



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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FINAL MEETING MINUTES
October 6, 2020

The Wayland Planning Board met on **Tuesday, October 6, 2020 at 6:00 P.M.** via Zoom and live-streamed on WayCam.tv, Wayland's community access media outlet.

Attendance:

Mr. Ira Montague, Chair
Mr. Andrew Reck, Vice Chair
Mr. Dan Hill, Member

Ms. Jennifer Steel, Member
Mr. Kevin Murphy, Clerk
Ms. Anette Lewis, Associate Member

The Town Planner, Mr. Sarkis Sarkisian, also attended. Minutes taken by K. Murphy.

6:00 p.m. Open Meeting

Ira Montague opened the meeting, read required legal notices and reviewed the agenda. He noted that the meeting is being conducted via Zoom, live-streamed on Waycam and that the public was encouraged to communicate via Zoom or to call in with comments and questions via 508-358-6812.

6:03 p.m. Approve minutes of August 18, 2020

Motion: Approve minutes, as amended, for August 18, 2020.

Moved: J. Steel

Second: I. Montague

Discussion: S. Sarkisian to update a number of dates referenced in the minutes and add detail regarding the distribution to Town departments of the memo prepared by the Town Planner.

Roll call vote: D. Hill, Aye; J. Steel, Aye; I. Montague, Aye; K. Murphy, Aye; A. Reck, Aye.

Vote: 5-0.

6:08 p.m. Discussion with the Economic Development Chair regarding Outdoor Dining and the Wayland Zoning Bylaws

Rebecca Stanizzi (Chair), Ryan Scott of the Economic Development Committee ("EDC") appeared before the Planning Board to request that the Board consider revising the Town's zoning bylaws to allow restaurants to have outdoor seating on a permanent basis. Temporary permits were granted for a number of restaurants to have outdoor seating during the COVID-19 crisis. Many of these restaurants would like to extend the ability to have outdoor dining beyond the end of the COVID-19 crisis.

Wayland's zoning bylaw generally doesn't support this as a general right given that many of the factors that need to be considered (traffic, neighborhoods, noise, hours of operation, etc.) are unique to each location.

The EDC representatives requested that the Planning Board consider proactively exploring ways to streamline and simplify the application/approval process for making outdoor seating options permanent.

The Board recognized that the time and cost associated with individual applications for either site plan or special permit applications can be significant and expressed interest in supporting local restaurants. The Board also noted that special permits would allow a much more customized decision for each applicant's unique circumstances.

S. Sarkisian recommended creating a subcommittee to work with other Boards to explore options that could be made available to restaurants. Ideally, the subcommittee will include representatives from EDC, Board of Selectmen, Board of Health and the Planning Board. The subcommittee's charge would be to recommend an approach that would streamline the regulations and application process to provide for a cost-effective way for restaurants to pursue outdoor dining options.

A. Lewis and I. Montague volunteered to represent the Planning Board on that subcommittee when it is formed. R. Stanizzi and R. Scott agreed to represent the EDC.

6:35 p.m. Discussion on Affordable Housing Plan and formation of a working group to plan for additional affordable units. Schedule joint meeting with Housing Partnership and Housing Trust

S. Sarkisian informed the Board that Town Meeting recently appropriated funds to update Wayland's Housing Plan. The current plan was approved in 2016 and expires in 2021. Having an approved plan in place is critical to maintaining the Town's safe harbor vs 40B development. He noted that even after River's Edge is completed (and assuming the proposal for Mahoney's does not go forward), Wayland will still need 30 additional units to meet Massachusetts' minimum 10% affordable housing requirement. Timetable for producing these additional units is 10 years. Dan Hill will draft a memo to the BoS for Planning Board review asking that the Selectmen form a working group to strategize and develop a plan for producing the required number of units. With regard to Wayland's Housing Plan, in addition to the consultant being hired to prepare the plan, the Planning Board and others will need to be involved in the update of Wayland's Housing Plan.

6:50 p.m. 105 Plain Road Conservation Cluster Development. Emmeline Path Conservation Cluster Special Permit, Assessors Map 20, Parcel 030. The proposed project consists of a Conservation Cluster development on 5.5. acres with four (4) total building lots to preserve the existing 131-year-old home:

Owner/Applicant: Tamposi Brothers I, LLC

Bylaw & Regulations: Sec. 198-1801, et seq. and Conservation Cluster Development Regulations (Chapter 301)

Timeline: A decision should issue within 90 days of the close of the public hearing. However, per Chapter 53 of the Acts of 2020 (April 3, 2020), the time frames for rendering a decision are extended until 45 days after the declared COVID-19 state of emergency is lifted.

Jake Tamposi presented the Applicant's goals and objectives along with 4 alternative concept plans. The Board reviewed and discussed each of the concepts and expressed support for minimizing disturbance for the stand of Pine trees in the middle to the rear of the lot, providing public access to the rail trail, preserving the existing home and screening for abutters. Lot shapes as well as the location of 75% of the building lots (the site is located in two different zoning districts – R40 and R60) were also discussed with a preference for conventional lot shapes. The Town Planner also reviewed the possible benefits of a conventional subdivision.

Board members indicated support for two of the plans: (i) Alternate Sketch-4 Cluster Site Plan, Sheet 4 of 4 dated September 23, 2020 but expressed concerns regarding the massing associated with this plan and (ii) Alternate Sketch-2 Cluster Site Plan, Sheet 2 of 4 dated September 23, 2020, as long as it complies with the 75% requirement and moves the rearmost lot forward (towards Plain Road) to minimize impact on the Pine grove.

Members urged the developer to further reduce the building footprints by creating, for example, shared parking facilities. The Board also indicated a strong preference, and perhaps legal requirement, for a total of 4 units (including the existing home) versus the 5 unit plan proposed by the Applicant.

Motion: Continue hearing to October 20, 2020 at 6:15pm.

Moved: K. Murphy

Second: A. Reck

Roll call vote: A. Lewis, Aye; J. Steel, Aye; I. Montague, Aye; K. Murphy, Aye; A. Reck, Aye.

Vote: 5-0.

8:18 p.m. Town Planner Update on Pending Matters

104 Plain Road Conservation Cluster Special Permit: Mike Staiti has obtained sufficient land to meet the 5 acre requirement. Conservation Commission has indicated willingness to accept oversight of a conservation restriction.

Draper Road Tree Planting: S. Sarkisian has received confirmation from homeowner Jesse Adelman that replacement trees for those that he cut down without permission will be planted this fall.

The Planning Board's Annual Report was updated to reflect Board's recommendations and was submitted to the Town Administrator for inclusion in the Town's Annual Reports.

8:20p.m. Adjourn

Motion: Adjourn

Moved: A. Reck

Second: I. Montague

Roll call vote: A. Lewis, Aye; J. Steel, Aye; I. Montague, Aye; K. Murphy, Aye; A. Reck, Aye.

Vote: 5-0.

Respectfully submitted,

Kevin Murphy, Clerk

Date

Documents reviewed and discussed:

- Draft minutes of August 18th, 2020
- September 29, 2020 Memo from Town Planner entitled “Economic Development discussion on Outdoor Restaurant seating in Wayland after the State of emergency is lifted”
- September 30, 2020 Excel document, 2 sheets, listing food establishments in Wayland with temporary outdoor seating
- 105 Plain Road Alternate Cluster Site Plans, Sketch Plans 1 through 4 dated September 23, 2020
- “Summary of 105 Plain Road Schematic Plan Options” prepared by Applicant and submitted on September 24, 2020
- Board of Health Animal Regulations regarding keeping of animals and setback restrictions of 150 feet from an adjacent dwelling
- October 1, 2020 memo from Town Planner re: 105 Plain Road Conservation Cluster concerning alternate sketch plans
- Town Planner presentation dated October 6, 2020 in one document that includes the following:
 - 2016 Open Space Plan legend,
 - Figure 4. Historical Features and Historical Resources
 - Figure 8. Action Plan Map
 - Open space map with code of properties referenced in open space plan.
 - CAI Technologies plan of surrounding north Wayland neighborhood.
- Base map of existing conditions regarding Draper House.. -- including April 9, 2020 Existing Conditions Plan of 105 Plain Road, Sheet 1 of 1, prepared by Sullivan, Connors and Associates; April 9, 2020 Existing Conditions Plan of 105 Plain Road, Sheet 1 of 1, with 50’ Perimeter Buffer and 150’ Board of Health Setback superimposed on photo overview;
- October 6, 2020 comments from abutters Alan Smith and Leigh Dunworth of 111 & 117 Plain Road