



# TOWN OF WAYLAND Massachusetts

**TOWN PLANNER**

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**Planning Board**

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

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Meeting Minutes  
Planning Board Meeting  
Tuesday, February 13, 2024 at 7:00 p.m.  
Virtual via Zoom

The Wayland Planning Board met on **Tuesday, February 13, 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  
Ira Montague, Member  
Larry Kiernan, Member  
Dan Hill, Member

**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.

**7:04 p.m. Community Public Forum – Development of a Route 20 Corridor Master Plan with Consultant BETA Group, Inc.**

R. Collins, Project Manager – BETA Associates introduced the two members of the project team. He narrated his slides to the roughly 55 members of public in attendance. The slides included:

- Summary of the 1<sup>st</sup> public meeting
- Existing Conditions
- Phase 1: Increased connectivity between the Town Hall Complex and the Town Center
- Phase 2: Redevelopment of some buildings and access ways on the north side of Route 20
- Phase 3: Redevelopment of the remainder of the buildings on the north side of Route 20
- Section A – A
- Section B – B
- Section C – C
- Renderings

WAYLAND TOWN CLERK  
2024 FEB 28 AM 8:33

- 3D Model – Existing Buildings
- 3D Model – Phase 3

#### Board Comments:

- D. Hill asked about on-street parking on Route 20 and asked if it was a viable proposal? He does not think it is a good idea even if MassDOT approved it. He asked if BETA considered making the proposed sidewalks wider and pushing the proposed buildings back.
- J. Steel asked about how the illustrated parking was determined.
- J. Steel asked if BETA has any case studies of the techniques that other communities used to achieve success in similar redevelopment efforts. R. Collins identified Mansfield and the financial assessments undertaken there as a success.

#### Public Comments:

- Penny Wayne-Shapiro, 8 Bigelow Road and director of Wayland School of Music – She asked about the timeline of this project and how the Town will protect the small businesses along the corridor. A: many years; communication. She also noted her concern about existing businesses being priced out of business.
- Jason Lane, 21 Davelin Road – He asked how much residential and commercial will be reflected in the master plan. A: some commercial on the ground floor, mostly residential above.
- Steve Correia, 188 Glezen Lane – He noted that residential development brings in tax revenue. He asked about the traffic calming techniques that would be reflected in the plan and if Wellesley was a model. A: Yes, Wellesley was a good model.
- Lorraine Greiff, 2 Cameron Road – She is concerned with the amount of parking that will go along with new residential units.
- Tom Fay, 1 Happy Hollow Road – He asked why locating buildings close to the road is good. A: It is traffic calming and brings focus to the architecture.
- Albert Ng, 37 Highgate Road – He noted that the state will require complete street construction. He noted that mid-block crossings are problematic. He suggested reconsidering the cross-sections.
- Maureen Cavanaugh, 59 Plain Road – She asked for examples of successful communities. A: Weston.
- Dave Bernstein, 25 Glezen Lane – He noted the problem of flooding at “Whole Foods”. He is concerned that if traffic is slowed on Route 20, traffic will relocate elsewhere. He suggested pedestrian bridges over Rt 20.
- Elizabeth Wuerz, 7 Mellen Lane – She is concerned about parallel parking being unsafe and slowing traffic along Route 20. A: The intention is to slow traffic when it moves quickly, not during rush hour.
- Sean Ryan, 14 Rich Valley Road – He asked if head-in parking has been explored. A: It would be very unsafe and not allowed by MassDOT.
- Becky Stanizzi, 14 Winthrop Road – She echoed D. Hill’s comments. She felt parallel parking was a bad idea. She suggested including other properties (the post office, 260 Boston Post Road, CVS, and Russell’s to make the whole corridor connected and walkable. She noted that the Whole Foods parcel has good views to the south, but the plans didn’t build on that potential.
- Evelyn Wolfson, 184 Pelham Island Road – She is concerned about the proposed new connection from Pelham Island Road to Route 20 – it will be almost impossible to turn left, right turners will be held up and won’t be allowed to “zipper in” as they now are.

#### The Board and Town Manager had more comments.

- Montague echoed E. Wolfson’s comment about the Pelham Island Road new entrance to Route 20.
- A. Lewis asked R. Collins about the proposed heights along the corridor. She also asked where the existing “industrial” uses would go. A: To where real estate is cheaper.

- Michael McCall, Town Manager noted his appreciation of the discussion at tonight's public forum, and echoed concerns about the proposed parallel parking.
- A. Lewis asked about the timeline. A: BETA will review all of the comments and get input from town staff on revisions prior to delivering the final vision plan. The final vision plan should be completed within a month or two.

**Overall Comments:**

- Concern about parallel parking on Route 20
- Concerns for the proposed Pelham Island Road entrance onto Route 20
- The project area should be extended west to Russell's Garden Center especially sidewalks
- Concerns about the proposed pedestrian crossings of Route 20
- Need to be mindful of the existing local businesses that residents use

R. Hummel will bring the on-street parking and Pelham Island Road new turn proposals to the DPW, Police, and Fire Department for their review.

**8:42 p.m. Massachusetts Bay Transportation Authority (MBTA) Communities As of Right Multi-Family Zoning – Work on Bylaw Amendments, Site Plan Review Requirements & Schedule**

**Bylaw Provisions & Site Plan Review – A. Lewis**

A. Lewis reported that she sent the latest draft of the zoning bylaw to Town Counsel for review.

To meet the time line of having a public hearing on March 12, the Board discussed possibly adding an additional meeting on February 20<sup>th</sup> to finalize the proposed MBTA zoning bylaw amendments.

The Board made changes to the MBTA Zoning draft, dated January 31, 2024 at the meeting. Those change included:

- Deleting non-related cross-references
- Deleting unnecessary definitions
- Deleting unnecessary principal uses
- Adding & modifying the dimensional requirements
- Modifying the language for affordable dwelling unit calculations and local preference

The Board determined that the draft bylaw was in a good place and they asked A. Lewis to work with R. Hummel on finalizing the draft article.

R. Hummel will draft zoning language that will support an increased setback in the Town Center Development Area from Hastings Way.

It was later determined that the additional Planning Board meeting on February 20<sup>th</sup> was not needed.

**Discuss Schedule for Public Hearing & Planning Board Report**

The Planning Board set a zoning public hearing for MBTA & Self-Storage zoning articles on March 12. The order will be the MBTA draft article followed by the Self-Storage petitioner's article.

The Planning Board added an additional meeting on Tuesday March 19 to address any changes of the MBTA zoning bylaw and prepare the Planning Board town meeting report.

**10:16 p.m. Updates from the Town Planner (and Others) & Discussion**

- **Petitioners' Zoning Articles Submitted for Annual Town Meeting**
  - The solar compact petitioner's article. According to Town Counsel, the solar compact petitioner's article is not a zoning article and it won't need a public hearing.
  - The Retail Self-Storage petitioner's article. The public hearing will be held on March 12, 2024.
- **Five Paths Subdivision (Shaw Drive) Request for Change in Surety**
  - The previous owner for this approved subdivision submitted a restrictive covenant as security for the finishing the roadway. The new owner is requesting to put up a cash bond in exchange for the existing approved covenant contract. The Town has requested that a peer review, paid for by the applicant, be done before the final bond is approved.
  - The Town is working on having an approved scope of work before the next Planning Board meeting.
- **Whittemore Place Subdivision Update**
  - Years ago, the Town Engineer approved all aspects of the subdivision that would belong to the Town.
  - Town Counsel Kwesell explained that the Planning Board must determine if the detention basin was constructed in accordance with the approved plan. If it was, in her opinion, the drainage issues will not be able to be resolved using the funds in the Tri-Party agreement. She stated that it would be an entirely private party issue. Additionally she felt that the Tri-Party Agreement funds could not be used for a peer review of the detention basin. If, however, it is determined that the detention basin was not constructed in accordance with the approved plan the money in the tri-party agreement could be used to resolve the problem.
  - D. Hill felt that the design may have been based on faulty assumptions, that it is a Town issue, and that the Planning Board should ask the Select Board and Town Manager for funds to conduct a review.
  - The Planning Board asked R. Hummel to draft a letter to the abutters of the detention basin stating that they may hire a private civil engineer to conduct a drainage audit to determine if the detention basin was constructed in accordance with the approved plan. D. Hill will review the letter before it is sent. R. Hummel will alert the Town Manager to the current situation.

**10:34 p.m. Public Comment**

None.

**10:34 p.m. Review & Approve Draft Minutes of 1/9/24 & 1/23/24**

**Motion:** Approve minutes of January 9, 2024, as amended at the February 13, 2024 meeting

Moved: J. Steel

Second: I. Montague

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; D. Hill, Aye; A. Lewis, Aye (5-0).

**Motion:** Approve minutes of January 23, 2024, as amended at the February 13, 2024 meeting

Moved: J. Steel

Second: L. Kiernan

Roll call vote: D. Hill, Aye; J. Steel, Aye; I. Montague, Aye; L. Kiernan, Aye; A. Lewis, Aye (5-0).

Next Meeting:

- 2/27/24

**10:40 p.m. Adjourn**

Moved: J. Steel

Second: I. Montague

Roll call vote: L. Kiernan, Aye; J. Steel, Aye; I. Montague, Aye; D. Hill, Aye; A. Lewis, Aye (5-0).

**Documents Used During The Meeting**

- 1) 2/13/2024 Agenda
- 2) Draft 1/9/2024 Planning Board Minutes
- 3) Draft 1/23/2024 Planning Board Minutes
- 4) Route 20 Master Plan Public Forum Presentation
- 5) 2/13/2024 MBTA Timeline
- 6) Working Draft - MBTA Communities Zoning, dated January 31, 2024

Minutes submitted by Robert Hummel, Town Planner