



TOWN OF WAYLAND
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WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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MEETING MINUTES

November 25, 2019

The Wayland Planning Board met **on Monday November 25, 2019 at 6:30 PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items: meeting recorded by Waycam.

6:30 P.M. Public Comment

6:35 P.M. Application for Advisory and Site Plan Review and Approval entitled “Site Development Plans for “ALTA at River’s Edge” The Applicant proposes the redevelopment of the existing site into a proposed three (3) and four-story multi-family residential apartment buildings with parking garages beneath, off-street surface parking, utilities, drainage and associated site-work. A proposed driveway will provide access to the site from an existing access drive immediately adjacent to Boston Post Road. The project will be serviced by municipal water and an on-site wastewater treatment plant and associated leach field. The property is located at 490 Boston Post Road Lot A, C & E of 2017. The Planning Board will be conducting an advisory review of the application per §198-603.2 of the Zoning Bylaw and forward an advisory opinion to the Zoning Board of Appeals, which is hearing the aforementioned application. The land is owned by the Town of Wayland.

Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting

9:00 P.M. Adjourn

Attendance:
Mr. Ira Montague, Chair
Mr. Andrew Reck, Vice Chair
Mr. Dan Hill, Member
Ms. Anette Lewis Associate Member

Also present was Mr. Sarkis Sarkisian, Town Planner, Board of Selectmen.
Minutes taken by S. Sarkisian

6:30PM OPEN MEETING:

I.Montague opened the meeting, reviewed the agenda and asked for public comment.

PUBLIC COMMENT:

None.

6:36 A.M. ALTA at River's Edge

I.Montague asked S.Sarkisian to distribute the Final Draft with A. Lewis and J. Steel comments dated November 19, 2019. The Board also received comments from Carolyn Murray from KP. Law. Report/Redline comments are part of the record and enclosed in minutes.

I.Montague stated that he has to leave at 7:30 P.M. and would like to move through the proposed changes and suggested that we use A. Lewis draft comments as the base copy.

The Board went through the above comments item by item and amended decision.

Fire Department memos were reviewed by the Board and conditions were incorporated into the decision.

A.Lewis went through prior Department Head comments/ consultant reports and recommended that they be incorporated as conditions.

S.Sarkisian stated that several conditions have been addressed on the plans and that further revisions will take place.

At 7:30 PM I. Montague had left the meeting and the Board continued to work through the Advisory Report and I Montague returned to the meeting at 9:20 P.M.

S.Sarkisian stated that Jennifer Steel recommended in her comments that we go through each of the performance standards as set forth in the River's Edge Overlay District (REHOD).

S.Sarkisian recommended that we could provide a statement on all the findings.

A.Lewis stated that the performance standards should be spelled out item by item which is the basis needed to build the project.

A.Reck recommended that we add language regarding having a mock up design constructed on site as recommended by the Design Review Board.

D.Hill reminded the Board to add language regarding the bus shelter and location. The board discussed the placement of the structure as well as the Applicant's willingness to also build a vestibule in Building 1.

A.Lewis requested that S.Sarkisian format the entire document in an 11pt font and Times Roman. The report is over 20 pages long. She further recommended that it be sent out tomorrow in both clean and tracked changes.

The Board agreed that S. Sarkisian would post a meeting for Monday December 2, at 8; 30 AM just in case Wood Partners or Board members had issues with the decision.

A.Reck stated that he is very comfortable with this decision and was very impressed with the level of detail A.Lewis and D.Hill put into report.

9:35 AM ADJOURN:

Motion: Adjourn

Moved: D. Hill

Second: A. Reck

Vote: Approved 3-0

Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date