

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE**  
**NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law  
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: **Wayland Planning Board**  
FILED BY: Sarkis Sarkisian, Town Planner  
DATE OF MEETING: **October 3, 2017**  
TIME OF MEETING: 7:30 P.M.  
PLACE OF MEETING: Town Building, 41 Cochituate Road

**Final Minutes**

**Attendance S.Sarkisian, D.Hill, I. Montague, J, Steel, K.Murphy**

- 1. Open Meeting Public Comment** (7:33 P.M.) D. Hill opened the public hearing and went through the agenda.
- 2. Public Hearing Re: Zoning By-Law Amendment - Marijuana establishments and Moratorium** (7:38 P.M.) Public hearing notice was read.

Wayland Cares is proposing to adopt an amendment to the Zoning Bylaw that would provide a new definition of a Marijuana establishment and place a temporary moratorium on the use of land or structures for Recreational Marijuana Establishments through January 1, 2019 or six months from the date that final regulations are issued by the Cannabis Control Commission

Jason Verhoosky Director Wayland Cares and Sara Greenway presented the article.

S. Sarkisian passed out the article that was in the original Warrant.

J.Verhoosky stated the language was modified.

D. Hill asked for copy of language.

Board discussed language and was in agreement that a 6 month delay would give the board and Town time to further study.

I.Monatgue stated he further recommends the article and as a Father of young daughter he has a lot of concerns regarding allowing Marijuana establishments in Town.

D.Hill - Motion to support the article as presented and issue report.

2<sup>nd</sup> K. Murphy.

Vote 4-0

J. Steel requested that in the report we state that the benefit of the article will give us an opportunity to educate the public and look what other town's around us are doing.

Motion to close hearing

2<sup>nd</sup> K. Murphy

Vote 4-0

### **3. Lot 3 Michael Road Affordable Unit approval (8:05 P.M.)**

Request: The applicant New Meadow seeks approval of Affordable Unit Design

Authority: G.L. c.40A, § 5 - Special Permit Granting Authority - Planning Board issued a Special Permit for a Conservation Cluster for the Michael Road.

Staff Notes and Correspondence:

- Decision 01-2010 section 3b. stated “The Applicant shall submit copies of elevations and floor plans for the affordable unit within the development for review. The Applicant shall submit the plans for the affordable unit prior to submission of the building permit for the affordable unit, for the Board to review and ensure conformance with §198-2205.3.1 and §198-2208.2.”
- Letter from New Meadow Development dated September 20, 2017
- House Plans for New Meadow Development Lot 3 Michael Road. Affordable unit

Staff Recommendations:

- Staff recommends approval with conditions regarding affordable housing restrictions and marketing plan.

Ken Chase appeared before the board with house plans for the Affordable Unit at Michael Road. K.Chase stated that he had purchase all of the remaining lots at Michael Road and will complete the development.

S.Sarkisian stated that this design was approved for Sage Hill development and is a very attractive unit.

D.Hill stated that he wants to review the condo documents, Master deed, deed rider and application to DHCD before an occupancy permit is issued.

K.Chase stated that he will have said documents well before a CO is issued.

J.Steel pointed out that sheet 7&8 should really be sheets 1&2.

Motion to approve plan by D.Hill

2<sup>nd</sup> by I.Montague

Vote 4-0.

### **4. Approval Not Required (ANR) plan for 209 Old Connecticut Path (8:15 P.M.)**

Summary: Mark Klempner, David Green

Authority: Planning Board Approval 3 members required for signature

Staff Notes and Correspondence: :complies with the zoning district frontage and lot area.

Staff Recommendations: Approval for signature.

S.Sarkisian presented the ANR plan for 209 Old Connecticut Path. The lot lines did not change and are the same lines as approved of the subdivision of Whittemore Place back in June.

S. Sarkisian stated that the owner of 209 Old Connecticut Path wanted a new deed and plan showing the lot is totally separate from the Subdivision.

D.Hill raised a question regarding the actual dimensions of the lot and wanted to be clear that it is the same exact lot.

Motion to sign the ANR plan by D.Hill

Moved by I. Monatgue

Vote 3-0

## **5. Department of Conservation and Recreation Partnership Matching Funds Program application approval of funds for the Mass Central Rail Trail (8:32 P.M.)**

### Summary:

The MCRT-Wayside is one of DCR's highest priority new multi-use trail and greenway initiatives. The Town of Wayland recently completed about a ½ mile of the trail at their Town Center, and DCR and Eversource plan to construct and pave approximately 4 miles of the trail this fiscal year. Just west of these completed sections is the old Great Meadows, 9-bent, timber-pile rail road bridge that will need rehabilitation to continue west.

DCR bridge section completed a preliminary "Evaluation of Bridges on the MCRT - Wayside" in 2015. In 2016, the Town of Wayland completed an additional "Re-Use Assessment and Inspection." The proposed project will develop final rehabilitation plans and permit the bridge rehabilitation project. Budget estimate \$90,000. DCR will commit \$60,000 and the Town of Wayland will commit \$30,000. DCR will manage the project.

DCR will commit \$60,000 and the Town of Wayland will commit \$30,000

### Staff Notes and Correspondence:

- Draft Partnership application.

### Staff Recommendations:

- Staff recommends approval.

Larry Kiernan Rail Trail presented an update on the Rail Trail and supported the use of CPA funds of \$30,000 for the DCR Partnership Matching Funds Program. DCR would match \$60,000.

Discussion followed on which funding source CPA or Gift funds.

K.Murphy stated that gift funds would require BOS approval and that we should inform them either way. This is a good opportunity for the Town to complete another portion of the trail.

J.Steel asked who would manage the grant?

D.Hill Motion to instruct the Town Planner to complete the grant application and file with DCR and that the source of funds to be used would be CPA.

2<sup>nd</sup> I.Montague

All in favor

## **6. Minutes of September 5, 2017 and September 19, 2017 for approval (8:30 P.M.)**

We will distribute minutes at our next meeting.

Town Planner Report

S.Sarkisian presented the scenic tree GIS system to the board that will be used for the tree hearing on October 24<sup>th</sup>. S.Sarkisian thanked the DPW for pulling this information together in a complete data base.

S.Sarkisian presented the 24 School Street power point to the board.

Planning Board reviewed their Schedule for November.

J.Steel requested that we post on the website upcoming meetings and time frames to give applicants notification which will allow more time for board members to review documents.J. Steel also commented that our meeting minutes should reflect the agenda and will make it easier and will cut down on the amount of retyping.

D.Hill Strongly recommended that the Zoning Board of Appeals for both 40b projects hire peer review consultant to study hydrology of the sites to evaluate the impacts from the septic system on groundwater. D.Hill stated that he wants to meet with members of the board of health. He said that the Pine brook is a cold water brook.

S.Sarkisian handed out the 89 Oxbow appeals from KP Law.

Motion to adjourn

Move K.Murphy

2<sup>nd</sup> I.Monatgue

All in favor vote 4-0 Adjourn 9:25 P.M.