



**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**BOARD OF APPEALS**

TOWN BUILDING  
41 COCHITUATE ROAD  
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**AMENDED MINUTES**  
**SEPTEMBER 7, 2017**

Attending the meeting held at 7:30pm in the Large Hearing Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Jonathan Sachs Chair, Aida Gennis, Thomas White, James Grumbach, David Katz and Associate Members Shaunt Sarian, Linda Segal. Carolyn Murray, Town Counsel, and Melissa McCarthy, both from KP Law were in attendance. Joseph Peznola, Massachusetts Housing Partnership consultant, was in attendance and David Porter, Executive Assistant to the Town Administrator. Video and Audio recorded by WayCAM.

Continuation of Case #17-17:

**24 School Street – Windsor Place LLC**

Application of Windsor Place LLC for a comprehensive permit pursuant to G.L. Chapter 40B filed for twelve (12) rental units, of which not less than 25% or three (3) units shall be restricted as affordable for low or moderate income persons or families, to be constructed on the property located at **24 School Street**, containing 37,865 SF +/- of land area. This property is located in a R20 Single Residence District as shown on Assessors' Map 52, Parcel 189. **Case #17-17 (cont'd from 8/3/17)**

Jonathan Sachs opened the meeting and introduced new members Jim Grumbach and David Katz. The panel set on August 3 was revised: Jonathan Sachs, Thomas White, Linda Segal, Aida Gennis, adding Shaunt Sarian, Jim Grumbach.

A site visit took place 8/16/17 with the developer. A lot of correspondence has been received in regards to the project. It can be located in the Building Department's file or on the ZBA website.

The purpose of the meeting was a traffic study/review.

Fire Chief Houghton spoke. He thanked the developer for coming with the project very early. He has concerns about the restricted entrance from E. Plain Street and access for emergency vehicles if there are many visitors parked there.

Police Chief Irving spoke. He says the area has been a problem in the past. His concerns are parking overflow onto E. Plain Street or School Street or onto area businesses. Linda Segal asked about accident and ticket data for the area. Chief Irving does have data.

Jeff Dirk, from Vanesse & Associates, presented findings from the traffic study done. He stated this is not a large project. Study focused on safety, volume of traffic and pedestrian/bicycle traffic. It used 2010 census data. Results from the study show the project would not have a large impact. Driveway locations will be important.

E. Plain Street entrance and exit is proposed as ONLY a right turn in and right turn out. Recommend reconstruction of sidewalks on E. Plain Street and School Street to make it ADA compliant. Also noted bus service is not available at the site. The road is wide enough to accommodate bicycle traffic so sufficient bicycle parking is recommended.

After the presentation Linda Segal asked several questions. She inquired about standards being used and whether data was up to date. Consultant said updated trend data was used. Also, he will check to see if videotape data was used to address Linda's concern about traffic and school bus traffic at peak times.

A recommendation was made that the School Dept be consulted in regards to where children should be picked up as buses do not typically go into private developments. Chris D'Antonio will look into this.

Board members asked about driveway entrance and exits. This information will be forthcoming during design/engineering.

Sheila Carel, Joyce Rd., asked about the 4 ft. ornamental fence and whether it would block visibility. Chris D'Antonio replied that it will not.

Several residents had questions or expressed doubts about validity of traffic data used. (Mary Barber, School St., Carole Plumb, Bald Rock Rd.; Molly Upton, Bayfield Rd.; Sally Gigliotti, Pollock Rd., Andrew Hyman, Pollock Rd).

A peer review will be done and results will be compared to insure validity of data.

Other residents expressed concern about alternate transportation methods...not much available, and parking for visitors. This will be addressed when the site plan is reviewed.

Kevin Dandrade from TEC said the applicant's traffic report is very robust and thorough for a project of this size. Usually the amount of detail is provided for much larger projects. He is confident in the data. He recommended showing site lines for landscaping and fence and having controls for abnormal parking situations.

Resident Nancy Leifer, East Plain St., asked whether the developer would consider a driveway onto E. Plain St for emergency vehicles. The response was that this cannot be enforced without a gate and a gate is not permissible.

Keith Gigliotti, Pollock Rd., asked how parking spilling off from this project will be controlled.

Michelle Galicia, Aqueduct Rd., expressed concern that traffic would detour down Aqueduct Road where there are no sidewalks.

Joe Peznola said there is correspondence from the Town Engineer and Planning Board. Minor improvements have been proposed.

The Planning Board is also concerned with the impact this project will have on the intersections. The previously reconfigured intersection at School St. and East Plain did not take into account these 12 units.

Dan Hill, the chairman of the Planning Board, discussed crash rate data. His opinion is that the site is not appropriate without some traffic mitigation. He reminded ZBA that traffic safety should be a concern. The Planning Board also has concerns about density, wetlands, etc. Hill recommended peer review for hydrology and design. He has additional comments for future meetings when the subject is relative.

Town Counsel reminded that, as part of the process, the ZBA needs to accept comments from various departments. The board needs to take these into account.

Linda Miller, School St. resident, read a letter submitted by Gehoe Donovan, 46 Norwood Lane. This resident was involved in an accident at this intersection and feels improvements have not been sufficient.

George Bernard, resident 103 E. Plain St., gave a presentation on the history of the neighborhood and expressed his concern about traffic safety and parking. He described accidents at the intersection and how the owner of 4 School St. had proposed 3 units of housing that were not buildable.

There was a discussion about recommendations for Peer review by a civil engineer. Marchionda, Tetra, TEC Inc. were all mentioned. Can Hydrology and civil be combined? A civil engineer can speak to groundwater but a hydrologist is needed for septic review. Marchionda has sent a quote but the board members have not seen it to review. Joe Peznola has seen it. The final septic design is not finished. The applicant stated the storm water report will be filed this week and therefore the next hearing would be appropriate for a discussion of this.

The Conservation Board will be meeting to review this project on 9/21.

Board of Health review is pending based on septic design.

Tentative topics for next meetings: Landscape/Architectural design for October, Storm water/Septic for November.

The board mentioned adding the civil engineering peer review to the Tuesday Sept. 12 meeting agenda to consider the Marchionda proposal. And they would like at least 2 proposals for civil engineering. The applicant questioned why. The decision as to who to hire is at the discretion of the Board.

The Planning Board report also made a recommendation for independent architectural review. There was a discussion back and forth with the applicant and the Board as to whether an architectural peer review is needed. The applicant would like an opportunity to talk about building design before the board asks for a review. Davis Square Architects (Clifford Boehmer) was suggested for peer review. Mark Kablack will not agree to paying for a peer review consultant because the Board cannot articulate the unique circumstances to do so. Town Counsel, reading from the regulations, said the Board may, by majority vote, decide to hire peer consultants because they do not have expertise in this area. The peer consultant can be chosen by the Board. The Board voted unanimously to hire Davis Square Consultants for a peer review.

A decision is made to review storm water at October meeting and Architecture at November meeting. New panel members must review all previous data submitted and the video of the August 3 opening session and certify that they've done so (per Mullin rule)

Joe Peznola to come back September 12<sup>th</sup>.

Housekeeping –

Confirmed check for \$10,000 submitted by Windsor was received. For the record, the applicant objects to funds being used for architectural peer review.

Aida Gennis requests the July 20<sup>th</sup> letter from the Town Engineer be re-forwarded as a separate document, as it is embedded in a packet of other documents.

There is some discussion about materials being distributed and how/where to get documents. Peznola and Sachs discuss need for responsiveness summary Memo with David Porter.

Another site visit will be scheduled for anyone who missed the first one.

The public hearing was continued to October 2nd at 7 p.m.

Meeting adjourned at 11:07 p.m.

December 12, 2017  
Date Minutes Approved

  
Prepared by: Cheryl Starek