



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

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

**MEETING MINUTES**  
**Joint Planning Board and Design Review Board Meeting**  
**November 16, 2020**

The Wayland Planning Board and the Design Review Board met on **Monday, November 16, 2020 at 6:00 P.M. Town Building**, via Zoom and live-streamed on WayCam.tv, Wayland's community access media outlet.

Attendance:

Planning Board

Mr. Ira Montague, Chair  
Mr. Andrew Reck, Vice Chair  
M. Kevin Murphy, Sec

Design Review Board

Bill Sterling, Chair  
Andrew Reck, Member  
Leisha Johnson

Ms. Jennifer Steel, Member  
Mr. Daniel Hill, Member  
Ms. Anette Lewis, Associate Member

Ms. Marji Ford, Member  
Ms Kathy Schrieber, member

Development Applicant

Michael Tulipani, Wood Partners  
Jim Lambert, Wood Partners

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

**6:05 P.M Open Meeting**

Ira Montague opened the meeting 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.

Roll call vote of attendees:

I.Montague-Y  
J.Steel-Y  
A.Reck-Y  
D.Hill-Y  
K. Murphy-Y  
A.Lewis-Y

Bill Sterling opened the meeting and reviewed the agenda for the Design Review Board  
Roll call vote of attendees:

B.Sterling-Y  
A.Reck-Y  
L. Johson-Y  
M.Ford-Y  
K. Schrieber-Y

Jason Adams Admin Analysts running meeting for the Town of Wayland zoom announced that we had one person on zoom Rebecca Stanizzi who had no comment.

S.Sarkisian addressed the boards and stated that in accordance with the Zoning Board of Appeals decision the Applicant (Wood Partners) is required to submit a final set of site and architectural plans for administrative review by the Planning Board and the Design Review Board ("DRB"). He further stated that the Planning Board and Design Review Board are required to submit a report and/or recommendations regarding said plans to the Zoning Board of Appeals. The ZBA is responsible for the final approval of said plans. The plans/submittal that have been reviewed were based on additional comments from the joint meeting held on November 6, 2020:

S.Sarkisian referenced the Memo dated November 10, 2020 Alta River's Edge plan set for the DRB and the Planning Board Approval. The handout describes the revisions that were made to each plan sheet as well as the Building "A" Façade Modifications. S.Sarkisian described some of the changes including fencing and lighting.

S.Sarkisian also referenced a summary of window specifications dated November 13, 2020 that described the windows that would be used at River's Edge Alta. The specs included the U-Factor, color, flashing details, Building Envelope Inspection, Window Testing and examples in other projects where they have been installed.

S.Sarkisian reported that he was able to get the exact color of the Town of Wayland Depot from the Facilities Department which has been distributed the boards. The Benjamin Moore color is recommended for the Transportation Hut/Bus Shelter and the Recreation Building/Amenity Building.

J. Steel asked what the timing is for approval moving forward and should we be developing a synthesis report to the Zoning Board of Appeals.

J.Lambert stated that he is trying to get on the next Zoning Board of Appeals meeting tomorrow night but it seems unlikely. He further stated that the Building Commissioner has been reviewing the Building Permit Application for several weeks and the last stop would be with the ZBA. All of the Department Heads have commented and the concerns have been addressed. It comes down to the ZBA issuing final approval.

A.Lewis clarified that the boards need to explain which plan changes were made with correct dates.

K.Murphy further clarified three courses of action:

1. Approve the Developer's punch list items
2. Approve further changes based on our discussion tonight
3. Update Planning Board files and record all changes by date.

M.Tulipani reviewed the list of revisions made to each plan sheet. M.Tulipani suggested adding an additional column that would indicate the dates for the last set of revisions.

K.Schrieber recommended that each Building be labeled "A", "B" and "C". Especially all the "L" Drawings.

B.Sterling asked if the stairway modification was complete between Buildings "B" and "C".

K.Schrieber suggested changes she thought needed to the connection from the courtyard to the back parking lot. She said she had a working session with the Development Team/Landscape Architect but the plan needs further refinement.

K.Schrieber suggested that the Community Garden be located on the other side of the parking lot near the proposed Wastewater Treatment Plant. She further stated that if the Wastewater Treatment Plant is not built this would be a much better location. Community Gardens are wonderful but at times can become very messy. This is also very close to the grilling area and windows. The area needs more design attention.

K.Schrieber stated that the developer as made several of the requested changes.

J.Steel also stated that the connection is not optimal.

D.Hill asked for the Final Decision of the ZBA for River's Edge.

A.Lewis read the conditions as stated on page 21 of the ZBA Decision for River's Edge.

J.Steel asked if the Building Permit was dependent on finalizing the septic treatment facility.

J.Lambert answered that the plans submitted for Building Permit included the Wastewater Treatment Plant Plan. Wood Partners is having discussions with the Town of Wayland regarding permission to tie into the Wastewater Treatment Plant at Town Center and if permission is granted Wood Partners would have to modify the Building Permit application.

B.Sterling suggested to create a condition that if Wood Partners is able to tie into the Town of Wayland's Treatment Plant the Community Garden could be relocated in the proposed Wood Partners Wastewater Treatment Plant location.

J.Lambert raised several questions of the Community Garden - when would we know? and if not would we eliminate the Community Garden?

B.Sterling recommended that we take that on when the time comes.

I.Montague agreed.

S.Sarkisian asked for J.Lambert and M. Tulipani to give an overview of the windows that have been selected for this project. There was a concern at the November 6, 2020 meeting that the windows leak. (see enclosed Alta at River's Edge Window Summary 11-13-2020) M.Tulipani stated that the energy model that was run on the project will meet the stretch code at 20.7% and the buildings will meet the silver level. Wood Partners utilizes a (13) step window flashing detail sequence all low rise projects. The windows do not leak. Examples of windows were provided at two locations Walpole and Framingham.

S.Sarkisian asked the Applicant to show Building "A" East Façade. S.Sarkisian commented that the proposed roof was not pleasing view for the front door and suggested that it needed something. He further stated that he had a conversation with A.Reck and B.Sterling about maybe adding a gable.

A.Reck described the process of when the board was reviewing this façade and at one time a suggestion was made to carry the Farmer's Porch all the way and wrapping it around the entrance which would be ideal. This would cut down on the verticality of the power piece and would give it width. A hipped roof would work as well as it is angled on all three sides.

J.Steel suggested a gable roof like above.

A.Reck was not sure you would get the required height.

B. Sterling supported the suggested changes.

M.Tulipani described the issues regarding wrapping the Farmer's Porch across the front. There are several grade changes associated with the lobby and parking garage.

D.Hill offered to take notes of all comments being generated regarding this meeting per Conditions A) 2, A) 3, and A) 5 of the Zoning Board's December 30, 2019 Decision Granting Variance and Site Plan Approval in Case #19-13 – 490 Boston Post Road (River's Edge), the Planning Board and Design Review Advisory Board discussed the following recommendations:

The Architectural Plans (Plan Sheet A1.05) dated October 18, 2019 have been further fleshed out in Plan Sheets A4.A.01, A4.A.02, A4.B.01, A4.B.02, A4.C.01 and A4.C.02 all dated November 10, 2020 and were reviewed by the Planning Board and the Design Review Advisory Board.

The east façade of the age-restricted Building A (Elevation 11 on Plan Sheet A4.A.01) could be improved by incorporating a gabled-roof above the entrance door, with the shed roof above the adjacent ground level window to remain. The ground level area in front of the entrance also could be improved by a reduction in the expanse of concrete in the walkway leading to the entrance, extension of the already proposed landscaping, and by the addition of seating.

The raised vegetable garden in the courtyard between Buildings A and B should be moved to a location adjacent to the proposed wastewater treatment plant building if feasible. If not feasible, then the garden should be eliminated. The area of the fire pit and sitting area between Buildings A and B could be improved. The Applicant has indicated a willingness to work with Design Review Advisory Board member Kathy Schreiber to this end.

Any irrigation system shall be approved by the Wayland Department of Public Works or its Board.

The Applicant's signage design that was shown in prior iterations of the plans will be replaced by another design that has not yet been completed. The Applicant shall obtain Planning Board and Design Review Advisory Board approval of project signage prior the issuance of the first certificate of occupancy.

The Applicant is showing landscaping features on the east side of the existing Town-owned transfer station access road at the intersection of Route 20, which are shown as small lawn area and plantings in the southeastern corner of Plan Sheets L 2.00 and L 2.01. The Applicant should reconsider its design, obtain necessary permissions for use of the land, and submit a revised detail to the Planning Board and Design Review Advisory Board prior to the issuance of the first certificate of occupancy.

The fence shown on Sheets L 1.00 and L 4.02 on the east side the landscaped island on the east side of the project site, which is labelled "stockade fence," should be re-labelled "horizontal wood rail fence."

Members of the Planning Board and Design Review Board raised concerns regarding the amount of concrete in front of the Building "A" entrance.

I.Montague suggested adding benches at this entrance.

The Board discussed the Bus Shelter based on comments of the meeting on November 6, 2020 and the Applicant removed the front entrance panel to expand the opening of the Bus Shelter. Applicant will be using the same color as the Wayland Depot Train Shelter.

J.Steel motion to approve based on comments as discussed this evening, items include the Building "A" Façade, Connection to the parking lot, the Bus Shelter, landscaping and final plans/modifications to be completed to the Zoning Board of Appeals.

Second: I.Montague

Roll Call Vote: I.Montague, y J.Steel y, A.Reck y, D.Hill y

Vote: 4—0

B.Sterling made same motion above to approve based on comments as discussed this evening, items include the Building "A" Façade, Connection to the parking lot, the Bus Shelter, landscaping and final plans/modifications to be completed to the Zoning Board of Appeals.

Roll Call Vote: B.Sterling y, A.Reck y, L.Johnson y, K. Schrieber y, M. Ford y

Vote 5-0

### **8:13 PM Adjourn**

Motion: Adjourn

Moved: A. Reck

Second: I. Montague

Roll Call Vote: D.Hill, I. Montague, A.Reck, J.Steel

Vote: 4-0.

Design Review Board Adjourn

Motion: Adjourn Kathy Schrieber

Second B.Sterling

Roll Call Vote: Bill Sterling, Marji Ford, Kathy Schrieber, A. Reck, L.Johnson

Vote 5-0

Respectfully submitted,

---

Sarkis Sarkisian, Town Planner

---

Date

Documents reviewed and discussed:

Alta at River's Edge Window Summary dated November 13, 2020

November 10, 2020 Alta River's Edge Plan set for DRB and Planning Board Approval with list of revisions that were made to each plan sheet as well as the Building A façade modifications.

Village Green invoice that has formula for Benjamin Moore color of Wayland Depot

Buildings "B&C" Exterior Building Materials and Colors by TAT

Building "A" Exterior Building Materials and Colors by TAT

Bus Shelter Materials and Colors TAT

Handout at meeting Building A South Elevation modifications Corner bumped out by 2'-0" DRB request 7 sheets include Building A Entry view dates 8/27/20, 10/01/2020,

10/13/2020,10/23/2020,Building A East Façade View 10/23/2020, Building A North East corner 10/23/2020, Examples of Projects-Framingham Ma, Easterly Walpole MA, The Westerly, Franklin, MA, and The Slate, Andover MA.

Landscape Plans dated September 23 with notes