

**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**

NAME OF BOARD/COMM: **Wayland Planning Board**

DATE OF MEETING: **January 5, 2021**

TIME OF MEETING: **6:00 P.M.**

PLACE OF MEETING: **41 Cochituate Road Town Building**

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of individual agenda items.*

**AGENDA**

**Per Governor Baker's Executive orders this meeting will be held virtually through**

**Remote Online Attendance and/or Call-in Participation Instructions**

- To use Zoom with video on a smart phone or tablet you must download the Zoom app first. After you've downloaded the app, enter the Zoom Meeting ID.

<https://zoom.us/j/91736700163?pwd=bGd0QVdHRS9TeUJLZ096cDhVTHERQT09>

**PW: 097021**

- To use Zoom on a computer, you have to download an installer the first time you join a meeting, which you'll automatically be asked to do. After that, you'll join meetings automatically when you click on the meeting link.
- The public is asked not to speak unless the Chair asks for public questions/comments. Please keep your audio on mute in order to reduce background noise during the meeting. Public participants may ask a question or make a comment when the Chair asks for public participation. To be recognized, click on the "Participants" button on the lower bar and activate the 'Raise Hand' icon.
- Public Comment will be received either through Zoom\*\* or by phone at 508-358-6812 for this meeting. The phone number will be active during the public comment portion of the meeting. Thank you in advance for your patience; we intend to address all calls that come in during the Public Comment period.
- In addition to being live streamed, WayCam will record the meeting and this recording will be made available to the public as soon after the meeting as is practicable. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

**Call to Order 6:00 P.M.**

**Public Comment on topics not listed on the agenda**

**Development Administration**

**Board Administration**

Review of Meeting Minutes December 15, 2020

**Discuss possible Articles for 2021 Annual Town Meeting**

- a. Large-Scale Solar Arrays
- b. Common Driveway
- c. Parking Requirement for Retail
- d. Outdoor Seating

**7:00 P.M.**

<u>Address</u>	<b><i>105 Plain Rd Conservation Cluster Development</i></b> , (Map 20 Parcel 030)
<u>Summary</u>	Emmeline Path <b>Special Permit</b> The proposed project consists of a cluster development subdivision consisting of four (4) total lots and preserving the existing 131-year-old home. The site consists of 5.5 acres
<u>Owner/Applicant</u>	Tamposi LLC.
<u>Regulations</u>	Special Permit Conservation Cluster Article 18 and Regulations Chapter 301 Conservation Cluster Development
<u>File Documents</u>	Town Planner Report July 23, 2020, Town Engineer Memo July 30, 2020, Conservation Administrator Memo August 4, 2020, Letter from Alan Smith and Leigh Dunworth dated August 4, 2020, Memo from Tamposi dated August 11, 2020 regarding Municipal comments, email from Mike Staiti 104 Plain Rd concerning the development, Memo from Joe Smith dated June 4, 2020, Town Planner Recommendations/comments Memo dated October 1, 2020, Letter from Alan Smith and Leigh Dunworth emailed to Town Planner on November 3, 2020. Peer Review report by BETA dated December 9, 2020, Memo from BETA regarding peer review experience dated December 9, 2020.
<u>Staff Notes</u>	Peer review by BETA Engineering was received and forwarded to the board on December 9, 2020 .
<u>Staff Recom.</u>	See Town Planner Reports above.
<u>Timeline</u>	Chapter 53 of the Acts of 2020 and has been continued to December 15, 2020

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**Matters Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

**Up-Coming Meetings /Announcements /future Meeting dates**

**Adjourn**