



**TOWN OF WAYLAND**  
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**PLANNING DEPARTMENT**

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**PLANNING BOARD MEETING MINUTES**  
**March 6, 2018**  
**Town Building**

*Meeting called to order at 7:36 P.M. by D. Hill, Chair*

*In attendance: N.Riley, I. Montague, D.Hill, A. Reck, J. Steel and Sarkis Sarkisian Town Planner*

**AGENDA**

- 1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)**
- 2. Presentation William Sterling Community Center Town Meeting Article 20 for the Annual 2018 Spring Town Meeting (7:35 P.M.)**
- 3. Approve Minutes of February 27, 2018 (7:45)**
- 4. Discuss, update on two 40b projects and Affordable Housing Accessory Apartments Zoning Bylaw section 901.1.2 and 901.1.3 (7:50 P.M.)**
  - Windsor Place 24 School Street
  - Cascade 113-115-117-119 Boston Post Road
  - Further discussion on Transfer Fund Request 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.
- 5. Discuss the US Army Corp of Engineers proposal to sell 12 units of housing including approximately 5.6 acres of land located on Launcher Way and Oxbow Rd. Units. (8:15 P.M.)**
- 6. Approve Building Elevation in accordance with Decision for 54 Rice Road. (8:50 P.M.)**
- 7. Sign plans for recording Conservation Cluster Developments 74 Moore Road. (8:55 P.M.)**
- 8. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting**

## **9. Adjourn (9:00P.M.)**

D. Hill opened 7:33 PM. D. Hill, A. Reck, N. Riley, I. Montague and J. Steel in attendance.

## **2. Presentation William Sterling Community Center Town Meeting Article 20 for the Annual 2018 Spring Town Meeting**

William Sterling presented for the Community Center. Presented drawings that have evolved since the last time before the Board in 2016. As a reminder, the last time the request was up for Town Meeting, Mr. Sterling referenced that the vote that is required is 2/3 and the prior vote lost by something around 6 votes. With this request, they are reducing the size and scale of the project. Currently there is a 4 acre or so parcel that is being granted by the Developer per a prior Town Meeting. Adjacent to Town Center and the Town Green. Current building on the lot is vacant and has been for some time. Proposal includes using the shell of the existing building. Includes a self-guided trail that goes across the parcel. Lots of possibilities to incorporate into the trail. Site also abuts the wildlife refuge. Asking for \$470,000 at Town Meeting for the design development, with a total operating budget with hard and soft costs at \$5,800,000 for the building and site work completed.

Question has come up around the total budget, and Mr. Sterling mentioned the project is around \$500/sf versus the library project which is around \$800/sf. Mr. Sterling confirmed the total cost estimate includes the landscaping and parking and does include a contingency for furniture and fixtures. One item Mr. Sterling noted is that even if the library is voted for by the Town, they have a policy in place that will not allow them to charge for any of the programming in their space, and since the COA charges for its programs they are not able to use the library space. Entire space is 10,250 sf, and two vestibules will be added to get around 11,000 sf. J. Steel – is there adequate storage if being used by multiple groups? Mr. Sterling, stated there will be as they are currently working on designing for the specific programs with the same group that designed the Town Beach facilities. Corridors will be lined with display cases for the Historical Commission, as an example. Storage space will be taken out of the activity rooms that the groups will be using.

Warrant article is requesting planning and design funds through the bid phase. The proposed article will pay for architect, engineer and some owner's project manager time, testing time and the like. In front of the PMBC right now, who will be overseeing the project.

J. Steel – wanted to not lose sight of the idea that it makes sense to do the things that need to be done while the whole space is opened up. One other comment is there appears to be very inefficient parking. One issue is related to the buffer related to the riverfront and working with an existing site.

A. Reck mentioned some of the history of the site related to the updates to the parking and the Building.

Mr. Sterling – the riverfront is also going to be reflagged to see if there have been any changes.

D. Hill asked whether there are existing detention basins there now. Yes, they are owned privately and that owner is responsible for the maintenance of those. The parking will need to come before the Board for site plan approval.

Mr. Sterling – Town has requested/applied for a \$400,000 grant to go toward these funds.

Mr. Sarkisian – if this was built there would still be a remaining allowance of 30,000 sf for municipal use in this district. Land would need to be owned by the Town in order for this to be effectuated.

State guidelines are supposed to be 5-6 sf per senior per Town, and right now Wayland is at .6 sf. If the parking is modified there is an opportunity for expansion on the site.

I.Montague – are there any funds remaining from a prior request.

Mr. Sterling – yes, there is around \$80,000 remaining that may be carried forward. Mr. Sterling – also a discussion on whether to tear down the entire structure would allow them to be a better designed building to get as close to net-zero as possible, which has been requested by other groups. The group is open to the different possibilities.

#### Vote

Motion: A. Reck to endorse the warrant article as printed in the warrant.

Second: N. Riley

Vote: 4-0 in favor.

### **5. Discuss the US Army Corp of Engineers proposal to sell 12 units of housing including approximately 5.6 acres of land located on Launcher Way and Oxbow Rd. Units.**

Launcher Way – S. Sarkisian went through memo emailed last week. Army is hosting an RFP meeting on March 13, 2018. Mr. Sarkisian and likely members of the Housing Trust will be attending. S.Sarkisian handed out the new legislation related to this process, which will be sold to the highest bidder. S Sarkisian went and took pictures of the buildings on the site and pulled together property record cards. S. Sarkisian stated that there will be issues in bringing these units up to code from what he could tell. The site is in a Zone 2 but the septic is in good condition. Under conventional zoning this is in an R-60 zone and under a conservation cluster and could likely produce 4-5 lots.

Most of the units are occupied, likely only 1-2 that are vacant. Residents living there likely work for the Natick army labs. Question whether the sites are grandfathered or not. One possibility is for the Housing Trust to be a partner with a private developer. Selectman have this on the Agenda for March 12<sup>th</sup>. Trust is meeting on March 7<sup>th</sup> to discuss future strategy of acquiring site.

D. Hill – want to not lose sight of the 40B excess profits from the projects that have already been completed. Two letters have already been sent from the Board of Selectman.

### **6. Approve Building Elevation in accordance with Decision for 54 Rice Road. (8:50 P.M.)**

S.Sarkisian presented the Building Elevation Plans for 54 Rice Road no vote was required.

### **7. Sign plans for recording Conservation Cluster Developments 74 Moore Road. (8:55 P.M.)**

S. Sarkisian presented plans for Moore Road and spoke to KP Law regarding signing. No vote was required and the board signed the plans for recording.

### **3. Approve Minutes of February 27, 2018**

The minutes will be reviewed at our next meeting.

Adjourn 9:25 P.M.

Vote

- Motion: I. Montague moved to adjourn.
- Second: N. Riley.
- Vote: 3-0 in favor.