

S. Sarkisian – handed out documents related to Oxbow Road. Included peer review report from Tetra Tech.

I. Montague – for clarification, discussed that purview is not whether the field can be built. Planning Board has been pulled into this process due to the parking changes. Planning Board works closely with other Boards in Town, but anything related to lighting, timing, etc. are only recommendations.

Mr. Sarkisian – reached out to the original engineers, CMG Environmental who did the original ESA environmental report, and was kind enough to reach back out to Mr. Sarkisian. Confirmed that there are no activity use limitations and that the Town would not have taken possession of the land without having made sure that the environmental conditions were taken care of satisfactory for residential use and the current use. Spoke with Carolyn Boyse, proper protocol was followed.

Mr. Sarkisian ran through his recommendations based on the information that has been provided.

Mr. Garry went through the revisions to the plans, including a narrowing of the field and movement of the site to reduce the number of trees that would need to be removed. Consultant recommended no gravel turnaround. Suggested to install drainage or bio swale. Discussed moving sidewalk further north and in-filling the area closest to the area near an abutter with tree screening. Land where the pine trees are today is about 3-4' above where the field is. Will need to slope for erosion and some cutting of trees will need to take place. Discussion of a wall on that side, but did not seem to be a good option.

J. Steel – asked why not a wall? Mr. Garry responded would be a very long wall and likely not in conjunction with the neighborhood. J. Steel – possibility to use wall for informal seating? Could save 10' of the woods with a wall but could have disturbance with the building of a wall. Right now no seating is planned.

A. Reck – seems that along the span it is pine trees. Eastern white pines. Currently a pastoral scene, which may not feel as natural with a wall. Mr. Garry – agreed that it was a pleasant place to play surrounded by pine trees. May want to plant some maples at some point to vary trees. A. Reck – any buffer between path and field? Mr. Garry - yes, there will be trees between the path and the field. I. Montague – asked whether most of the trees there now will remain.

N. Riley – wanted to be clear what will come of our recommendations. S. Sarkisian – will go to Recreation Commission as the Applicant. Applicant is also before Conservation Commission.

Public Comments:

Pat Thompson – speaking as an abutter from Lincoln, got letters as abutters that the meeting and site visit was taking place. When the housing was going up she could

have taken notes on what the contractors were saying given she could hear everything. The fact that she can hear everything will continue with the fields.

Susan Karl – no games before 7 AM. Does not make sense if no landscaping before 8 AM. Kids need to come up early to practice. Brett Wright, Vice Chair of Recreation. Also a coach and referee for soccer. Correct, half an hour before game they are expected to show up. Games typically do not start until 9 AM. Question is what is reasonable. Believes that 7 AM was a good recommendation given that they do not want to get into a situation where they cannot start a game early or get there a half an hour early to the point where the field becomes a useless area. N. Riley - can we recommend starting the game at 8 AM with the understanding that children will come a half an hour earlier? Youth on Saturday, adults on Sunday with adults not starting until 9 AM.

Lena Russo – on the Board of Trustees at the 89 Oxbow Residences. Was unable to attend the site visit, but a number of concerns among the ones that have been voiced already. First is overflow parking issue. With site visit there was already a line of cars along Trout Brook Road. Building was built with the intention of being “green”. There are retention basins along the road and there will be overflow parking, litter and people walking. These basins will need to be clean to avoid flooding. Another issue is that the lot is “empty” and a lot of drug and sexual activity that takes place. They have notified the police on occasions. Concerned that a bigger lot will create more space for these types of activities, especially without lights (which they support no lights). Concern about who will take care of the portion of the road to the units that is owned by the Town. Right now they maintain and pay for this area and concern going forward on who will pay for it. As of now, they already have people who come in and park in their spaces. They do not tow cars, but are concerned about this becoming more of an issue. There are other concerns of the residents in terms of quality of life, much of which has already been voiced.

Ginnie Redpath – has lived in the area for the past 15 years and traffic and speed has increased during that time. Walks and has dogs. Concerned about density of the area. There are very narrow windy roads, and has been a fatality. Why is there a need for so much parking. Needs to be rethought as not a good location for a soccer field.

Joanie Wexler – spoke at the last meeting. A walker, and not the only one. People with dogs, bikes, etc. Blind corner going left out of Trout Brook. Will Wayland have a police presence to help people in and out?

Diana Beaudin – was at site visit and at last meeting. Only 3 weeks notice of these meetings. Question was raised last time as to whether Board of Selectman was notified. Reviewed traffic safety report. Written in February and March without the maximum number of strollers/walkers on the road. Would recommend another traffic study. On environmental issues, appreciates the Town took the appropriate cautions at that time period. It is now 13 years later and will have disturbed soil. Hope is to not find

anything, but does not want to take the chance. Many issues outstanding related to conservation. No mention of a bathroom.

Olivia Stytham – At the last meeting, the site visit and here now. Drives to work and parks in the area and comes back from work late at night and sees confirmation of the drug use there. After the site visit there was a bag of garbage left and concern is this will only get worse and they will be the ones cleaning it up. Also concern about safety in terms of driving. No sidewalks. Has not hear anything about the fields being in bad condition.

Mr. Wright – as to field selection he pointed out they would not be before the Planning Board if it were not for parking. Went to great lengths to ensure there would be no parking other than parking in legitimate spots. No paving, so permeable surface. As far as site selection there are plans for Loker as has been discussed. Normally there is a porta toilet and thinks it is a good idea. Could be whatever color they would prefer and has found it helps prevent people going into the woods. Would be removed and is put in and out seasonally.

Susanne Gwinner – Board member at Lincoln Ridge Condominiums. Several questions about the use. What percentage of use do the Wayland fields get from out of Town teams and organizations. Mr. Wright - likely none on this field that are non-Wayland residents, though possibly 85/15 in town versus out of Town. Question of what would be scheduled on the field in a typical summer? Not typical youth programs, but could be summer camps. Mr. Wright – used in the spring and fall for sports, could be lacrosse or soccer, etc. Will be tracking the first season closely to try and anticipate future needs.

J. Steel – questions raised about maintenance. Trash and parking lot. All of fields have recycle and trash bins. Mr. Wright - all leagues police their use and as a Town property the Recreation Commission oversees and grants permits. Department of Public Works maintains and removes the trash. Very adamant that the users clean up after themselves. May be able to incorporate recommendations on maintenance into the decision.

60 days to make a decision on site plan approval. Expires on August 9<sup>th</sup>. Would need to schedule the meeting before August 9<sup>th</sup> and have a final decision done by that point.

Motion to continue the hearing – N. Riley. N. Riley rescinded the motion and replaced with a motion to continue hearing to August 8<sup>th</sup> at 7:35 PM. A. Reck seconded. 3-0. (D. Hill in attendance, recused.)

#### **104 Plain Road Discussion on Open Space per Decision dated February 18, 2015.**

D. Hill – for background, Planning Board voted to approve the conservation cluster and an ANR plan was shown to the Board and approved. After the decision was rendered we were presented with another plan, called site development plan, endorsed on March

3<sup>rd</sup>, 2015. Plans recorded together in the Registry. March 3<sup>rd</sup> identifies two open space parcels. Parcel B was conveyed from 110 Plain Road by an abutter to be able to reach the 5 acre threshold for a conservation cluster. Decision referenced 2.89 acres of open space, which was both parcels of open space. Open space was to be conveyed to the Conservation Commission and if it was going to a different entity the applicant needed to come before the Board for a minor modification.

About a month ago it was brought to the Board's attention that the open space Parcel B was conveyed to the applicant and conveyed back to a realty trust controlled by the abutters at 110 Plain Road. At a Conservation Commission hearing the Commission declined to take ownership of the land. Applicant – went to the Conservation Commission as part of the process and it was anticipated they would accept the parcel and wanted a parking space.

D. Hill – intent of decision was that the open space would be consolidated and would be held by Conservation Commission, or SVT or another group along those lines.

Steve Schneider – also in attendance as an abutter for background on how the consolidation of the parcels came about as the neighbors wanted to avoid a large subdivision in the area. The best decision for the neighborhood was to do what was done in terms of the conservation cluster.

D. Hill – on a going forward basis we may need to include stronger conditions to avoid this circumstance and provide better oversight. Not a suggestion of mal intent, though goal is to avoid having this occur in the future.

In the interest of getting the issue resolved, Applicant agreed to discuss (i) with SVT their willingness to accept the parcel, in conjunction with Mr. Sarkisian, and (ii) with the neighbors the potential for transferring that additional parcel from the neighbor to SVT or another group to meet the requirements of the conservation cluster. Goal is to report back with a status update in the next two weeks.

### **MassWorks Infrastructure Grant Program submittal, by Town Planner**

Related to Route 20 corridor and River's Edge. Want to put in a new water main from Pelham Island Road through the intersection near Russells. Force main for the sewer along Route 20 and direct connections by pump also needs to be replaced. Goes into the Town Center property now. Bringing sewage from Route 20 to the wastewater treatment plant. Design for missing gaps in sidewalks is done for the Route 20 corridor, but would not extend sidewalk to River's Edge, but would extend bike trail.

Applied for MassWorks funds three times. Purpose is to jumpstart infrastructure and improvement projects. Grant round opening up August 4<sup>th</sup>. Asking for \$2,400,000. Issue that Sarki has to go through is the several Boards and Committees that Sarki needs to get approval to apply for.

Ms. Balmer – let Mr. Sarkisian know the Board of Selectman needs to approve the application. Normally a lot of community involvement for 6-12 months. Before BOS needs to go to the Board of Public Works and needs to go to the Wastewater Management Commission.

D. Hill – should work with the various Boards and Commissions to decide what project to get behind. Likely should be the project that is the most shovel ready.

One option – rail trail extension.

Additional option – water main. D. Hill thinks we should focus on the water main extension to River's Edge. More likely to get something related to affordable housing. How much design work on the water extension. Engineered estimates and preliminary concept plans.

1. Route 20 waterline replacement – Tata & Howard concept and estimates
2. Force main – nothing as of yet.
3. Water line from Russells to River's Edge – same as 20 water line.
4. Sidewalk gaps on Route 20 – 100% plans including
5. Rail trail (including bridge) – bridge study but no design plans.

Decision to focus on the two water main projects due to plans available.

Motion to direct the Planner to apply for MassWorks grant related to two water line projects.

A. Reck moved, I. Montague seconded. 4-0 on favor.

### **Approve minutes May 9, 2017 May 23, 2017 and June 20, 2017**

Motion to approve May 23<sup>rd</sup> minutes. I. Montague moved, A. Reck seconded. 4-0 in favor.

Motion to approve May 9<sup>th</sup> minutes. I. Montague moved; A. Reck seconded. 4-0 in favor.

Will work on June 20, 2017 minutes and S. Sarkisian will post draft minutes for now.

Meetings scheduled for August 8<sup>th</sup> and August 15<sup>th</sup>.

Objectives and goals over the next few months:

Put Mr. Sarkisian's evaluation on the agenda for August 15<sup>th</sup>. August 8<sup>th</sup> will be for Oxbow Road.

J. Steel – if there is a way to get the information in advance, i.e. not during the meeting. A. Reck, if we can get the information in advance it makes us much more productive. J. Steel – 2 suggestions, 1) on the agenda the detail/background should be able to roll directly into the meeting minutes as well as recommendations to the Board. A little bit of

vagueness in terms of the action and next steps. 2) may help to identify the jurisdiction for each of the items. J. Steel to email an example. Would like to be able to plan the meetings further in advance, perhaps an annual calendar?

D. Hill – discussion on projects. Need to discuss spring zoning amendments and get something on the calendar for a discussion on that. Need to put on our homework list zoning amendment ideas for what we want to tackle. Going on the agenda for August 15<sup>th</sup>.

Also want to work more on the Route 20 corridor. Need to identify goals and hurdles.

Need to chase down excess profits on the affordable housing units. D. Hill to send letter from prior discussions.

### **Adjourn**

Motion to adjourn – I. Montague; seconded A. Reck. 4-0 in favor. 10:48 PM.

#### **Distributions:**

Tetra Tech Report, dated July 11, 2017

Ltr. From Board of Directors, Lincoln Ridge Homeowners Association, dated July 7, 2017

Email from Joel Wechsler and response form