

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: **December 1, 2020**

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

6:05 P.M.

<u>Address</u>	<i>105 Plain Rd Conservation Cluster Development</i> , (Map 20 Parcel 030)
<u>Summary</u>	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
<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.
<u>Staff Notes</u>	Peer review of the subdivision has not yet been received.
<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

6:35 P.M.

<u>Address</u>	<i>Town Building 41 Cochituate Road (Map 23 lot 1) Site Plan Review Advisory recommendations to the Zoning Board of Appeals. Hearing for ZBA was continued from November 17, 2020 to December 8, 2020.</i>
<u>Summary</u>	Proposed new traffic circulation plan, parking and striping for School Bus Parking. Amend Site Plan/Special Permit issued by the Zoning Board of Appeals.
<u>Owner/Applicant</u>	Town of Wayland, Louise Miller, Town Administrator
<u>Documents</u>	SPA form C application Memorandum from BETA group dated October 19, 2020 Town Hall proposed layout parking dated October 22, 2020 Project Timeline October 2016 – Present Planning Board Site Plan Review decision dated August 17, 2007 Zoning Board of Appeals decision 98-46 dated June 30, 1999

Planning Board status report and recommendations to Zoning Board of Appeals dated February 17, 1999
Site Plan for 41 Cochituate Rd, Children's Way dated January 12, 2000

Staff Notes Applicant revised plans and submitted an as-built dated 11/17/2020

Staff Recom. Town Planner will provide recommendations on or before December 1, 2020.

7:05 P.M.

Board Administration

1. Release Lots for #19 and #21 Training Field Road
2. Review of Meeting Minutes November 6, 2020, November 10, 2020 and November 16, 2020.
3. Appointment to the Route 20 South Landfill Visioning Committee.
4. Use of CPC funds for tree replacement. Begin CPC application.

Discuss possible Articles for 2021 Annual Town Meeting

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

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

Up-Coming Meetings /Announcements

Schedule plans to be signed for 5 Paths Subdivision. Plans must be recorded.

Adjourn