

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE**  
**NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law  
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: **Wayland Planning Board**  
FILED BY: Sarkis Sarkisian, Town Planner  
DATE OF MEETING: **February 6, 2018**  
TIME OF MEETING: 7:30 P.M.  
PLACE OF MEETING: **Town Building 41 Cochituate Road**

**AGENDA**

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable nature of public discussions.*

- 1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)**
- 2. PUBLIC HEARING RE: ZONING BY-LAW AMENDMENTS (7:35 P.M.) SEE POSTED**

**HEARING**

- a. Add a new section to Article 6 of Zoning Bylaw that the Site Plan Approval Granting Authority (SPAGA) may, through a site plan review decision under Article 6 of the Zoning Bylaw, permit any or all of the off-street parking spaces required under this Section 506.1 to be: (a) identified on a site plan but not constructed until the actual need or demand for such spaces is determined by the SPAGA, and/or (b) provided on a different parcel of land than the underlying principle use, provided that the SPAGA finds that the location of the parking spaces is sufficiently proximate to the underlying principle use so as to be safe and convenient to the general public.
- b. The Town of Wayland is proposing to adopt an amendment to the Zoning Bylaw that would establish a limited site plan approval for all proposed uses of land protected under G.L. c. 40A, §3 (i.e., agricultural, educational, religious, or child care uses) ("Section 3 Uses") shall be subject to site plan review under Article 6, which shall be limited consistent with those statutory provisions. The purpose is to ensure that all such uses and facilities are reasonably regulated in regards to bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage.

**Authority:** G.L. c.40A, § 5 Statutory requirement for adopting a zoning By-Law Planning Board report – The Planning Board must present a report with recommendations to town meeting. This report may be oral or written. If twenty-one (21) days have passed between the Planning Board hearing and

the town meeting vote, then the town meeting may act on the article even in absence of a report from the Planning Board.

**Staff Notes and Correspondence:**

Town Planner report/analysis on parking ITE

Attorney General Notice of December 1, 2017 regarding Site Plan Approval Case#8302

**Staff Recommendations:** Supports the articles as submitted. Close the hearing, vote and issue report.

3. Approve Minutes of January 16 and January 19, 2018, for approval (8:15 P.M.)
4. Discuss and update on two 40b projects (8:20 P.M.)
  - Windsor Place 24 School Street
  - Cascade 113-115-117-119 Boston Post Road
  - Further discussion on Transfer Fund Request to retain a hydrologist to evaluate the pending Chapter 40B project applications (24 School Street and the former Mahoney's site), and to provide an assessment of the projects' hydrological and environmental impacts, for presentation to the Zoning Board of Appeals during its public hearings.
5. New Website comments. (8:45 P.M.)
6. Town Planner presentation on Boston Post Road visioning (8:55 P.M.)
7. Sign plans for recording Conservation Cluster Developments 15 Training Field and 74 Moore Road. (9:00 P.M.)
8. EllenTohn of the Energy Committee-presentation on Warrant Article regarding Energy and Carbon Savings on Municipal Buildings (9:15 P.M.)
9. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting
10. Adjourn (9:30P.M.)