

## WAYLAND PLANNING BOARD **DRAFT** MINUTES

FILED BY: Sarkis Sarkisian, Town Planner  
DATE OF MEETING: **August 8, 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.**

**74 Moore Road – Approval Not Required (“ANR”) Application**

**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.**

**Planning Board action-close public hearing, review decision**

**8:15 P.M. 150 Main Street Site Plan Approval Decision 02-2013 minor amendment to reduce the fence height from 8 feet to 6 feet.**

**8:20 P.M Discussion of two 40B Applications for 24 School Street and 113-119 Boston Post Road.**

**9:15 P.M. Approve minutes June 20, 2017 and July 11, 2017**

**9:30 P.M Adjourn**

I. Montague – called meeting to order at 7:35 PM. A. Reck, K. Murphy and N. Riley in attendance. D. Hill joined following attendance at Zoning Board of Appeals hearing.

**Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting/Town Planner report.**

Town Planner's Report – 104/106 Plain Road update. Mr. Sarkisian met with the SVT director last week and he is very interested in the property. It is a board decision so the director will bring to the staff this week. If the staff does not agree it will not go to the board, though the board only meets once a month. May be September before a decision can be made. Applicant has spoken to the neighbors but Mr. Sarkisian was unsure if there has been a commitment to the proposed path of contributing the neighbor's portion of the parcel that was conveyed back to them.

MassWorks grant was submitted last Friday for \$2.4 million for water infrastructure. Received a letter from the state senator and others related to that submission. Decision will be made in October. It is the fourth (4<sup>th</sup>) time that the grant has been applied for and Mr. Sarkisian was hopeful based on the feedback that we will be successful.

Eversource will start the rail trail and anticipate this time next year having 5 miles completed between Wayland and Weston. Still open issues in Sudbury regarding the rail trail.

Mr. Sarkisian passed out a packet of a structural report related to request along the Mass Central trail there are 5 cattle crossings. There has been some interest in preserving the cattle pass in Wayland. Eversource has no interest in repairing and replacing at their cost as part of the rail trail. Larry and Mr. Sarkisian applied for and received a \$70,000 grant for the rail trail. We have funds in hand to save this part of the cattle crossing, which will cost between \$20,000 - \$25,000. Mr. Sarkisian asked the Board to take a look in person before our next meeting and asked that we put this on our agenda for the next meeting to vote on whether the funds could be used for this project. Proposal right now is that Eversource would fill in the cattle pass as part of shoring up the rail trail. Four (4) other such cattle passes are located in Weston. Potential proposal for saving the concrete ones in Weston as the others will be bypassed by the trail.

#### **74 Moore Road – Approval Not Required (“ANR”) Application**

D. Hill – asked whether the plan would be to access from Hickory Hill or Moore Road. Applicant - plan is to access from Hickory Hill. Legal frontage is Moore Road. Hickory Hill can be used as access.

Applicant stated they will need a physical alteration permit to relocate the driveway. A. Reck – asked for the reason behind the change to the lot line. Applicant's response is they are reconfiguring where they wanted to be able to put the house. A. Reck – asked them to confirm the revision does not trigger the ability to put two houses on the lot and the Applicant confirmed that would not change with this revision.

I. Montague – asked if there was any public comment. None. I. Montague - moved we approve the ANR plan as presented. D. Hill seconded. 5-0 in favor.

#### **Continuation of the Site Plan Approval 91 Oxbow road.**

Mr. Sarkisian – passed out copies of draft decision. Mr. Sarkisian – we have to vote the decision tonight as deadline is the day following the meeting. As stated previously, the reason the application is in front of the Planning Board at all is because of the parking.

K. Murphy – page one in RE: line would specify that the application is for parking and would add the applicant. Proposed other administrative revisions on the first few pages.

A. Reck – asked should we even be commenting on the field if this is about parking?

Mr. Sarkisian we have also tried to preserve some of the area as part of this process and as such felt it made sense to have some information on the field and proposed changes.

I. Montague – under the impression that Recreation was looking for comments or recommendations on this, understanding that Planning Board’s purview includes this right in addition to just the oversight on the parking. It was also noted that the intent was to try and take into account the comments from the neighbors in forming the decision.

K. Murphy – requirements for site plan approval included. All the decision says is that the application complies with the requirements. We might want to include some pertinent details of the plan that meets these requirements. Mr. Sarkisian – examples like moving the field, reducing the parking and removing the turnaround. Added vegetation for the abutters adjacent to the parking area. K. Murphy – thinks these things are great and should note that some of these things were done.

I. Montague – on the Conditions section of the decision, the Board took input on the timing related to construction, landscaping and the like. Also incorporated the play schedule. N. Riley – clarified the language on timing of the game starts from the last meeting. Decision will be updated to 8 AM except Sunday, which will be 9 AM.

Landscaping will also be updated to match. Mr. Sarkisian – Recreation agreed to scheduling monitoring once the field was completed and activities were scheduled, starting 60 days from completion after the first Recreation event. Mr. Sarkisian also recommends traffic monitoring, which Recreation also agreed to. K. Murphy – request to switch out oaks for maples. Oak trees drop acorns on the fields and take more water so his preference would be to use maples.

Discussion was opened to the public:

Lena Russo – on the Board of Trustees for the Residences at 89 Oxbow. First concern is relating to Trout Brook entrance that will be used by hundreds of cars. Review of easement – originally contemplating a lesser burden. Concern also with storm management for retention basin and potential flooding of the back of the units. In eight years they have not had to repair that entrance once. Question is who will be responsible for repairs that will need to be done at the easement the Town owns.

Second question is how they plan to deal with traffic blocking residents from coming in as well as overflow parking in their lot and around the basins. Discussion on who plows currently. Mr. Sarkisian – we cannot speak for Recreation or the Department of Public Works (“DPW”) but perhaps this should be part of the discussion on who should plow or maintain. The condo currently plows and cuts overgrown bushes. Mr. Sarkisian – Recreation may need to enter into an agreement with the condo association related to

repair or maintenance. Question on whether the Board should include this as a condition? I. Montague – if this were a developer and not the Town we would include some language to this effect. Separate condition regarding maintenance and condition of the drive leading to the parking lot. Ms. Russo passed out pictures – question of drainage. Mr. Sarkisian – entire field will be graded. Will put a crown in the field at mid point so no standing water. Ms. Russo also brought up the issue that we know that some environmental testing has been done, but she was not aware of when latest test was done. Do we know the dates of the last testing? Mr. Sarkisian – peer review passed out during the prior meeting addressed this question. Can get the dates and reports. Reports have been loaded on the Recreation website.

Joan Reubin – Lincoln resident. Retired engineer. Asked as a favor an environmental engineer to review the environmental reports from 1986 and 2004. Response was that 2004 testing methods are obsolete. Gave document to be distributed related to items that were tested for in 2004 and not considered harmful that now are.

D. Hill – does the limited ESA referenced in III(A)(8) deal with these other concerns? Mr. Sarkisian read from the Tetra Tech report passed out at prior meeting. Question was brought up of why we even need a reference to the environmental history of the property? Mr. Sarkisian – we heard the concerns from the public and did a peer review to try and confirm whether there are any issues here. D. Hill - why would we put a finding in the decision on this issue? We have not done a full review of the site to determine whether there is an issue. D. Hill suggested to the public that comments need to continue to be raised with the appropriate boards. The Board agreed to remove the reference to the environmental reporting done previously in the decision. Mr. Sarkisian – confirmed Board of Health only has a comment related to the porta john.

A recommendation was made that signage be added to clarify private parking per one of the comments raised during public discussion. The Board supported that suggestion.

Motion to close the hearing – A. Reck. I. Montague seconded. 3-0 in favor. K. Murphy and D. Hill abstain. I. Montague – motion to approve as amended. N. Riley seconded. 3-0 in favor. K. Murphy and D. Hill abstain.

### **150 Main Street Site Plan Approval Decision 02-2013 minor amendment to reduce the fence height from 8 feet to 6 feet.**

Applicant represented by Attorney Dan Bailey, who is in attendance. CVS under construction. Site plan requires 8' board fencing along the west side and northern edge of the property. Building inspector has made a decision that an 8' fence is a structure and not allowed in the setback. In talking with town counsel and others on how to address the issue, it was suggested the Applicant apply to the Board for the reduction in the fencing.

D. Hill – does Attorney Bailey know why it was 8' to begin with? Attorney Bailey was unsure on the original requirement. Mr. Sarkisian – 8' was likely to try and block as much of the parking lot as possible. Mr. Sarkisian's understanding was abutters

originally thought it would be better to have a higher fence and perhaps because of the drive thru. Mr. Sarkisian – would support the lower fence from an aesthetic perspective but would like something in writing from the abutters approving the lower fence. A. Reck – two issues, aesthetics and also what people are expecting in terms of considering this issue.

D. Hill – suggestion is to continue the discussion on this to get something in writing of the preference of the abutters. Attorney Bailey was willing to do this. Continued to next meeting.

### **Discussion of two 40B Applications for 24 School Street and 113-119 Boston Post Road.**

Town has received both applications. Both applications go before the Zoning Board of Appeals (“ZBA”), neither go before the Planning Board. Planning Board can provide comments to the ZBA. ZBA is hiring its own consultant for peer review. Held internal meeting with MassHousing. Both are townhomes, basically 3 stories with parking under the units. Point of discussion is to eventually come up with recommendations for the ZBA.

Outline of each parcel and proposals.

D. Hill – School Street. First issue is communication to the public. Cannot find links to this project. ZBA website, 40B information and there are the listings for each project. Mr. Sarkisian can ask to change the website info and the way it is presented for ease of access. In terms of our role, D. Hill made the suggestion to the Board of Selectman that the Town would be well served by having a technical advisory committee that consolidates all of the board input. The committee would be ad hoc, give advice and recommendations in a collaborative manner. Would have a member from each board and would follow the projects from start to finish. Recommendation made last night to the Board of Selectman and will be taken up again. Hopefully will be accepted. D. Hill represents abutters in Brookline and the Planning Board plays a very strong role. D. Hill may send the Board links to their work product, including building design, etc. Mr. Sarkisian – do we have another role here, such as creating an overlay district or something along those lines to influence these projects? D. Hill – other major concern of this site is hydrology issues. Hearing is likely August 22<sup>nd</sup>. Will likely break the discussion down into different categories, traffic being the first.

D. Hill volunteers to write a letter to the ZBA with recommendations.

Carol Plum – on the application there are 3-3 bedrooms and remainder are 2 bedrooms. Some discrepancy with now 2-3 bedrooms and 10-2 bedrooms. D. Hill – developer would need to bring that in front of the ZBA.

Mahoney’s at Boston Post Road – belief was that the hearing had not yet been scheduled, though there were some discussions on having both in one night.. The

Board and public present went through plan set. D. Hill will work on a letter for the next meeting. Mr. Sarkisian – mentioned there were downstream flooding issues from the camp down the street which may hire its own consultant.

### **Approve minutes June 20, 2017 and July 11, 2017**

D. Hill made a motion to approve June 20, 2017 minutes as amended. I. Montague seconded. 4-0 in favor, K. Murphy abstained due to not attending the meeting.

D. Hill made a motion to approve July 11, 2017 minutes as amended. A. Reck seconded. 4-0 in favor, K. Murphy abstained due to not attending the meeting.

Next meetings – September 5<sup>th</sup> and September 15<sup>th</sup>. D. Hill would like to do the following things in the next month:

1. Sarki's review;
2. 104 Plain Road follow up;
3. Follow up on Whole Foods plaza landscaping plan;
4. Work on adopting formal process for street acceptance as part of an ad hoc group, limited to something like 2 meetings with a DPW member and members of affected boards;
5. Met with Nan and John Schetchinson to ask if Planning Board had any discretionary funds for various things. Should talk about whether we should ask for a line item so we have a budget for as projects come up the funds to deal with things;
6. Work was supposed to be finished by August 1<sup>st</sup> on Michael Road, Mr. Sarkisian to create a memo on the updates on this issue;
7. Should start talking about Route 20 corridor study and next steps on this issue;
8. Discussing zoning amendment goals for the spring town meeting;
9. Follow up comment letters on 40Bs; and
10. Sarki will put the annual report together for next meeting.

### **Adjourn**

D. Hill – motion to adjourn. K. Murphy seconded. 5-0 in favor. 10:31 PM