



APPROVED

TOWN OF WAYLAND Massachusetts

TOWN PLANNER

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Planning Board

Anette Lewis, Chair
Jennifer Steel, Vice Chair
Larry Kiernan
Ira Montague

Meeting Minutes
Planning Board Meeting
Tuesday, April 9, 2024 at 7:00 p.m.
Virtual via Zoom

The Wayland Planning Board met on **Tuesday, April 9, 2024** at 7:00 p.m. via ZOOM. Information was available on the Planning Board website so that the public could access the ZOOM meeting. The meeting was recorded and will be available on WayCam shortly after the meeting.

Attendance:

Anette Lewis, Chair
Jennifer Steel, Vice-Chair – arrived at 7:08 p.m.
Ira Montague, Member
Larry Kiernan, Member

Absent: None

Town Staff: Robert Hummel, Town Planner

7:03 p.m. A. Lewis called the meeting to order, noted that the meeting was being recorded and took attendance via roll call.

7:06 p.m. Public Comment

- Becky Stanizzi, 14 Winthrop Road, explained that she has been gaining support for the amended Petitioners' retail self-storage zoning amendment.
- Erin Gibbons, 25 Mitchell Street, voiced support to have everyone heard on the self-storage amendment.
- Mike Lowery, 120 Lakeshore Drive, commented on the unusual process Petitioners have followed with their proposed Town Meeting Article for retail self-storage zoning.
- Kathy Steinberg, 9 Coltsway, voiced her concern about the proposed MBTA zoning article that includes a portion of the Mainstone Condominiums at Coltsway.
- Sandra Dassoni, 23 French Ave., is opposed to the proposed retail self-storage zoning amendment and noted that the publicity is all about Arts Wayland.
- Jim Grumbach, 7 Winthrop Road, is supportive of the proposed retail self-storage zoning amendment because of the tax revenue benefits.

- Hope Podell, 7 Jennison Road, commented that she is curious how the amendments to the proposed retail self-storage zoning amendment will reflect ArtsWayland, since there would have to be a solicitation for uses. She requested clarification on the use of the space if the amendment is approved.

7:17 p.m. Energy and Climate Committee to Discuss Proposed Specialized Building Code

Abigail Shute, Sustainability Manager, and Ellen Tohn, Co-chair of the Energy & Climate Committee, provided an overview of the Specialized Stretch Energy Building Code (a.k.a. Net Zero Code) that is up for consideration at the upcoming Annual Town Meeting.

L. Kiernan asked for the number of the residential dwellings built in the last year that would have been subject to the proposed specialized stretch energy code. They did not know if they were built to the specialized stretch energy code. A. Lewis asked who decides if the lot is too shady for rooftop solar? She followed up and asked whether the required solar installations could be ground mounted. A. Shute responded that solar must be on the roof or on a structure over a parking area.

7:47 p.m. Review & Approve Draft Minutes of 3/19/2024 & 3/26/2024

Motion: Approve minutes of March 19, 2024, as presented at the April 9, 2024 meeting

Moved: J. Steel

Second: I. Montague

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

Motion: Approve minutes of March 26, 2024, as presented at the April 9, 2024 meeting

Moved: J. Steel

Second: I. Montague

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

7:49 p.m. Finalize Planning Board Report on 1/16/24 Solar Compact Development Proposed Zoning Bylaw Amendment

Motion: Approve Planning Board Report, as amended at April 9, 2024 Planning Board Meeting, for the Petitioners' Solar Compact Development Zoning Bylaw.

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

7:53 p.m. Updates from Town Planner:

- R. Hummel updated the Board on open previously approved projects and steps he is taking to follow through.
- R. Hummel reported that he received an ANR plan today. The Board instructed him to work with the applicant and see whether the matter can be addressed at the May 1st Planning Board meeting.

8:01 p.m. Proposed Multi-Family Housing Overlay District Bylaw (a/k/a MBTA Communities Zoning)

Maps & Sub-District Plans – The Board had previously received copies of the compiled surveyor's plans for each of the proposed multi-family sub-districts as well as a table comparing the actual acreages based on modeling input, Barrett Group shape files, the 3/19/24 modeling output summary, and the surveyor's plans. The various comparisons confirmed that the district meets the 50-acre requirement. After a brief discussion, the Board decided to confirm its previous votes concerning the choice of the four sub-districts.

Motion: Move that all four districts within the Multi-Family Housing Overlay District as depicted in Article 26 of the 2024 Annual Town Meeting Warrant -- “Route 20 West”, “River’s Edge West”, “Town Center Development Area”, and “Planned Development District – Central” -- are “eligible locations” by virtue of their location and supporting infrastructure and further find that these locations are highly suitable for residential development for families with children and to support the Multi-Family Housing Overlay District amendment to the Zoning Bylaw.

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

Discussion of Public Outreach

- The Select Board will be hosting a joint public forum with the Planning Board on Wednesday, April 24, 2024 at 7:00 p.m. (hybrid). A. Lewis will work with R. Hummel on the presentation slides.
- J. Steel and I. Montague will attend the SPIRIT workshop on 4/28/2024 to present a poster of the district and hand out flyers regarding the upcoming MBTA Communities Town Meeting Article. R. Hummel will work with J. Steel on the material. The Board discussed the Planning Board MBTA Communities flyer and thanked J. Steel and I. Montague for preparing it.

Motion: Approve Planning Board MBTA Communities flyer as presented at April 9, 2024 Planning Board Meeting.

Moved: J. Steel

Second: A. Lewis

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

- The Board also discussed the draft MBTA Communities FAQ sheet that J. Steel has taken the lead on. Comments were provided. Steel will revise the FAQ and provide it to R. Hummel for posting.

Schedule Leading up to Town Meeting (5/13/2024):

- Joint April 24 MBTA Communities Public Forum with the Select Board
- April 28 SPIRIT Workshop
- R. Hummel will reach out Neal McNamara from the Patch for a news article on the Patch’s webpage and to get the April 24 public forum listed on the schedule of upcoming events.

Work On Site Plan Regulations -- The Board reviewed and discussed the design guidelines that Cliff Boehmer had submitted to the Board earlier this year.

Possible Review of Scheduling Hearings on Petitioners’ Zoning Proposals

Revised zoning bylaws Warrant Article 27 (Retail Self-Storage) & Article 28 (Solar Compact Development) will be heard at a zoning public hearing on May 1st at 7:00 p.m. (Zoom & in person).

10:06 p.m. Adjourn

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (4-0).

Documents Used During the Meeting

- 1) 4/9/2024 Agenda
- 2) 3/19/2024 Draft Planning Board Minutes
- 3) 3/26/2024 Draft Planning Board Minutes
- 4) April 2024 Town Planner Updates Memo, dated April 5, 2024
- 5) Draft Planning Board Report, Petitioners' Solar Compact Development Proposal, dated April 9, 2024
- 6) Specialized Stretch Energy Code Overview Wayland, dated April 9, 2024
- 7) MBTA Communities flyer
- 8) Wayland MBTA FAQ Sheet, presented April 9, 2024

Minutes submitted by Robert Hummel, Town Planner