

**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: **April 27, 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

Development Administration

6:05 P.M.

Definitive Subdivision Plan 105 Plain Rd. Application titled “Definitive Plan Cluster Plan of Land of Emmeline Path Wayland, MA” and a Conservation Cluster Special Permit Application titled “Definitive Plan Cluster Site Plan of Emmeline Path Wayland, MA” on the property at 105 Plain Road, tax map 20 parcel 030 by Tamposi Brothers I, LLC. The proposed project consists of a conservation cluster development subdivision consisting of two (2) Building lots with five (5) total dwelling units including preserving the existing 131-year-old home. The site consists of approximately 5.5 acres. (Please note this is being held as a consolidated hearing with the Special Permit for Conservation Cluster below)

Address Summary ***105 Plain Rd Conservation Cluster Development***, (Map 20 Parcel 030) 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. Project has been revised and shows 5 total units on two lots. The site consists of 5.5 acres

Owner/Applicant Regulations Tamposi LLC.
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. Email from Alan Smith and Leigh Dunworth dated March 29, 2021.

Timeline

Chapter 53 of the Acts of 2020 and has been continued to December 15, 2020, February 2, 2021, March 2, 2021, March 16, 2021 April 6, 2021 and new advertised Subdivision for April 13, 2021.

Action

Review Draft decision and vote.

Board Administration

- Master Plan/Vision plan for Route 20
- Grant update Route 20 / 336 Boston Post Road
- Outdoor dining by right/license
- Affordable Housing Plan - RFP issued two responses. Select consultant. Housing Plan expires 2021.
- Discussion of Planning Board appointees to Design Review Board and Municipal Affordable Housing Trust Fund, both expiring on June 30.
- Administration comments

Minutes

Review of Meeting Minutes April 13, 2021

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

Up-Coming Meetings /Announcements

Adjourn