

**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: **March 2, 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 zoom.**

The zoom meeting ID and password are contained in this agenda posted on the town's Planning Board web site.

<https://zoom.us/j/92731308081?pwd=a1kxckRiQVcvYVczOE0zZFEyZVdwUT09>  
pw: 217422

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 possible, usually within a day. No in-person attendance by anyone will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

Public Comment will be received for this meeting either through Zoom or by phone at 508-358-6812. The phone number will be active during the public comment portions of the meeting. We intend to address all calls that come in during the Public Comment period and where we can during the meeting deliberations.

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. To be recognized, click on the "Participants" button on the lower bar and activate the 'Raise Hand' icon.

Thank you in advance for your patience.

**6:00 P.M.**

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

## Board Administration

Review of Meeting Minutes February 2, 2021

## Development Administration

6:05 P.M.

### **412 Commonwealth Road Loker Field Project**

Application of **Louise Miller (Town Administrator) on behalf of the Town of Wayland (owners)**; will be appearing to the Zoning Board of Appeals for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, and/or variances as may be required in order to construct an illuminated multi-use rectangular artificial turf athletic field with parking under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.2, 501.2, Article 6 Site Plan Approval, 603.2, Articles 7, 8 and the Tables of Dimensional Requirements and Uses. The property is located at **412 Commonwealth Road** which is in the R-30 Zoning District. **Please note that this Case #21-02 will be heard by the Zoning Board of Appeals on March 9, 2021. The Planning Board will be issuing a report to the Zoning Board of Appeals and will be taking public comment.**

6:10 P.M.

Address

**105 Plain Rd Conservation Cluster Development**, (Map 20 Parcel 030)

Summary

Emmeline Path **Special Permit** 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

Owner/Applicant

Tamposi LLC.

Regulations

Special Permit Conservation Cluster Article 18 and Regulations Chapter 301 Conservation Cluster Development

File Documents

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, Tamposi Memo dated December 21, 2020 regarding Number of units and Multiple Dwelling Units per Lot, Requested Waivers 105 plain Road revised January 4, 2021 Statement Regarding Scope of Requested Waivers. Appendix A: Table of Provisions of Zoning Bylaw and Planning Board Regulations Analyzed for Waivers or Nonconformity, Plain Road Flex plan dated December 28, 2020, Town Planner presentation 105 Plain road subdivision control law/process and options dated January 5, 2021, Letter from Alan Smith and Leigh Dunworth dated January 5, 2021, Email from Mike Staiti dated January 5, 2021, Email from Marie Debrue dated January 10, 2021. Comparison of

original to revised cluster 105 Plain Road, Conservation Commission  
Memo dated January 27, 2021.

Staff Rec.

Timeline

Chapter 53 of the Acts of 2020 and has been continued to December 15,  
2020, February 2, 2021 and March 2, 2021.

**Update on Developments: River's Edge 490 Boston Post Rd, Spencer Circle, Michael  
Road and 104 Plain Road**

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

**Up-Coming Meetings /Announcements**

**Adjourn**