



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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PLANNING BOARD MEETING MINUTES
January 16, 2018

Agenda

1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)
2. Whittemore Place subdivision bond/lot release and retention basin modification 213 Old Connecticut Path. (7:40 P.M.)

Owner: Litchfield/Cormier
Application: for a Subdivision Modification
Jurisdiction: Subdivision Control Law
Decision Timeframe: Planning Board has no set time frame.
Staff Notes: See attached Revised Plan dated Town Planner Memorandum January 11, 2018, See email from S. Reardon Tetra Tech.
Staff Recommendations:
 - Staff would like to present changes to the abutter at 209 Old Connecticut Path
3. Minutes of January 2, 2018, for approval (8:15 P.M.)
4. Discuss and update on two 40b projects and Verizon Cell Tower proposal for the Wayland Rod and Gun Club (8:20 P.M.)
 - Windsor Place 24 School Street
 - Cascade 113-115-117-119 Boston Post Road
 - Verizon Cell Tower 4 Meadowview Road
 - Provide the Board with update from BOS regarding Recreational Marijuana.
5. New Website will launch on Friday, January 19th. Town Planner will review with Board (9:00 P.M.)
6. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting
7. Adjourn (9:30P.M.)

MEETING MINUTES

Meeting called to order at 7:33 P.M by D. Hill, Chair

In attendance: I. Montague; A. Reck; K. Murphy; N. Riley and J. Steel, Sarkis Sarkisian (Town Planner)

1.Open Meeting Public Comment (7:35 P.M)

- No public comment.

2. Whittemore Place subdivision bond/lot release and retention basin modification 213 Old Connecticut Path. (7:40 P.M.)

- Owner: Litchfield/Cormier
- Application: for a Subdivision Modification
- Jurisdiction: Subdivision Control Law
- Decision Timeframe: Planning Board has no set time frame.
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- Staff Recommendations:
- Staff would like to present changes to the abutter at 209 Old Connecticut Path

Summary

Mr. Sarkisian – gave a brief overview on the changes to the plan from the prior meeting. Because all lots are going to be mounded from the ground water, there is some concern about aesthetics of the newly created lots. Lot 2A is a particular concern because of the view from Old Connecticut Path. A few requests from the past meeting to soften the grading and lengthen out the septic field. Revisions have been peer reviewed and the change to the pipe size has been approved. The Applicant is proposing a retaining wall between Lot 2A and the existing dwelling. Mr. Sarkisian met with the direct abutter, David Green. D. Green has requested additional screening and extending the retaining wall. The Greens have requested that the retaining wall be built out of natural stone. There also appears to be a snow removal issue.

No additional information from Sean Reardon, though Mr. Sarkisian did speak with him. We currently require a bond, but noted each lot should be reviewed before they are released. Need some surety that they will be graded properly. D. Hill – how would we envision this working. Mr. Sarkisian – we would hold the bond until completed rather than releasing once the road work is completed. D. Hill – may not need a bond but rather a covenant, which would be released for each house.

John Shipe, Shipe Consulting Group – since last meeting, mostly a focus on the view from Lot 209 to Lot 2A. More natural grading is shown on updated plan. Garage has been lowered by 1'. By lowering the floor that is closest to the pinch point it took one more contour out of the slope. This is supplemented with the retaining wall previously proposed, which has been extended out.

J. Steel – had several comments and concerns in terms of the grading. J Steel asked if they are compensating on a foot by foot basis? John Shipe stated yes, overcompensated a bit more but not to be confused with overcompensating for a 100 year flood plain.

D. Hill – asked how Mr. Shipe has addressed Sean Reardon's concerns.

John Shipe stated that the plans were changed from a 6" pipe to an 8" pipe. Changed some of the contouring per Mr. Reardon's suggestions. Also incorporated the pipes into the headwall.

J. Steel – pointed out we need an O&M plan in the homeowner's association documents to ensure the perpetual obligations to maintain the grassy swales.

S. Sarkisian stated it will be reviewed by the Board and references shall be included in the deeds to the O&M plan.

A. Reck – believes they have done what we have asked, believes they have improved the property by lowering the garage. Not an ideal situation as it will be obviously man-made, but likely as good as we can get with the specific lots and proposed houses.

S. Sarkisian stated that an issue was raised by the direct abutter about the type of retaining wall being proposed. Applicant is not sure yet what materials will be used. Intention is to make the wall look as natural as possible.

D. Hill – stated given the issues involved with this lot preference would be to use the appropriate materials. For additional 3 trees requested by abutter, they would like 2-3 trees. Applicant – will need to go on the abutter's property due to the swale and the gas line going in along the road.

A. Reck – does not seem unreasonable to allow them to put the additional trees on their lot where they would prefer.

Mr. Sarkisian – recommended that the board to vote the revised plan with the natural stone for the retaining wall and the addition of 3 trees.

Vote

I. Montague – motion made to approve the revised plan with the conditions noted to be circulated following the meeting.

A. Reck seconded.

Vote 5-0 in favor.

Vote

Meeting minutes – January 2, 2018. A. Reck moved.

I. Montague seconded.

Vote 4-0 in favor.

Town Planner's Update:

- Windsor Place – 24 School Street:
 - Had a working session with the Developer. Intent is to sit down and talk about design. Predicated on issue with drainage and hydro and the septic system. Need to start there though they have not yet gotten into the issue. Architect that the Town hired presented the ideas that were circulated to the Board. Next meeting for School Street is January 29th in the large hearing room. Conservation Commission has hired Novar Armstrong Associates to do the hydrology report from their own funds. D. Hill talked with Linda Hansen, the Conservation Administrator. Notice of Intent has been filed with the Conservation Commission already so both proceedings are happening simultaneously. Problem is that under the state act there is nothing that allows Conservation Commission to hire peer reviewers at the expense of the applicant.

J. Steel – it is under state statute and if the municipality has adopted the peer review statute then they may be able to require an applicant to pay for peer review. Board of Health would also like to have a mounding analysis, though there is nothing before the Board of Health as of yet. D. Hill – report may not cover what needs to be covered, as groundwater analysis will not be done. Per deadline extension in writing, project expires March 1st for deadline to close public hearing. 40 days to make a decision from March 1st.

- Cascade 113-115-117-119 Boston Post Road:
 - No extension in writing for Cascade. Mr. Sarkisian sent an email out for a deadline in writing. Plans are to move the Building closer to Route 20 and propose 4 story structure. ZBA has hired peer review, though not yet in front of the Conservation Commission. With such major changes a question came up whether the process had to start over again. D. Hill – no, they do not need to start over. Thursday, January 25th at High School Auditorium is next meeting. Mr. Sarkisian will attend.

Planning Board comments:

- Planning Board will be meeting Friday, January 19th at 8:30 AM to meet on recommending/requesting hiring a peer review consultant. The board all agreed that there is a need to retain a hydrologist to evaluate the pending Chapter 40B project applications (24 School Street and the former Mahoney's site), and to provide an assessment of the projects' hydrological and environmental impacts, for presentation to the Zoning Board of Appeals during its public hearings.
- Verizon Cell Tower – 4 Meadowview Road:
 - Proposal to put a 140' monopole tower on the site. Lease is being entered into or has already been entered into. Not within the wireless communication district so it will require a variance. Also in an aquifer protection district so the use of the fuel for the generator will require a variance from the Planning Board. Question is whether we should provide comments now or wait. Mr. Sarkisian will pass out the package received in today from Verizon and put on the website for more information. The first hearing will be in front of the Zoning Board of Appeals and has been scheduled for January 23rd.
- Board of Selectman – Update on Recreation Marijuana:
 - D. Hill – met with the Board of Selectman. Preference was to not put out an article for a moratorium at this point and to wait for the state regulations. There will likely be an election in the fall where this could go on the ballot and follow with the fall town meeting. It is a two step process. Rules are out in draft form from the State. Board of Selectman have decided not to do anything this Spring and explore the options for the Fall.

Website – is going live January 19th. J. Steel – has been looking through the website to make sure the information and links are together. Planning Board has its own website. S. Sarkisian will ask us to review for the next meeting. S. Sarkisian will see if he can get us access to the test site.

Public hearing for the zoning articles is scheduled for February 6th.

K. Murphy – motion to adjourn. A. Reck seconded.

Vote 5-0 in favor. 8:58 PM.