

WAYLAND PLANNING BOARD MINUTES

FILED BY: Sarkis Sarkisian, Town Planner
DATE OF MEETING: **May 23, 2017**
TIME OF MEETING: **7:30 P.M.**
PLACE OF MEETING: Town Building, 41 Cochituate Road

AGENDA

- 7:30 P.M. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting/Town Planner report**
- 7:35 P.M. Planning Board will attend the Recreation High School athletic Facility Strategic Master Plan meeting in Town Building.**
- 8:35 P.M. Return to Planning Board meeting - ANR Plan 159 and 155 Boston Post Road**
- 8:40 P.M. Site Plan Determination that Site Plan Review is not applicable for 311 Boston Post Road.**
- 8:45 P.M. Discuss goals for 2017/ potential Articles for Fall Special Town Meeting/correspondence**
- 8:55 P.M. Approve minutes April 25, 2017 and May 9, 2017**
- 9:00 P.M Adjourn**

D. Hill called the meeting to order at 7:38 PM. D. Hill, I. Montague, K. Murphy, N. Riley and J. Steel in attendance. A. Reck joined following Design Review Board meeting conclusion.

Planning Board attended the Recreation High School Athletic Facility Strategic Master Plan meeting at the Large Meeting Room.

Reconvene at 8:44 in Planning Board office.

No public comment.

ANR Plan 159 and 155 Boston Post Road:

Even lot exchange. Discussion of the Board that you cannot make a lot more non-conforming. Lot 155 Boston Post Road is currently non-conforming. Only 15,000 sf and not enough frontage. Purpose is believed to be for septic and likely creates more of a buffer between the existing houses.

K. Murphy motion to approve ANR Plan for 155 and 159 Boston Post Road. I. Montague seconded. 5-0.

Site Plan Determination for 311 Boston Post Road:

S. Sarkisian – Design Review Board met to review Whole Foods Plaza to redevelop site. Keeping within existing foot print but everything is coming down (foundation, flooring, etc.) is coming down. Everything to the left of the Whole Foods is staying but is being brought up to fire code and adding dormers and a new façade, etc. Hoping to be finished by the fall as to the owner obligations and the tenant would come in and do its fitout. Have a demolition permit. Not touching the parking lot as of yet. Goal is to build what they can do by right. Cannot put any additional retail by right because of sewage gallonage restrictions. Under site plan approval there is a form that needs to be signed that they do not need to come before the Board.

Have already gone before Conservation Commission related to the rear of the Building and the tear down of the Building. Conservation Commission did not require any additional parking or drainage obligations.

D. Hill – general comment that a non-conforming structure that is being reconstructed needs a special permit.

K. Murphy – at a minimum they do not have enough parking to satisfy requirements. Seems likely the ZBA will require site plan review.

D. Hill – nothing has been provided, such as zoning analysis, or a memorandum as to why they are not triggering any requirements under Section 6.

K. Murphy – question as to why would we not want to go through the process of site plan review to ensure the landscaping and proposed revisions are occurring?

S. Sarkisian mentioned when they re-do the façade they will be redoing the walkways.

J. Steel – comment that pedestrian flow, water flow, etc. should be reviewed prior to the window dressing being done.

D. Hill – discussion that we should make a couple of suggestions to the applicant. If asking for a waiver of something, give a memo or opinion or analysis that site plan approval is not required and that the Board would want something stamped by a P.E. that site plan approval is not required for the files. Also likely the address is 297 Boston Post Road instead of 311 Boston Post Road.

A. Reck – question about setbacks on plan. What about the overhangs, etc., what happens if they think they are compliant now and when they put it back they are actually non-compliant?

J. Steel – appears from reviewing plans that pavement is being cut in large areas. Is there any control over stormwater from a Planning Board perspective? D. Hill – part of the process of site plan review is looking at drainage.

K. Murphy – would even recommend they go through site plan review.

Board is in agreement regarding feedback as suggested by D. Hill and discussed amongst the Board as noted.

Planner Report:

Site Plan Approval for Oxbow Meadows fields: Mr. Sarkisian needs to schedule so wants to look at the calendar to get site plan review. June 20th was decided on for the date of the next meeting.

Correspondence from KP Law regarding the Bernstein lawsuit.

Correspondence from McLane Middleton regarding cell tower request from Verizon. Mr. Sarkisian presented map of gaps in the system. Location is not in the overlay district. Not permitted by right. Argument from the telecom was there are gaps in the system so according to the telecommunications act they need to provide reasonable access to the Town. One location they were looking at was the gun club off of Old Connecticut Path, asking the facilities director if they could go at a school. Again, not in an overlay district so will need to go through zoning relief. Letter in response from Nan dated May 19, 2017.

Discuss goals for 2017/potential articles for Fall special town meeting: To be discussed during June 20th meeting.

Nov. 14th and 15th will be Fall town meeting. We have been asked by Wayland Cares if the Planning Board will be interested in sponsoring the article on delaying recreational marijuana.

I. Montague – not a perfect match with Planning Board sponsoring the article.

D. Hill – lesson learned with not sponsoring articles unless passionate about it. Personally no strong feeling on this given we have time between now and July 1, 2018 to put together regulations or a bylaw and simultaneously go through the process to potentially have the opt out decision go to the town. There may be other ways to accomplish what they want.

D. Hill – under #4, some time has been put into the grandfathering standards on teardowns. Thought was to modernize that section so that the ZBA has the authority to allow it but gives some parameters. Needs a lot more vetting with the ZBA and other groups. Similar issue to the building heights. Likely things to work on for the spring of next year.

S. Sarkisian – wants to bring back the landscape buffer.

Correspondence from NStar on the Sudbury proposal on underground cabling. Being opposed by Sudbury. Bike path will be going through the majority of Wayland. Around 5 ½ miles of rail trail plus the ½ mile that we just finished. Hopefully the portion toward Sudbury will be started this Summer. Correspondence for informational purposes directed to the Planning Board.

D. Hill – update on River's Edge. Anticipated that the land disposition agreement will be signed in June. Will hopefully see site plan approval after that. Would have to approve a site plan before the units can be certified by DHCD.

K. Murphy moved to approve the meeting minutes as amended. I. Montague seconded. 3-0 in favor.

Conservation Commission memo dated May 18, 2017. Land by special permit has to be protected. 2.89 acres of land. Conservation Commission does not want to acquire the parcel at 104 Plain Road.

Spenser Circle – DPW Director looking into the drainage system. One thought was to require the homeowner's to install one and have the Town accept the street at that point. Greenways also likely not ready for fall town meeting.

Motion to adjourn K. Murphy. A. Reck seconded. 5-0 in favor. 9:51 PM.

Attachments:

Presentation from Recreation High School Athletic Facility Strategic Master Plan.

ANR Plan for 155 and 159 Boston Post Road

Oxbow Meadows – Site Plan Review Packet

Correspondence from KP Law

McLane Middleton correspondence regarding Verizon cell tower

Response letter from Town Administrator dated May 19, 2017

2016-2017 Planning Board Projects

ZBL Goal Sheet from 12/15/2016

Letter from Keegan Werlin LLP dated May 11, 2017

Conservation Commission memo dated May 18, 2017