



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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Wayland Planning Board Meeting Minutes April 10, 2018

AGENDA

1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)

2. The Wayland Planning Board will hold a public hearing on Tuesday evening, April 10, 2018 at 7:35: PM, in the Wayland Town Building, 41 Cochituate Road, Wayland, MA. The purpose of the hearing is to act on a request to modify a **Site Plan Approval Decision 02-2017 for 91 Oxbow Road** for the construction of a multi-purpose natural grass athletic field and parking. The modification is to provide a new main access driveway to the field parking lot. This application is made at the request of Wayland Recreation Commission, Katherine Brenna. (7:35 P.M.)

3. Approve meeting minutes of February 27, 2018 and March 6, 2018.

4. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting

5. Adjourn (9:00P.M.)

Meeting Minutes

D. Hill, A. Reck, I. Montague, K. Murphy and N. Riley in attendance. Meeting opened at 7:35 PM.

1. No public comment. Town Planner Report will be taken at end of meeting

2. Oxbow Road:

Applicant, Recreation Commission, submitted an application related to changes to the site driveway. Landscape architect for the Applicant, Ben Gary, new Town Engineer, Paul Brinkman and Frank Krasin on behalf of the Recreation Committee in attendance. Package of documents were handed out, including a memo from the Town Engineer on the proposed new entrance for sight distance evaluation. Mr. Brinkman explained the intent was to completely separate and do some screening of the entrance to the fields and the abutting condominiums. Noted 3 trees would need to be removed with this revised plan and some additional landscaping has been provided to account for this. Mr. Gary submitted a memo on the landscaping.

D. Hill – for background, the Planning Board issued a decision and the decision was appealed. This meeting is related to the settlement as between the parties. The case is still open pending

resolution between the parties. Original plan was to use the existing shared drive way, new proposal is to create a separate drive way and remove the piece that would connect the two drive ways and additional screening was added for landscaping.

I. Montague – has additional parking been approved. No, only the parking spaces previously approved.

K. Murphy – will there be additional signage? Mr. Brinkman – as of right now there is no additional signage proposed.

Mr. Gary – went through the memo passed out to the Board. Runoff area has been reduced around the perimeter of the field, field remains unchanged. Allowed them to keep a number of pines. Also received a list of plants from the Conservation Commission and has followed those guidelines. 180 proposed trees and shrubs and ferns. Not just to buffer the view but enhance it. The field is moved toward the ADA path, which required a bit of a change to the path. Plants will be guaranteed for 2 years after planting, which Mr. Gary confirmed is in the contract with the contractor who is planting. Mr. Sarkisian recommended himself, Ms. Starfield and Mr. Gary go to the nursery together to tag the plants. Contact was bid out last year and has agreed to maintain his cost until the Town moves forward, other than increases in cost from the plants that have changed. Plan has been modified to reflect many of the revisions suggested from Ms. Starfield.

Mr. Sarkisian – has the landscape architect for the condominium related to the parking area been approved? Patty Starfield, was in attendance as a landscape designer, who was brought in by the Conservation Commission. Originally assisted the Conservation Commission in creating the plant list for the Conservation Commission.

Mr. Sarkisian – has cost been determined? Mr. Gary, the cost is in flux as they are still negotiating but right now the cost of the additional plantings is at \$24,000, which Mr. Sarkisian pointed out is more than double of the Town's total budget for planting street trees. Costs are a consideration but want to make sure this works in the long run.

D. Hill – sounds like we need to see a synthesized plan once some of the changes are incorporated. P. Brinkman – pointed out that there may be an issue on the ground in trying to make sure all the plants have been finalized once the ground conditions are determined. Mr. Gary – agrees, but we do need a final plan with all of the plants listed and located to bid it out.

Motion to approve the application for modification of site plan approval, subject to approval of a final landscaping plan which shall be submitted prior to the occupancy of the field. K. Murphy moved. I. Montague seconded. 4-0 in favor (D. Hill abstained).

Town Planner Report –

Mr. Sarkisian – wanted to thank Mr. Hill for doing such a good job at Town Meeting. D. Hill has also been working on getting the profits from the 40B projects that are completed related to the missing cost certifications. MassHousing has come back with a strongly worded letter, which Mr. Sarkisian handed out.

Mr. Sarkisian received a letter related to the Carroll School. An abutter is concerned with a recent purchase of an abutting house and wanted to put the Planning Board on notice that this was happening.

Lottery is set for Covered Bridge affordable housing units. Open house on May 19th. Two one bedrooms and one two bedroom. Public outreach and marketing is being done for a 60 day outreach requirement. There is a local preference. Thursday, April 26th at the library there is an info session. Lottery is Monday June 11th at 6:30 PM at the public library. S. Sarkisian has reported that Landscaping has not been completed around the driveway.

S. Sarkisian – requesting permission to send letter to District 3 related to bus parking at the DPW yard in Sudbury across the street from Papa Ginos. Board of Selectmen Doug Levine has been assisting in moving this option forward with MassHighway. Mr. Sarkisian would like to move forward with the letter. School Committee is aware of the letter and has helped with the revisions to it. S.Sarkisian said he will work closely with Susan Bottan School Business Manager.

River's Edge update – Wood Partners is still doing their due diligence, but have encountered pipe containing asbestos. Once it is found it needs to be reported and there is a specific testing requirement. The Town of Wayland is working with DEP to figure out the required testing. S. Sarkisian would like to have Wood Partners come in front of us now perhaps without a complete site application, but to provisionally start the process. In order to get safe harbor for the Town we need to go through the process of site plan approval.

D. Hill – on the Mahoney's project, brief update, public hearing has been extended until the end of June. D.Hill has been communicating with Paul Brinkman, who is fully engaged on the hydrology and water quality issues.

D. Hill – very important decision last week on the open meeting law from the SJC in Massachusetts. Take away is that there is an exception to allow for the circulation of documents between meetings, though the documents cannot contain opinions nor can they provide commentary. Also cannot send an email with an attachment if the attachment contains your opinion.

Mr. Sarkisian – good news on the rail trail – advancing West toward Sudbury. DCR is going to fund all of the permitting, design and bid documents in Wayland west toward the substation in Sudbury. Mass Central Rail Trail to be completed by August 1st from Weston all the way through Wayland. Highest priority project for DCR right now.

3. Meeting minutes – February 27, 2018. K. Murphy moved to approve as amended. N. Riley seconded. 5-0 in favor.

March 6, 2018. A. Reck moved to approve as amended. N. Riley seconded 5-0 in favor.

Mr. Sarkisian – would like to bring up the recreational marijuana issue and invite Wayland Cares to discuss, also discuss the existing requirements for the library and accessory apartments. .

Next meeting May 8th at 7:30 PM.

I. Montague moved, K. Murphy seconded. 5-0 in favor. Adjourn 9:07 PM.