

**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 9, 2021**

TIME OF MEETING: **7:00 P.M.**

PLACE OF MEETING: **41 Cochituate Road Town Building REMOTE**

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.

REVISED 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 person and~~ via remote means, in accordance with applicable law. **No in person attendance by members of the public will be permitted.**

This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

Everyone in attendance must adhere the Town of Wayland's new mask requirement dated August 11, 2021 <https://www.wayland.ma.us/home/news/august-11-2021-announcement-covid-19-update-and-new-mask-requirement-wayland-town>

7:00 P.M.

Public Comment on topics not listed on the agenda

7:05 P.M. 134 Boston Post Road Limited Site Plan Approval 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

- Town Planner update on future Applications for Site Plan Approval
164-168 Main Street Veritas Christian School
139 Boston Post Road YMCA Camp Chickami
- Approve minutes of October 19, 2021.
- Michael Road bond reduction and Rain Garden

General Discussion on matters below:

- Larry Kiernan presentation on Rail Trail Crossings along Mass Central Rail Trail
- Conservation Cluster Bylaw amendments
- 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