



TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

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MEETING MINUTES

December 2, 2019

The Wayland Planning Board met **on Monday December 2, 2019 at 8:30AM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

8:30 A.M. Public Comment

8:35 A.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 A.M. Adjourn

Attendance:

Mr. Ira Montague, Chair

Mr. Andrew Reck, Vice Chair

Mr. Dan Hill, Member

Also present was Mr. Sarkis Sarkisian, Town Planner, Louise Miller, Town Administrator, and Tom Fay Board of Selectmen. And Jim Lambert from Wood Partners.

Minutes taken by S. Sarkisian

8:40AM OPEN MEETING:

I. Montague opened the meeting, reviewed the agenda and asked for Public Comment.

PUBLIC COMMENT:

None.

8:42 A.M. ALTA at River's Edge

I.Montague asked S.Sarkisian to distribute the final draft with Wood Partners comments dated November 25, 2019. Said report is part of the record and enclosed in minutes.

The Board discussed the comments by J. Lambert in the Report dated November 25, 2019 with comments and redlined changes by Wood Partners. (see attached redlined changes)

D.Hill went through the changes of the decision and comments by Wood Partners and recommended several modifications.

S. Sarkisian also printed off Jennifer Steel comments and read the proposed changes into the record.

J. Lambert had an issue with the amount of funds being escrowed for inspection review at \$20,000. He further explained that the project would be constructed under controlled construction.

The Board discussed and recommended that the condition be set at an initial deposit of \$10,000 into an escrow account established pursuant to G.L. c. 44, §53G (the "Escrow Account") for the costs of the Town's inspectors, engineering consultants and attorneys performing the tasks set forth in this Decision. The Applicant's obligation to fund and pay for on-site inspections of the project's infrastructure shall be limited to \$10,000.

The Board also revised language regarding the vapor barriers.

L.Miller stated that a Licensed Site Professional will be on site for the Town of Wayland.

Motion: to vote as modified and to accept all changes subject to final wordsmithing by I. Montague and D. Hill.

Move: D. Hill

Second: A. Reck

Vote: 3-0 Unanimous

9:15 AM ADJOURN:

Motion: Adjourn

Moved: A. Reck

Second: D. Hill

Vote: Approved 3-0 (unanimous)

Respectfully submitted,

Sarkis Sarkisian, Town Planner

Date