



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

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January 4, 2022

The Wayland Planning Board met on **Tuesday, January 4th, 2022 at 7:00PM remotely** via Zoom. Zoom information can be found on the Planning Board website. The meeting was recorded.

Attendance:

Mr. Ira Montague, Chair
Ms. Jennifer Steel, Member
Mr. Kevin Murphy, Clerk

Mr. Larry Kiernan, Member
Ms. Anette Lewis, Associate Member
Mr. Dan Hill, Member

The Town Planner, Sarkis Sarkisian, also attended.

7:02 p.m. Open Meeting

I. Montague opened the joint meeting, read the meeting notice and took attendance via roll call. All Board members and the Associate Member were present.

7:05 p.m. Public Comment

None

7:04 p.m. Approve Minutes

Motion: Approve draft minutes for December 21st, 2021 as edited.

Move: J. Steel

Second: L. Kiernan

Vote 5-0; Roll call in favor: I. Montague, Aye; D. Hill, Aye; L. Kiernan, Aye; K. Murphy, Aye; J. Steel, Aye

7:16 p.m. Camp Chickami, 139 Boston Post Road – Site Plan Approval

Continuation of hearing from December 21st, 2021 for Site Plan Approval of a plan to add a multi-use camp building, tent and associated septic system to the existing Camp Chickami facilities. A permeable gravel driveway will also be constructed that will connect the existing Chickami driveway to the proposed development area for emergency vehicle access.

Applicant/Owner: West Suburban YMCA, 276 Church Street, Newton, MA 02458

Presenter for the Applicant: Jack Fucci, President and CEO, West Suburban YMCA

Civil Engineer: Allen & Major Associates, Inc. 400 Harvey Road, Manchester, NH 03103

Presenter for the Engineer: Brian Jones, PE and Project Manager

Architect: Gorman Richardson Lewis Architects

Presenter for the Architect: Scott Richardson

S. Sarkisian informed the Board that the Wayland Fire Chief has requested that a new hydrant be installed closer to the proposed facilities to provide better support for the proposed new facilities as well as other Camp Chickami needs. The applicant has agreed to this.

Town Planner recommended additional screening between adjacent Shir Tikva Temple and Camp Chickami. Recommendation was not endorsed by the board.

S. Sarkisian noted that Applicant has addressed all feedbacks and directives from peer review and other Town Boards.

J. Fucci noted that the Applicant's hearing before the Conservation Commission has been moved from January 5th to January 11th, 2022.

B. Jones noted that additional changes have been made to the plan in response to the stormwater peer review recommendation regarding stormwater modeling. Other changes include the reduction in parking spaces as discussed during the last Planning Board hearing (6 spaces were reduced to 4 of which, 2 are handicap accessible). B. Jones noted that the plans do not include the additional hydrant but they will be updated to include this.

The Board then reviewed the draft decision and made several edits as recorded by J. Steel. The edited version of the decision will be reviewed and updated by the Planner and then distributed to members prior to the next scheduled hearing date.

Public Comment:

None

Motion: Continue hearing to January 18th, 2022 at 7:04 p.m.

Move: I. Montague

Second: L. Kiernan

Vote 5-0; Roll call in favor: I. Montague, Aye; D. Hill, Aye; L. Kiernan, Aye; K. Murphy, Aye; J. Steel, Aye

8:10 p.m. Administrative Matters

Common Driveway Bylaw: The Board discussed the status of the proposed Common Driveway Bylaw and determined that this item should be reviewed in more detail and presented for a future Town Meeting.

Conservation Cluster Bylaw Amendments: The Board reviewed the edits made at the previous Planning Board meeting and discussed additional changes governing number of lots, minimum tract size for eligibility and other dimensional requirements.

Motion: Forward the amended version (edits made to the draft prepared by D. Hill as of 12/21/2021), to the Board of Selectmen for inclusion in the Spring Town Meeting Warrant.

Move: D. Hill

Second: I. Montague

Vote 5-0; Roll call in favor: I. Montague, Aye; D. Hill, Aye; L. Kiernan, Aye; K. Murphy, Aye; J. Steel, Aye

Outdoor Seating for Restaurants and Food Trucks: The Board discussed proposals for streamlining applications for outdoor seating that were prepared by the subcommittee created to review the subject (document prepared by D. Hill on 12/30/2021).

A key feature of the proposal would allow the Planning Board to approve outdoor seating under site plan approval. There was some discussion about whether this review method would allow the Board to adequately regulate the use and protect the Town and neighbors.

A. Lewis suggested that a footnote be added to the Table of Permitted Uses to direct readers to Section 1102 for details on obtaining approvals for outdoor dining.

The Board identified a list of items that they would like feedback on from Town Counsel (KP Law) prior to voting on submitting the proposed article. These include:

- What authority does the Planning Board have to deny an application that doesn't meet performance standards?
- Clarification of when the Planning Board or the ZBA is the decision-making body – perhaps by updating the Table of Permitted Uses.
- Asking Town Counsel to perform a general review of the proposed updates to the bylaw.
- Does Article 6 Site Plan Approval provide appropriate approval standards and criteria such that outdoor seating will not be considered exempt.

The Board will meet to review this item only during a meeting to be scheduled prior to January 15th.

10:23 p.m. ADJOURN

Moved: J. Steel

Second: K. Murphy

Vote 4-0; Roll call in favor: I. Montague, Aye; D. Hill, Aye; K. Murphy, Aye; J. Steel, Aye

Respectfully submitted,

Minutes taken by K. Murphy

Date

Material for meeting:

- Agenda for January 4, 2022
- Draft Minutes for December 21, 2021
- Draft Decision for Camp Chickami by Town Planner dated January 4, 2022
- Camp Chickami Site Plan set dated November 10, 2021 by Allen & Major Associates, Inc. (List of drawings)

- Existing conditions V-101, Existing conditions V-102, Site Preparation Plan C-101, Layout & Materials Plan C-102, Grading & Drainage Plan C-103, Utilities Plan C-104, Truck Turn Plan C-105, Details C-501, Details C-502, Subsurface Sewage Disposal System SSDS-1, Subsurface Sewage Disposal System SSDS-2, Subsurface Sewage Disposal System SSDS-3, Subsurface Sewage Disposal System SSDS-4, Floor Plan- Level 1 A1.1, Floor Plan Loft Level A1.2, Exterior Elevations A3.1, Exterior Elevations A3.2, Building Wall sections A6.1, Drainage Report dated November 10, 2021. Site Rendering view by Gorman Richardson Lewis Architects dated November 3, 2021
- Town Planner Summary and recommendation document prepared for Camp Chickami
- D.Hill proposed strikeout amendments to the Conservation Cluster Bylaw Article 18 dated December 21, 2021.
- Draft Common Driveway Bylaw dated June 18, 2019.
- Draft Outdoor Dining Bylaw by D.Hill dated December 30, 2021.