

Wayland Planning Board Approved Minutes for March 7, 2017

DATE OF MEETING: **March 7, 2017**

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

PLACE OF MEETING: Town Building, 41 Cochituate Road

RevAGENDA

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

Wastewater Wayland Meadows Old Sudbury Road Wayland Assessor map 23-052T – Divide parcel for municipal purposes

150 Main Street update- demolition permit, Deed Sale and off-site traffic improvements.

Sign Michael Road Stormwater Maintenance Covenant.

7:35 P.M. Public hearing 24 School Street

The Wayland Planning Board will hold a preliminary public hearing on Tuesday evening, March 7, 2017 at 7:35: PM, in the Wayland Town Building, 41 Cochituate Road, Wayland, MA. The purpose of the hearing is to act on an application before MassHousing for 24 School Street. The proposal is to construct 12 Townhouse rental units with three units being affordable. The Applicant is Windsor Place LLC. The public is invited to attend and offer comments regarding this application

8:15 P.M. 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, 41Cochituate 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.

9:15 P.M. Approve minutes February 7 **and February 28, 2017**

9:30 P.M Adjourn

D. Hill called the meeting to order at 7:47 PM. D. Hill, I. Montague, A. Reck, K. Murphy and N. Riley in attendance. The Housing Partnership was also in attendance for the 24 School Street public hearing. The meeting was moved to the Large hearing room based on the number of people in attendance.

Public Hearing was held regarding the proposed 40B development at 24 School Street:

D. Hill gave a presentation on 40B developments generally and clarified that we were at the public hearing because an application was made to MassHousing as the subsidizing agency, after which MassHousing collects evidence as part of their review process for the application.

Public Comment was presented:

- 1- Sheila Carel – Joyce Road – email was presented regarding the history of Cochituate and the area surrounding 24 School Street. Reference was made regarding inconsistencies in the application for the development in the property listing versus the GIS system. Ms. Correll noted that the barn located on the current parcel is listed as the last original barn in Cochituate.
- 2- Christina Rodrigo – School Street – several concerns, but mainly the fact that the intersection is very dangerous and will add to the traffic to have such a significant development. Ms. Rodrigo made the point that there is not a lot of open space and that there is a concern with families and children playing on the small strip near the busy intersection. Ms. Rodrigo also made the point that the units were unsuitable for the very people 40B is intended to help, which are families and older residents with 3 flights of stairs. Ms. Rodrigo's final point was that the development was completely out of character with the neighborhood.
- 3- Michelle Cunneen – East Plain Street – major concern with the water and septic with wetlands bordering the site. Septic for 75 residents would be very large. Pollution or runoff running down into the wetland is a concern with the site considerations. Lots of paving would be required so there would be even more runoff. Traffic was also brought up as a concern.
- 4- Elizabeth Brigham – Rice Road - question of how many affordable units in town currently. Discussion on River's Edge and potential development in Mahoney's. D. Hill responded that River's Edge can be requested to be added to the Town's inventory after the Town issues a zoning permit so that the Town can be designated as making progress toward the 10% threshold.
- 5- Bob Thomason – Lake Road – question of whether the property is under foreclosure and the developer is not the owner. Would the Town be interested in purchasing this lot as open space?
- 6- Carole Plumb – Carol Rock Road – all of the 40B development is ending up in the same end of Town. There is interest in making sure this type of development is located throughout the Town. D. Hill mentioned River's Edge is in North Wayland in terms of Town-sponsored 40B development, but the development on Route 30 is private sponsored.

- 7- Joe Owens – Old Connecticut Path – asked whether with 40B developments generally whether there is any control over the location at all? D. Hill responded that location itself is not reasonable grounds for saying no to a 40B development, though Rachel Bratt mentioned the point of getting together is to collect these types of comments and circulate to MassHousing.
- 8- Tony Ivers – Carpenter Road – discussed concerns about wells given the Town wells in the area. Also pointed out that there was no public transportation to this area, and also discussed that the application for the project included a mission statement on the intersection but made no comments on the residential aspect of the community. He also pointed out the inconsistency in the application in checking off public septic, when in fact there is no public septic serving this site. Overall, Mr. Ivers felt the information in the application was stretched and not accurate. Another example given was that wetlands was not checked off on the application.
- 9- Michelle Galicia – 20 Aqueduct Road – mentioned that she found out about the meeting on this development by accident and pointed out that there may be residents in the area that do not know what is going on. Ms. Galicia also agreed about the traffic concerns previously voiced and pointed out that the look and feel of the project did not fit in with the Town. D. Hill mentioned that the meetings would all be included on the Planning Board website, as well as all development application information and the documents provided to the Town Planner for the meeting.
- 10-Adam Hirsh – Sunset Road – discussed the fact that the information provided by the developer does not seem accurate and asked who is checking the facts and what else may be inaccurate.
- 11-Maggie Lee – reiterated concerns about the traffic. Ms. Lee pointed out the fact that the Villa has parking on all sides and people pull out from all areas with no real traffic pattern so it is really a safety issue.
- 12-Keith Barber – 29 School Street – had a technical question on waivers that may be required. D. Hill responded that there was a list included in the application and while it was a little early in the process to be identifying what would be required, a list would certainly be fleshed out during the zoning hearing process.
- 13-Rachel Bratt – pointed out that as a technical point, by right the lot could only contain 1 single family unit. A discussion ensued regarding whether there is a requirement to be waived regarding the septic or environmental issues. A question was also raised whether there is a stream running through the property.
- 14-Nancy Leifer – East Plain Street – referenced a letter she wrote to the Board of Health related to cesspool issues.
- 15-George Bernard – East Plain Street – discussed the significance of the WWII green triangle near the site.
- 16-D. Hill – a question was raised regarding the next steps to be taken. Generally, a decision within 3 or so months could be expected from MassHousing, which if approved, an application would be filed with the Zoning Board, which would lead to hearings and abutter notices being sent.
- 17-Joshua Hyman – Caulfield Road – asked generally what comments had been received by other boards and Town officials and what they said. S. Sarkisian

responded the Police, Fire Chief, Conservation Commission, the Building Commissioner; Board of Public Health a memo drafted by Mr. Sarkisian were all in process of being reviewed.

Update on 150 Main Street:

S. Sarkisian updated the Board that the property had been transferred and provided a copy of the related Deed. Mr. Sarkisian also handed out a memo from TEC on the project. Specific requirements in the decision on the traffic requirements were discussed as the Board of Public Works would like to do more with the intersection in front of the store. It was recommended that a member of the Board attend the Board of Public Works meeting on this topic. No action by the Planning Board was required as the Board of Public Works has complete control on the right of way. S. Sarkisian advised the Board that no modification of the decision should be required for this issue. K. Murphy asked for a summary of the issues, which included ADA compliance, replacing the existing conduit, redoing curbing, underground and layout changes and putting in the bases for the lights first as well as doing more underground work for the right of way.

Nancy Leitner – asked if any conditions were being waived. It was discussed that this is not Planning Board jurisdiction in the right of way, but that the Board was not changing the conditions in the decision.

Molly Upton – mentioned that the plans for the lights had not been distributed and discussed that West Plain is a scenic road. Ms. Upton was against the mastarms for the lights that had been proposed.

K. Murphy discussed that the letter from TEC did not address the fixtures and it was decided that D. Hill and S. Sarkisian would attend the DPW meeting on the issue. S. Sarkisian reported that a demo permit had been issued and that staking was supposed to be underway for the trees that were remaining.

Whittemore Place:

Dr. Mark Klempner and Fred King were present for the petitioner. Discussion took place on the revisions to the subdivision plan based on feedback at the prior meeting, including changing the common driveway to a right of way, including fewer curbcuts and discussing a release of Lot 1, which was sold to the Greens. S. Sarkisian pointed out that the lots did not meet the 5 acre requirement for a conservation cluster.

Dr. Klempner discussed his meetings with the owners of 213 Old Connecticut Path, who were also present, regarding removing their current driveway curb cut and placing it on the right of way. No agreement was in writing but discussions were underway.

A discussion was had on drainage and stormwater changes to the plan. The Board requested this be peer reviewed, as it would need to be approved by the Board of Health and Conservation Commission.

K. Murphy – original plan in terms of buffering and keeping landscaping was discussed. It was pointed out that nothing was required in relation to these items in the original approval.

A discussion was had whether a development with 2 lots rather than 3 would be more beneficial.

K. Murphy asked about the existing driveway and whether there would be sight line issues with the additional curb cut. S. Sarkisian responded there would be no issue as the regulation requires an offset between Streets and not driveways.

A site visit was planned for Friday, March 10th. The meeting was continued until March 21st at 7:30 PM via a motion by K. Murphy. A. Reck seconded and the motion was approved 5-0..

Motion to adjourn made by K. Murphy. I. Montague seconded. Motion approved 5-0.

Attachments:

D. Hill presentation on 40B developments.

Sheila Carel email regarding history of Cochituate

Nancy Leifer email to Board of Health re: cesspool.

Correspondence from Police, Fire Chief, Conservation Commission, Building Commissioner and Board of Public Health.

Petition with Resident Signatures.