

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 7, 2021**

TIME OF MEETING: **7:00 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

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.

- Correct Approved minutes of October 19, 2021
- Approve minutes of November 9, 2021 and November 16, 2021

7:15 P.M. 139 Boston Post Road Camp Chickami - Site Plan Approval

The subject of the hearing will be the application of West Suburban YMCA for Site Plan Review pursuant to Sections 198-603.3 and 198-606.3 of the Town of Wayland Zoning Bylaw for property located at 139 Boston Post Road (Camp Chickami) on land known as Map No. 29, Lot No. 42, respectively, containing approximately +/-11.49 acres the property is zoned Residence R-40 and R-30. The project proposes to add a multi-use camp building, tent, and associated septic system to the existing Camp Chickami. A permeable gravel driveway will also be constructed that will connect the existing Chickami Road to the proposed development area for emergency vehicle access.

7:45 P.M. 134 Boston Post Road Limited Site Plan Approval for protected Agricultural Use

The subject of the hearing will be the application of Farm Stand Acquisitions LLC for Site Plan Review pursuant to Sections 198-603.3 and 198-606.3 of the Town of Wayland Zoning Bylaw for real property located at 136 Boston Post Road (formerly Lee's Farm Stand) on land known as Map No. 29, Lot No. 048, respectively, containing approximately +/-4.6 acres the property is zoned Residence and Road Side Business. The project will include interior renovations to the existing farm stand structure, the construction of a small (1040 sf) accessory barnlike structure to be used for the storage of equipment, supplies, and material, and site amenities to improve the deteriorated parking and access, introduce low impact development stormwater management, and provide site landscaping. The property owners have created a nonprofit entity which will operate the farm stand. They have conducted outreach and have forged partnerships with entities such as the STEM Program with the Wayland schools. This project involves the cultivation and sale of flowers to introduce students to the operation of an agriculture enterprise ranging from cultivation to product sales. Other uses contemplated for the property include activities designed to market to and bring the public to a farm for farm related educational experience by displaying a combination of the farm setting and products of the farming operation, with the ultimate goal to encourage the purchase of agriculture products. Product displays, demonstrations, fundraising activities, and community events are also contemplated to enhance the agricultural visibility of the farm and local agriculture.

Administrative matters

- Review 27 Sherman's Bridge Certificate of Vote
- Conservation Cluster Bylaw amendments
- Michael Road bond reduction
- 104 Plain Road
- Route 20 Planning Initiatives and study
- Board comments and concerns

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

Adjourn