

TOWN OF WAYLAND
2018 ANNUAL TOWN MEETING

ARTICLE 38: HEAR REPORTS

Board of Assessors
Community Preservation Committee
Planning Board

BOARD OF ASSESSORS

At the April 2017 elections Jayson Brodie was re-elected and Steven M. Glovsky was elected, both to serve three year terms. Susan Rufo was elected to chair and Jayson Brodie to vice chair by the Board.

The Board of Assessors are responsible for administering Massachusetts property tax laws effectively and equitably and to produce accurate and fair assessments for all taxable property.

As required by the code of Wayland, Section 19-8 the Board of Assessors makes the following Report:

A. Annual Report

(1.) The calendar year 2015 sales used in the determination of the FY'17 assessed values were posted to the Assessors web page and provided at Town Meeting.

(2. a, b, c) Report for the previous six years of abatement history:

| FISCAL YEAR | # RECD (a) | # GRANTED (b) | AVG ABMT (c) |
|--------------|------------|---------------|--------------|
| 2012* | 71 | 44 | \$1,912.65 |
| Supplemental | 0 | 0 | \$0.00 |
| 2013 | 34 | 18 | \$1,854.20 |
| Supplemental | 1 | 1 | \$616.87 |
| 2014 | 35 | 13 | \$2,387.39 |
| Supplemental | 0 | 0 | \$0.00 |
| 2015* | 89 | 66 | \$1,152.16 |
| Supplemental | 3 | 3 | \$486.59 |
| 2016 | 34 | 22 | \$2,368.68 |
| Supplemental | 0 | 0 | \$0.00 |
| 2017 | 25 | 16 | \$2,313,48 |
| Supplemental | 1 | | |

*DOR Triennial Revaluation year

(2. d) ATB filings last six years:

| Fiscal Year | ATB Filings | Fiscal Year | ATB Filings |
|-------------|-------------|-------------|-------------|
| 2012 | 5 | 2015 | 11 |
| 2013 | 6 | 2016 | 6 |
| 2014 | 10 | 2017 | 6 |

(2. e) Dollar change granted by ATB:

| FISCAL YEAR | NO. | STREET | CHANGE IN ASSESSMENT | FISCAL YEAR | NO. | STREET | CHANGE IN ASSESSMENT |
|-------------|-----|----------------|----------------------|-------------|-----|----------|----------------------|
| FY'12 | 59 | OLD SUDBURY RD | \$42,800 | FY'14 | 12 | ELLIE LN | \$202,000 |
| FY'13 | 12 | ELLIE LN | \$55,500 | | | | |

(3). Inspections conducted during Fiscal Year 2017

Total Property Visits: * 865

Building Permits:

| | |
|-----------------------|------------|
| Interior and Exterior | 97 |
| Exterior Only | 203 |
| Interior Only | 26 |
| Refusals | 2 |
| Total | 328 |

Cyclical:

| | |
|-----------------------|------------|
| Interior and Exterior | 82 |
| Exterior Only | 152 |
| Interior Only | 38 |
| Refusals | 1 |
| Total | 273 |

Sales:

| | |
|-----------------------|------------|
| Interior and Exterior | 128 |
| Exterior Only | 88 |
| Interior Only | 10 |
| Refusals | |
| Total | 226 |

Quality Control:

| | |
|-----------------------|----------|
| Interior and Exterior | 5 |
| Exterior Only | 2 |
| Interior Only | |
| Total | 7 |

Abatements:

| | |
|-----------------------|-----------|
| Interior and Exterior | 16 |
| Total | 16 |

Informal Hearings:

| | |
|-----------------------|-----------|
| Interior and Exterior | 15 |
| Total | 15 |

***Please note that some of the data verification visits addressed several requirements in one visit, such as a property requiring an abatement visit may also have required a sales visit. One visit would have met both obligations of data verification.**

Respectfully submitted,

Susan M. Rufo, Chair
Zachariah Ventress

Jayson Brodie, Vice Chair
Steven M. Glovsky

Wayland Community Preservation Committee

Annual Report for July 1, 2016 – June 30, 2017

The Wayland Community Preservation Committee (CPC) is a nine-member committee, one each from the Conservation Commission, Historical Commission, Housing Authority, Planning Board, Public Works Board, Recreation Commission, and three appointed by the Board of Selectmen. The CPC's responsibilities are to identify and evaluate possible community preservation projects to be submitted to Town Meeting for approval of spending community preservation funds. Projects must be for open space, historic preservation, community housing and recreation. In FY17, the town collected \$783,580 from the residential property tax surcharge and \$150,787 from the State Trust Fund.

Annual Town Meeting 2017 approved all of the CPC recommended articles. They included: \$89,019 transferred to the Municipal Affordable Housing Trust Fund for community housing; \$20,000 for a Housing Consultant to assist the Town with affordable housing issues; \$30,200 to complete repairs of the Town-owned clock in Cochrane; \$30,000 to restore/preserve the Mellen Law Office; \$80,000 to restore and replace windows in the First Wayland High School (Bradford Hall) owned by the Trinitarian Church; \$300,000 to construct an athletic field at Oxbow Meadows; and \$50,000 to complete the construction of ADA trails and signs at Dudley Woods.

A few projects funded in past years are still in the works some of which include preservation of Stone's Bridge, trails in Dudley Woods, and development of management plans for some of Wayland's conservation land.



Rail-Trail at Depot



Town-owned clock – new face

Additional information about the CPC may be found on the Town's website CPC page including information about this year's activities.

Committee Membership: Gretchen Schuler (Board of Selectmen's appointee), Chairman; Woody Baston (Board of Public Works), Maureen Cavanaugh (Board of Selectmen's appointee), Susan Green (Board of Selectmen's appointee beginning February), Anna Meliones (Recreation Commission – until April), Ira Montague (Planning Board), Elisa Scola (Historical Commission), Heidi Seaborg (Recreation Commission– beginning April), John Sullivan (Conservation Commission), and Susan Weinstein (Housing Authority).

REPORT OF THE COMMUNITY PRESERVATION COMMITTEE – 2018 ATM

The provisions of the Community Preservation Act (CPA) were adopted at the Annual Town Meeting in 2001. The Community Preservation Committee is charged with evaluating potential community preservation projects and, if appropriate, submitting project recommendation articles at town meeting. The CPA requires that the projects focus on open space, historic preservation, and community housing. Funds can also be used for certain recreational purposes. The Committee consists of nine members, one each from the Planning Board, Historical Commission, Recreation Commission, Conservation Commission, Housing Commission, Department of Public Works, and three appointed by the Board of Selectmen.

CPA Revenue – Since the adoption of the CPA in 2001 through December 2017, Wayland has received \$9,994,363 from the residential property tax surcharge (two quarters only for FY’18), \$5,006,607 in matching State Trust Fund distributions, and \$779,027 in interest for total revenue of \$15,779,997. The funds collected are known as the Community Preservation Fund and are held and administered by the Town’s Treasurer.

COMMUNITY PRESERVATION FUND – AVAILABLE FUNDING BEFORE AND AFTER 2018 ATM

| CPA FUNDS BALANCES & ALLOCATIONS | HISTORIC | COMMUNITY HOUSING | OPEN SPACE | ADMINISTRATIVE | UNCOMMITTED Fund |
|----------------------------------|--------------------|--------------------|--------------------|----------------|--|
| AS of 12/31/17 | \$111,727 | \$2 | \$90,464 | \$10,813 | \$1,424,104 |
| Set Aside 2018 | +\$96,620 (10%) | +\$96,620 (10%) | +\$96,620 (10%) | +\$25,000 | -\$289,860 (10% -\$25,000 (Admin) -\$371,486.20 (Mainstone Farm Debt Service) |
| Transfer to WMAHTF | | -\$96,620 | | | |
| Library Windows | -\$30,000 | | | | |
| Depot Preserv. | -\$90,000 | | | | |
| Dudley Woods Monitor | -\$18,000 | | | | |
| Canoe Launch | | | | | - \$75,000 (Rec Project) |
| Aqueduct Cross | | | | | - \$98,000 (Rec Project) |
| HS Athletic Fields | | | | | - \$350,000 (Rec Project) |
| TOTALS after ATM | \$70,347 | \$2 | \$187,084 | \$35,813 | \$533,908 |

* By end of FY’18 (June 30, 2018) about an additional \$319,150 will be deposited into the Uncommitted Fund collected from surcharge of last two quarters of fiscal year. Also, more interest will have accrued. The full 10% allocations for FY’18 will have been subtracted from the Uncommitted Balance and deposited into each account by the set-aside article at TM (\$96,620 represents 10% of all FY’18 receipts: already collected and expected surcharge (\$830,006) + State Trust Fund (\$136,201). Thus the Uncommitted Balance on July 1, 2018 should be in excess of \$530,000 if all projects are funded as proposed.

A list of all CPA projects funded throughout the last 15 years can be found on the CPC webpage at:
https://www.wayland.ma.us/sites/waylandma/files/uploads/cpa_projects_funded_thru_dec2017.pdf

**PLANNING BOARD ANNUAL REPORT--FY 2017
JULY 1, 2016 - JUNE 30, 2017**

The mission and the responsibilities of the Planning Board are specified in the state laws known as “Improved Methods of Municipal Planning” and “The Subdivision Control Law,” as follows: to undertake planning and land use studies, including needs studies and comprehensive plans; to prepare plans of the resources and future development scenarios for the Town; to report annually to the Town regarding the condition of the Town; to prepare an official map of public and private ways and public parks within the Town; to report on the layout, alteration, relocation, or discontinuance of public ways; and to adopt regulations for, and administer the processes of, dividing and subdividing land into building lots and other parcels.

Appreciation

The Planning Board would like to congratulate Kevin Murphy and Nicole Riley as newly elected members of the board. This will be Mr. Murphy’s third term. We also welcome Jennifer Steel as its new elected associate member.

Accomplishments and Activities

The Board met 18 times between July 1, 2015 and June 30, 2016 to review and approve applications for new building lots in residential subdivisions, applications for new residential building lots not requiring subdivision approval (known as ANR lots), and site plans for non-residential development; to oversee the construction of various residential and non-residential developments for which approval had been granted; and to work on various planning studies and projects such as the Wayland Real Assets Planning Committee and the Massachusetts Central Rail Trail.

The Affordable Housing Production Plan

The Planning Board on August 22, 2016 unanimously voted to submit the 2016 Housing Production Plan to the State Department of Housing and Community Development. The Housing Production Plan is a planning document that identifies needs of the Wayland community and the strategies it will use to make progress in facilitating the development of affordable housing. The plan provides information on trends in Wayland relating to the people who live here, types of housing in town, and the current development conditions in town to determine the housing needs of the community. The Plan also includes an inventory of affordable housing and an update of our River’s Edge Project that will push the Town of Wayland’s subsidized affordable housing inventory to over 9%. This is a giant leap forward in achieving the goal of 10%. The collection and analysis of this information, along with our recently held housing summits have led to the development of housing goals for Wayland’s future.

On behalf of the Planning Board I would like to thank the members of the Wayland Affordable Housing Partnership, Wayland Housing Authority and Wayland Affordable Housing Trust. I would also like to recognize two individuals in helping with the efforts of Affordable Housing. Rachel Bratt of the Wayland Partnership for chairing and hosting four Affordable Housing Summits and Susan Weinstein for completing the edits and fine tuning the Housing Production Plan (see link below) We would not have accomplished this without their time and dedication.

http://www.wayland.ma.us/Pages/WaylandMA_Planning/drafthpp2016.pdf .

New Development

The Planning Board approved two Conservation Cluster Developments.

The purpose of the Conservation Cluster By-law Article 18 is to promote more efficient use of the land in harmony with its natural features compared to traditional cul-de-sac developments. It encourages the preservation of open land for conservation, open space, and passive recreation

Conservation Cluster 52-60 Rice Road

The site consists of approximately 6 acres and over 560' linear feet of frontage along Rice Road that includes three existing dwellings, #52, #54, and #60 Rice Road. The topography slopes down from Rice Road to a wetland in the rear of the property. The zoning in this area is Single Residential, requiring a minimum 180' of frontage and 40,000 square feet of lot area. The proposal is to construct 4 new houses and preserve the existing dwelling at 60 Rice Road.

The Project will preserve a wooded riverfront area that will serve as a shared neighborhood open space resource. Environmentally sensitive areas such as Snake Brook, bordering vegetated wetlands, the 200' riverfront area, and the 30' wetland "no disturb zone" have been avoided as much as possible in the proposed development.. The proposed common driveway avoids the need for a conventional subdivision road, respects existing natural topography and the natural character of the land, and minimizes future problems with maintenance, drainage and erosion control. These factors, as well as general aesthetic considerations, makes the conservation cluster plan superior to the five-lot conventional development build-out that could have occurred by right.

A 2.3-acre open space parcel shall be conveyed in fee simple to the Wayland Conservation Commission. The Applicant shall work with the Conservation Commission to create low-impact trails within the open space parcel.

Conservation Cluster 15, 17, 19 Training Field Road

The site consists of approximately 8.7 acres with 50' linear feet of frontage along Training Field Road and 50 linear feet of frontage on Concord Road. The topography slopes down from Training Field Road to a wetland in the rear of the property. The zoning in this area is Single Residential, requiring a minimum 180' of frontage and 40,000 square feet of lot area. The proposal is to construct 2 houses served by a common driveway. Each home will have over 4 acres of land.

3.17 acres of open space shall be subject to a recorded restriction and such land shall be perpetually kept as open land.

River's Edge

The Town of Wayland released the Request for Proposals (RFP) to sell River's Edge, a town-owned 8.24-acre parcel on Route 20 (484-490 Boston Post Road). The site represents an extraordinary opportunity in Wayland, with zoning in place to build 150-190 residential units in 3-4 story buildings. The Planning Board sees this project as a unique opportunity to build attractive, higher density housing for which there is demand, while at the same time controlling future 40B development. The project also meets Commonwealth goals, including Smart Growth principles transforming abandoned municipal industrial property into attractive affordable housing. Detailed bid proposals and qualifications were issued on April 21, 2016. The Town received two proposals that were opened on July 6, 2016. Evaluations were conducted and the River's Edge Advisory Committee recommended that Wood Partners be selected. Wood Partners has developed over 55,000 units of multifamily housing across the country and has consistently ranked as a Top 5 National Multifamily Developer by Multifamily Executive Magazine for the past several years. The Boston office, located in Lexington, MA, was formed in 2008 and has successfully completed construction on ten development projects (1,861 units) in that time with another 280 units currently under construction and two developments currently scheduled to begin in 2017 (354 units combined).

The Wayland Board of Selectmen on July 31, 2017 signed the Land Agreement with Wood partners. The Planning Board looks forward to reviewing the final site plan approval in 2017.

Wayland Real Assets Planning Committee (WRAP) issues final report

The Wayland Planning Board would like to thank the members of the WRAP Committee for their efforts in producing the final report. The Wayland Real Asset Planning Committee was created by the Board of Selectmen with members appointed by and serving in an advisory capacity to the Planning Board. The charge called for the creation of "a process to develop a comprehensive long-range facilities plan, siting strategy and capital funding plan

to assist the Town with making informed decisions regarding major capital projects (defined as \$500,000 and above) related to future uses of municipal (Town and School) land and buildings.” Link to final report http://www.wayland.ma.us/Pages/WaylandMA_BComm/WRAP/WRAPFinalJune2017.pdf

Zoning Articles and Spring Town Meeting

The following zoning articles were submitted for the 2017 Spring Town Meeting. Pursuant to Massachusetts General Laws Chapter 40A, Section 5. The Planning Board held a public hearing to discuss the proposed amendments to the Town’s Zoning By-Laws.

Sponsored by the Planning Board Article 14: Limited Site Plan Review – Exempt Uses

The Massachusetts General Laws MGL c. 40A, § 3 states, in part: “No zoning ...by-law shall...prohibit, regulate, or restrict the use of structures for religious... or educational purposes”. This section of the state Zoning Act, sometimes referred to as the “Dover Amendment”, provides unique protection for these enumerated land uses. MGL c. 40A, § 3 goes on to state, however, that “such...structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.” Thus, while Massachusetts general laws provide unique protections for Dover Amendment Uses, it also gives municipalities the right to impose reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.

The proposed zoning amendment would create a formal review framework for major land use developments associated with educational, religious, and day care uses. The Planning Board is charged with imposing appropriate and reasonable limitations to protect the interests and objectives of the underlying zoning district/abutters. The old by-law was silent as to what appropriate and reasonable limitations might be. The amended by-law is more prescriptive and specifically instructs the Planning Board to consider, among other things, the relationship of the proposed structure to the area’s natural landscape and existing buildings, convenience and safety of vehicular and pedestrian traffic, adequacy of parking in relation to the proposed use and the impact of exterior lighting on neighboring properties. The article passed.

Sponsored by the Youth Advisory Committee a Temporary Moratorium on Non-Medical/Recreational Marijuana Establishments until January 1, 2019 or six months from the date that final regulations are issued by the Cannabis Control Commission, whichever date is later. The article did not pass.

Street Acceptance

The Planning Board petitioned the Town to accept Summer Lane and Dylan’s Circle. Both roads were originally approved by the Planning Board under the subdivision control law. The article passed.

Projects

Great news! The Town of Wayland completed a ½ mile of the Rail Trail from the historic Train Depot west to the new Town Center. Town Meeting in 2015 appropriated \$445,000 of Community Preservation Funds for this Recreational Project. All of the major road crossings were also completed as part of this project.

What’s ahead?

Construction of the remainder of the long-awaited Rail Trail project is expected to begin in August of 2017 and be completed by November of 2017. Eversource (electricity provider) and the Department of Conservation and Recreation (DCR) have signed a memorandum of agreement. Eversource will construct the Rail Trail and DCR will pave the Rail Trail. Eversource has funds for the construction available this calendar year (2017) and has received all necessary permits for the project; removing the rails; and constructing the base/foundation of the trail. DCR has always expressed a strong preference for an asphalt surface and DCR will pave the surface once completed. Wayland residents for many years have been working on this project to create outdoor recreation opportunities (walking, biking, and jogging) and to improve the community with a vital link in the center of Wayland to nearby neighborhoods and neighboring towns. The project will extend through Weston and at its completion will create over 5 miles of Rail Trail.

PLANNING BOARD MEMBERS--June 30, 2017

Daniel Hill, Chair
Bow Road
Wayland, MA 01778
Term: 2016-2019

Andrew Reck, Member
18 Reservoir Road
Wayland, MA 01778
Term: 2016-2021

Nicole Riley, Clerk
15 Shawmut Avenue Ext.
Wayland, MA 01778
Term: 2017-2020

Kevin Murphy
14 Sears Road
Wayland, MA 01778
Term: 2017-2022

Ira Montague, Vice Chair
9 Erwin Road
Wayland, MA 01778
Term: 2013-2018

Jennifer M. Steel
16 Mayflower Path
Wayland, MA 01778
Term: 2017-2019

PLANNING BOARD TOWN STAFF -- June 30, 2016

Town Planner
Sarkis Sarkisian
Town Planner

I would like to thank the Planning Board and all Commissions and Volunteers for their continued dedication of service to the Town of Wayland.

Respectfully submitted,

Sarkis Sarkisian
Planning Director

PLANNING BOARD REPORT

The following zoning and general articles were submitted for the 2018 Annual Spring Town Meeting. Pursuant to Massachusetts General Laws Chapter 40A, Section 5, the Planning Board held a public hearing to discuss the proposed amendments to the Town's Zoning By-Laws on February 6, 2018 and closed the public hearing the same night. The Planning Board also met on February 27, 2018 and voted the final language as printed in the Warrant.

ARTICLE 32: Zoning Limited Site Plan Review – Zoning Amendment

This zoning amendment fills a regulatory gap in the Town's existing Zoning Bylaw by requiring educational, agricultural, religious, and day care land use development projects to undergo a site plan review process managed by the Planning Board, which members are Wayland residents who are elected rather than appointed. The Planning Board will have the authority to impose reasonable conditions and restrictions to protect the planning goals and objectives embodied by the Zoning Bylaw. Without this amendment, such uses could be expanded, without appropriate scrutiny or oversight, to include ancillary or incidental components that may create undesirable impacts on the Town or the immediate residential neighborhood, such as illuminated athletic fields and musical entertainment facilities, commercial or retail buildings, or large parking lots. The Planning Board shall be required to render a decision on any such matters within 60 days subsequent to the time a complete application has been submitted to it. The current Bylaw leaves the review of these facilities to the appointed Building Commissioner, without a public hearing or an enforceable zoning decision.

A similar article was approved by Town Meeting in April 2017; however due to a procedural issue, it was reviewed by the Office of the Attorney General. The Attorney General's office overturned the decision of Town Meeting, due to the procedural issue. In addition, the Office of the Attorney General raised concern that certain aspects of the review process might be beyond the authority of the Town's regulatory authority, as they apply to such land uses. The Planning Board has removed those objectionable items from this Article. In addition, this Article has been reviewed and approved by Town Counsel.

The Planning Board recommends approval. (4-0-0)

ARTICLE 33: OFF STREET PARKING– ZONING AMENDMENT

This zoning amendment provides flexibility in the creation of parking spaces serving commercial and other large-scale development projects in Wayland. Wayland's default requirement of one parking space per 140 square feet for general retail and commercial establishments is more onerous than most of our peer communities, resulting in the creation of larger parking lots than what is really necessary. For the new CVS pharmacy project at 150 Main Street in Cochituate Village, the Planning Board required the Applicant to not construct the parking spaces shown on the site plan along Main and West Plain Streets, and instead install a vegetated landscaping buffer. The Board "banked" these parking spaces for future construction, if demand necessitated them. The Building Inspector questioned the Board's authority to land bank parking spaces.

This Bylaw Amendment codifies the sensible approach of reserving area on a project site for parking until the demand for the spaces is justified based on actual traffic conditions. This approach preserves open spaces, trees and natural vegetation, minimizes the creation of unnecessary impervious surfaces, and affords opportunities to screen commercial development from neighboring residential areas.

Any decision by the Planning Board with regard to this article would be incorporated as part of the recorded deed for the Property.

The Planning Board recommends approval. (3-0-0)

Dan Hill, Chair
Wayland Planning Board