



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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Minutes
November 12, 2019

Attending the meeting at 7pm in the The Large Hearing room at the Wayland Town Building located at 41 Cochituate Road, Wayland were members, the chair Jim Grumbach, Thomas White, David Katz, Robert Farrington, Evans Huber, Shaunt Sarian and Town Counsel Carolyn Murray. In attendance to take minutes April LeShore. Audio and Video recorded by WayCam.

October 15, 2019 meeting minutes were approved. Shaunt Sarian moves to approve and Robert Farrington seconds (all in favor) 6-0.

Meeting adjourned to reconvene in the selectman's conference room to accommodate all parties in attendance.

Jim Grumbach reads legal description 490 Boston Post Rd (River's Edge)

Application of WP East Acquisitions, LLC by Nutter McClennen & Fish LLP (Agent) for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, modifications to, and/or variances as may be required in order to develop a 190-unit multi-family residential project and associated parking and infrastructure on a conforming parcel owned by the Town of Wayland under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Article 25 River's Edge Housing Overlay District, Sections 104.2, 201, 203, 401.1.2, 504, Article 6 Site Plan Approval, Article 8 and the Tables of Dimensional Requirements and Uses. The property is located at 490 Boston Post Road which is in River's Edge Housing Overlay District. Case #19-13. (Cont.11/12/19)

Jim Grumbach acknowledges that the application before the board tonight is a new application filed by the applicant WP East Acquisitions, LLC, and the old application in case # 19-09 was withdrawn without prejudice on October 15, 2019.

Jim Lambert (Applicant/Developer): Provides a summary of the original and new applications, and an overview of the project as it has evolved from its inception.

Jim Ward (Legal Counsel for the applicant): Explains, from a legal standpoint, the request for 4 variances for the new project. The four variance requests follow:

1. §198-2505.4-Maximum number of dwelling units, an increase to 218 units, above the permitted number
2. §198 Attachment 1 of the Table of Dimensional Requirements, lot coverage, the project exceeds the permitted lot coverage
3. §198-2505.1 – Minimum Building Setback from the roadway, for the transportation hut/shelter (bus stop), which is closer to the road than permitted
4. §198-2505.2 – Maximum Building Height, project has a larger amount in excess of the 35' maximum than permitted

Discussion of the setbacks, retaining wall, height of the wall and positioning of the structures of the project.

Discussion of the 218 rental units, the 54 affordable units and how they would be spread out within the structures. Discussion of the rental rates of the units. Discussion of rental preference for the town of Wayland residents.

Molly Upton (public comment): Urges the Zoning Board to read the CMG report in regards of the soil on the site.

Discussion of the soil removal within the site and VOCs in the soil that is deemed safe but requires a venting system.

Discussion that the Planning board has approved the site plans of the project, unanimously (5-0).

Michael Tulpani (Wood Partners, architect): Explains in depth the revisions of the project over the last several months, including the elevation of the structures.

Discussion of the location of the School bus shelter: the bus stop will likely be moved back, obviating the need for that particular variance.

Discussion of green electrical energy in the project, both car charging EV stations and roof-mounted solar panels.

Carlton Quinn (Civil Engineer): Discussion of the Grading and Drainage Plan. Discussion of when construction is expected to start and finish, and when units are expected to be sold, in phases.

Discussion of the land acquisition and who is in charge (the Town or the developer).

Discussion of the safe harbor for G.L. c. 40B applications, limiting future comprehensive permitted developments, by the Town Planner.

Discussion of the Board's need for all information needed from other boards in order to be able to promptly and efficiently consider the variances.

Carolyn Murray (Town counsel): Gives her opinions on the following:

- 1. The site plan and related issues
- 2. The number of units
- 3. The height of the structures
- 4. How the Zoning Board will deal with the variance requests

Discussion of potential appeals from abutters or other parties with standing.

Discussion of the landscape plan, screening from the road (Rt. 20) and adjacent properties.

Shaunt Sarian moves to adjourn the meeting and Robert Farrington seconds (all in favor) 6-0.

Documents submitted and considered by the Zoning Board: The following documents were submitted to and considered by the Board, and are part of the record of the hearing:

- 1. Letter from applicants' attorney Mr. Jim Ward (dated November 5, 2019)
- 2. Five-page letter from Wood Partners (dated November 5, 2019)
- 3. Letter to the chair of The Zoning Board of Appeals, James Grumbach, from the chair of the Planning Department (dated November 6, 2016)
- 4. Other documents mentioned at the hearing
- 5. Alta at River's Edge revision of the project presentation (29 pages)

Date Approved 12/3/19
 Prepared by [Signature]