



# TOWN OF WAYLAND Massachusetts

## TOWN PLANNER

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## Planning Board

Anette Lewis, Chair  
Jennifer Steel, Vice Chair  
Dan Hill  
Ira Montague  
Larry Kiernan

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Meeting Minutes  
Planning Board Meeting  
Tuesday, January 9, 2024 at 7:00 p.m.  
Virtual via Zoom

The Wayland Planning Board met on **Tuesday, January 9, 2024** at 7:00 p.m. via ZOOM. Information was available on the Planning Board website so that the public could access the ZOOM meeting. The meeting was recorded and will be available on WayCam shortly after the meeting.

### Attendance:

Anette Lewis, Chair  
Jennifer Steel, Vice-Chair  
Ira Montague, Member  
Larry Kiernan, Member  
Dan Hill, Member, arrived at 7:02 p.m.

Robert Hummel, Town Planner

**7:00 p.m.** A. Lewis called the meeting to order, noted that the meeting was being recorded and took attendance via roll call.

### 7:02 p.m. Public Comment

Sherry Anderson, 10 Christina - She wanted to discuss the MBTA rezoning item on the agenda. She is opposed to rezoning of Turkey Hill Village and it will affect the residents of Rice Road.

Jackie Green, 5 Astra – She made the comment that Planning Board considering the rezoning of Turkey Hill Village is disingenuous and should not target an established neighborhood.

Mary Kemp, 3 Fox Hollow – She said picking Turkey Hill Village does not meet the intent of the law.

Becky Stanizzi, 14 Winthrop Road – She requested that the Planning Board update the approved Planning Board minutes of October 10, 2023 to reflect suggestions she made in an e-mail to the Board. A. Lewis stated that those minutes had already been approved and the Board would discuss Ms. Stanizzi's request later in the meeting.

Kevin Downing, 3 Essex – He voiced his opposition to the proposed rezoning.

**7:13 p.m. Review & Approve Draft Minutes of 12/11/23, 12/12/23 & 12/19/23**

**Motion:** Approve minutes of December 11, 2023, as amended at the January 9, 2024 meeting.

Moved: D. Hill

Second: J. Steel

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; D. Hill, Aye; A. Lewis, Aye (5-0).

**Motion:** Approve minutes of December 12, 2023, as amended at the January 9, 2024 meeting

Moved: J. Steel

Second: D. Hill

Roll call vote: I. Montague, Aye; D. Hill, Aye; L. Kiernan, Aye; J. Steel, Aye; A. Lewis, Aye (5-0).

**Motion:** Approve minutes of December 19, 2023, as amended at the January 9, 2024 meeting

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; D. Hill, Aye; A. Lewis, Aye (5-0).

**7:19 p.m. Massachusetts Bay Transportation Authority (MBTA) Communities As of Right Multi-Family Zoning – Debrief on the 12/11/23 Forum & Preparation for Remaining Tasks**

**Finalize Sub-Districts**

The Board of Turkey Hill Village met with R. Hummel and A. Lewis and expressed opposition to the possible inclusion of Turkey Hill Village in the multi-family zoning district. A. Lewis noted that the area was already zoned for multi-family housing and that the residents would retain control over any redevelopment.

A. Lewis said that she has been responding to public comments sent to the Board.

She reported that she asked the Town's consultant, Sarah Maren, what the result would be if the Board chose to create a 25-acre district by choosing seventeen contiguous acre and a half lots. Ms. Maren explained that if the Board chose to do that, it would not be in a position to require a comprehensive development plan for anything larger than the minimum size lot and would be subject to separate developments on each of those smaller lots. The Board reviewed the Wayland Modeling Summary spreadsheet to finalize the proposed districts. The Board discussed either including a 25-acre portion of Turkey Hill Village or a 25-acre portion of Stoneridge Village Condominium.

The Board reviewed the Sandy Burr Country Club and to make a final determination if it is a potential site to use. It was determine that there are too many limitations.

R. Hummel explained that zoning the smaller single-family lots in the North Wayland area would result in 1-1.5 acres minimum lot sizes and an easier path for someone to develop.

D. Hill noted that in making its proposals, the Board had been addressing all public concerns, such as traffic, protection of open space, resident control, etc. He also suggested that the Board should consider having a "back up" in mind, if Mainstone were to fail at Town Meeting.

The Board took a pause on deliberation and voted on the draft warrant article.

**Vote to Submit Warrant Article & Zoning Map**

The Board reviewed a draft Warrant Article for submission to the Select Board and agreed to one change in reference to the repercussions for failure to create the new multi-family housing district. The Board inserted the word “potential” before “civil suit by the Massachusetts Attorney General and others”.

**Motion:** Authorize Chair A. Lewis to submit the Multi-Family Housing warrant article to the Town Manager’s office as amended at the January 9, 2024 meeting.

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; J. Steel, Aye; D. Hill, Aye; A. Lewis, Aye (5-0).

The Board continued its deliberations on which Mainstone property to include as the 25-acre contiguous property. D. Hill suggested establishing a master plan for how to develop that area or guidelines that would have a similar effect. A. Lewis was concerned that it would not be allowable under the constraints of the MBTA Communities program but said she would confer with the Town’s consultant, the Barrett Group. The Board also wants clarification from the Barrett Group on the zoned capacity before finalizing the proposed area. A Lewis will follow up on that as well.

### **Bylaw Provisions – A. Lewis**

A. Lewis noted that she had started to reorganize the proposed zoning by-law prepared by Judi Barrett to put it into a form more similar to the town’s existing bylaw sections. She will have a new draft ready for the next Planning Board meeting.

### **Publicity & Outreach – A. Lewis & others**

The Board needs to conduct more publicity and outreach (such as an informative mailing to the affected areas or a WayCam broadcast). R. Hummel and A. Lewis are planning to contact the Stoneridge Village Condominium Board to meet with them and discuss the current proposal. I. Montague will research options for a WayCam broadcast.

**After discussion, the Board declined R. Stanizzi request to modify the Planning Board’s October 10, 2023 minutes.**

### **9:40 p.m. Updates from the Town Planner (and others) & Discussion**

#### **1/3/24 Select Board Forum – 193 Commonwealth Road Self-Storage Zoning**

- R. Hummel reported that at the Select Board’s 1/3/24 public forum on a proposal for a zoning change to allow a Self-Storage facility at the 193 Commonwealth Road, many neighbors attended to voice their opposition. And, at the 1/8/24 Select Board meeting, that Board decided not to sponsor a proposed Town Meeting Warrant Article.

#### **Department Coverage in Absence of Town Planner**

- R. Hummel will be out of the office in a few weeks. A. Patel will be covering for the Planning Department while he is out of the office.

#### **Publicity for Upcoming Route 20 Master Plan Forum**

- The Route 20 Master Plan Public Forum is scheduled for Tuesday, February 13, 2024 at 7:00 p.m. The Board asked R. Hummel to work with J. Steel to finalize the press release & invitation. Once finalized, R. Hummel will send notification of the public forum to the publicity list.

Next Meeting:

- 1/23/24 -- MBTA Communities
- 2/13/24 -- Route 20 Master Plan Forum with BETA

### **10:05 p.m. Adjourn**

Moved: J. Steel

Second L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; D. Hill, Aye; J. Steel, Aye; A. Lewis, Aye (5-0).

### **Documents Used During The Meeting**

- 1) 1/9/2024 Agenda
- 2) Draft 12/11/2023 Planning Board Minutes
- 3) Draft 12/12/2023 Planning Board Minutes
- 4) Draft 12/19/2023 Planning Board Minutes
- 5) Wayland MBTA Communities Model Summary, dated January 2024
- 6) Wayland Proposed Multi-Family Housing District Maps, dated January 2024
- 7) Net Increase in Zoning Capacity, dated June 12, 2023
- 8) Draft MBTA Communities Multi-Family Housing Warrant Article, dated January 9, 2024
- 9) Draft Press Release PB Route 20 Master Plan Public Forum
- 10) Invitation PB Route 20 Master Plan Public Forum
- 11) List of Publicity Outlets dated 1/5/24

Minutes submitted by Robert Hummel, Town Planner