

**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: **February 15, 2022**

TIME OF MEETING: **7:00 P.M.**

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

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

One may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in via remote means, in accordance with applicable law.

This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

7:00 P.M.

Public Comment on topics not listed on the agenda

7:05 P.M.

**LEGAL NOTICE
TOWN OF WAYLAND
PLANNING BOARD**

PUBLIC HEARING RE: ZONING BY-LAW AMENDMENTS

The Wayland Planning Board will hold a public hearing on Tuesday, February 15, 2022 at 7:05 p.m. in Wayland Town Building, 41 Cochituate Road, Wayland, Massachusetts, 01778 or one may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid> Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable. The subject of this hearing will be proposed amendments to the Wayland Zoning Bylaw, which will be considered at the May 14, 2022 Wayland Spring Annual Town Meeting. The text of these amendments and maps can be viewed at the Planning Board Office at the Wayland Town Building (8:30 AM to 4:00 PM during normal work days), the text may also be viewed online Town of Wayland website at the following link <https://www.wayland.ma.us/planning-board-department/pages/reports-future-zoning-bylaws> Reasonable accommodations and audio-visual aids and services will be available upon request. The proposed amendments and subject matter to the Wayland Zoning Bylaws are summarized as follows:

CONSERVATION CLUSTER DEVELOPMENTS

To determine whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions to Section 1803.1:

[Key to changes: underlining denotes additions; ~~strikethroughs~~ denotes deletions]

1. The proposed amendments are intended to clarify the total number of dwelling units on a tract of land, by removing the calculation section and further clarifying by requiring a conventional subdivision in conformity to prove number of units allowed in a development. The Bylaw amendment also has new language that defines "open land" and requires that the open land maintain a minimum lot shape factor not greater than 50.

ZONING AMENDMENTS TO FACILITATE OUTDOOR DINING AT RESTAURANTS

Sponsored by: Planning Board

To determine whether the Town will vote to amend Chapter 198 of the code of the Town of Wayland, the Town's Zoning Bylaw, by making the following revisions:

[Key to changes: underlining denotes additions; ~~strikethroughs~~ denotes deletions]

2. The proposed Zoning Amendment will allow Outdoor Dining by Site Plan Approval administered by the Planning Board to allow food or beverages to be served and consumed on the premises outside a building that contains a lawfully-existing Restaurant in any zoning district. The proposed amendment also clarifies Outdoor Dining in Business District A & B.

7:20 P.M. Energy and Climate Committee presentation and introduction to the Draft Action Climate Plan.

Administrative matters

- Approve minutes of January 13, 2022 and February 1, 2022

Board comments and concerns

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

Adjourn