

**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: **November 5, 2019**

TIME OF MEETING: **7:30 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.*

**7:30 P.M.**                    **Public Comment**

**7:35 P.M.**                    **70 Moore Road Restricted Covenant/Order issued by Planning Board regarding the preservation of the Barn.**

**Whittemore Place- decision/condition regarding the Driveway relocation of 213 Old Connecticut Path and requested extension to complete the Subdivision Road.**

**8:00 P.M.**                    Application for Advisory and Site Plan Review and Approval entitled "**Site Development Plans for "ALTA at River's Edge"**" submitted to the Planning Board on October 10, 2019. The Applicant proposes the redevelopment of the existing site into a proposed three (3) and four-story multi-family residential apartment buildings with parking garages beneath, off-street surface parking, utilities, drainage and associated site-work. A proposed driveway will provide access to the site from an existing access drive immediately adjacent to Boston Post Road. The project will be serviced by municipal water and an on-site wastewater treatment plant and associated leach field. The property is located at 490 Boston Post Road Lot A, C & E of 2017. The Planning Board will be conducting an advisory review of the application per §198-603.2 of the Zoning Bylaw and forward an advisory opinion to the Zoning Board of Appeals, which is hearing the aforementioned application. The land is owned by the Town of Wayland.

**APPLICANT:** WP East Acquisition,LLC 91 Hartwell Avenue, Lexington, MA 02421

**OWNER:** Town of Wayland, MA

**REPRESENTATION:** James G. Ward, Esq., Nutter, McClennen & Fish, LLP

**APPLICATION SUBMITAL DATE (Town Clerk):** July 2, 2019 October 9, 2019

**APPLICATION DEEMED COMPLETE DATE (Planning Dept.):** October 22, 2019

**DECISION DEADLINE DATE:** Advisory Opinion due to Zoning Board for November 12, 2019 hearing

**LOCATION:** 484-490 Boston Post Road; Assessor's Map 22, Lot 003 portion, Map 22, Lot 006 and Map 22, Lot 007 portion.

**PARCEL SIZE:** 8.248 Acres (359,289 +/- Square Feet)

**REQUESTED ACTION:** Zoning Board of Appeals Variances and Site Plan Approval for a 218 Unit Multi-Family residential community with 54.5 of the 218 units being designated as affordable comprised of three buildings along with all necessary special permits and variances.

**PROPOSED USE:** Multi-Family

**EXISTING USE:** Municipal Use, Residential, Refuse Disposal, Wireless Communication

**SURROUNDING LAND USE:** Business to the east and west; open space to the south and Recycling Facility to the north.

**EXISTING ZONING:** Residence 40, River's Edge Housing Overlay District, Municipal Service District, Refuse District and Wireless Communication District.

**STAFF NOTES & RECOMMENDATIONS** (see Town Planner memo dated October 28, 2019).

**Approve minutes of October 17, 2019.**

**Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting**

**9:30 P.M. Adjourn**

**Note:** The Shaw Drive Five Paths Residential Subdivision Public Hearing Tax map 39 parcel 15A. For a 3-lot definitive residential subdivision will be continued to December 10, 2019.