



Sarkis Sarkisian
Wayland Town Planner

TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3778

To: Planning Board
From: Sarkis Sarkisian, Town Planner
Date: January 19, 2021
Subject: 105 Plain Road Conservation Cluster

The following is the sixth review/comments by Staff regarding the 105 Road Development submitted by the applicant for the Special Permit Application for a Conservation Cluster. This memo follows the following Staff reports and comments:

- Staff Report dated July 23, 2020 based on the original submitted plans entitled "Definitive Plan" Cluster Site Plan of Emeline Path dated April 20, 2020.
- Town Planner presentation dated October 6, 2020
- Staff Memo dated October 1, 2020
- Staff Memo dated October 20, 2020
- Town Planner presentation dated January 5, 2021 regarding Subdivision Control Law and vision options.

New Submittal

The plan that has been presented Titled Rev Alternate Sketch-4 cluster Plan 105 Plain Road dated December 28, 2020 shows the existing Draper Home in place with 4 additional units in the back of the property on one lot utilizing the existing driveway. Staff has reviewed all the waivers that were presented in order to permit the development.

Zoning Criteria for Review

The Planning Board has been for the past several months reviewing the Special Permit for a Conservation Cluster for 105 Plain Road. A Special Permit is a discretionary permit (i.e. it may be granted or denied) within the residential zoning districts of the entire town as long as the development has 5 acres or more and meets the basic design standards. This means that a proposed Conservation Cluster maybe appropriate in some areas within different residential districts and not appropriate in other areas. The Planning Board's decision to grant a Special Permit depends on the circumstances and conditions peculiar to each application. As stated, every piece of land is unique or has issues. Strict compliance with our Rules and Regulations may be waived if the board finds that the required waivers is in the public interest and would not be inconsistent

with the intent and purpose of the zoning bylaws. The new submittal does not meet the basic design standards of a Conservation Cluster. The project does not comply with having a buffer strip at least 50 feet wide around the perimeter of the tract when abutting use is not a conservation cluster development or open space. The proposal would need a waiver along the easterly and westerly property lines which are the longest on this tract.

Staff Recommendation

In keeping with over 200 years of development history in Wayland, new development should be consistent with the immediate neighborhood. The proposed development is in the most restrictive zoning district, which is important to the Town of Wayland and this neighborhood in order to protect its rural character. Staff recommends a 3-lot conservation cluster based on the original plan submitted for application with the removal of lot-4. The plan would allow the common driveway to reuse the existing curb cut in the stone wall and gravel path. The board may also consider reducing the right of way width from 40' to 25' and to have the houses placed closer to one another. This recommendation will preserve the relationship between the Draper House and the streetscape along scenic Plain Road. It also eliminates a waiver from the basic design standards of 50' no disturb zone along the westerly property line. The back portion of the property Pine forest shall be preserved by a conservation restriction in perpetuity as open space. Staff does not recommend that we allow public access on the entire open space parcel and that it be limited to a defined easement to the Rail Trail closer to the westerly property line of 105 Plain Road in order to respect the horse "Allee" of 111 Plain Road direct abutter to the east. The Board should consider requiring a landscape and maintenance plan of the vegetation buffer between both 111 Plain Road and 101 Plain Road.