



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

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
TEL: (508) 358-3615
FAX: (508) 358-4036

Wayland Planning Board Minutes May 8, 2018

AGENDA

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable nature of public discussions.

- 1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)**
- 2. Recreational Marijuana Presentation (7:35 P.M.)**
- 3. Vote and release bond for Summer Lane. Summer Lane is an accepted Street and was accepted by the Town all items have been completed. Notice from DPW has been received recommending release. (8:30)**
- 4. Sign and approve performance bond for Whittemore Place. (8:35)**
- 5. Launcher Way update. Site visit is scheduled for May 14, 2018. (8:40)**
- 6. Approve meeting minutes of April 10, 2018. (8:50)**
- 7. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting**
- 8. Adjourn (9:00P.M.)**

Meeting Minutes

Open Meeting

D. Hill; I. Montague; N. Riley and J. Steel in attendance. Meeting opened 7:35 PM.

1. No public comments.

2. Recreational Marijuana - Jason Verhoosky Director of Youth & Family Services on behalf of Youth & Advisory Committee discussed with the Board the commercialization of marijuana. S. Sarkisian has pulled together the applicable committees and the chair of the Board of Selectman. S. Sarkisian provided a power point for comments which will then be put on the Planning Board website and provided to the appropriate groups. J Steel offered to correct the presentation before posting to website. S. Sarkisian said that it would be the working groups Intent to host a forum similar to what was done in Lincoln (Sarki provided a link).

D. Hill – question of whether anyone has determined whether cultivation is protected under the Dover Amendment.

Discussion followed on the possible forum in terms of presentation, presenters, etc.

Town Planner Report:

104 Plain Road – open space requirement. S.Sarkisian has reached out to various land trusts including the New England Forestry and the Sudbury Trustees. No one wants the 2.4 acres because it is landlocked. Board members questioned why this cannot go into a homeowner's association. S.Sarkisian explained that the Developer M. Staiti originally was having the land gifted to the Wayland Conservation Commission for a tax deduction. S. Sarkisian and the entire board agreed that this needs to be completed by as soon as possible.

Rail Trail – will be ready for paving after May 25th, paving will likely take place in the end of June or July.

I. Montague has been attending meetings related to the Trinitarian church which has been proposing to take the Parsonage and the Ewing Building down in order to build a parking lot. Mr. Sarkisian had reached out to see if it was possible to save that buildings and possibly purchase for affordable housing. Another option would be to create an overlay district to allow them to reuse the building for administrative offices, but if the building came down they could then no longer have that right. Zoning is currently single family. D. Hill – question and asked if we could look into expanding the historic district to include these houses. If the interest is in saving these properties because they are part of Wayland's historic fabric along Cochituate Road, perhaps the answer is not creating an overlay district. No action was taken.

Spencer Circle – 17 year old development. Developer is still responsible for finishing the road. Only \$2,500 left in the bond. KP Law has sent the Developer a letter related to this. Wayland DPW recommends that a detailed drainage inspection be performed. S. Sarkisian stressed that the Spencer Circle issue of acceptance needs to be resolved.

Launcher Way Site Visit – Mr. Sarkisian and I. Montague will be attending.

Performance Agreement is being reviewed by Town Counsel. D. Hill also commented that he would like additional time to review.

3. Vote for release of bond for Summer Lane. Currently holding \$3,000, have been for 2 ½ years. Street was accepted. Email from Tom Holder was provided. I. Montague made a motion to approve to release the bond. N. Riley seconded. 3-0 in favor.

Congregation or Atid received a site plan approval in 2001 and would like to amend it regarding parking. 97 Concord Road. Would like to schedule for June 19th. Mr. Sarkisian has not seen the application as of yet, but is just looking at the date.

D. Hill – update on 40B monitoring for excess profits. MassHousing gave Wayland Commons developer until the end of April to do their cost certification. Has just started reaching out to a CPA firm to do the work. On Post Road Village, MassHousing has told that developer they cannot do another affordable housing development without getting the cost certification done. The smaller development on 126 is just starting their process.

I. Montague moved to adjourn. N. Riley seconded. 9:53 PM.

Vote 3-0