



TOWN OF WAYLAND Massachusetts

WAYLAND TOWN CLERK
2024 MAR 13 AM 8:51

TOWN PLANNER

Robert Hummel
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Wayland, Massachusetts 01778
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Planning Board

Anette Lewis, Chair
Jennifer Steel, Vice Chair
Dan Hill
Ira Montague
Larry Kiernan

Meeting Minutes Planning Board Meeting Tuesday, February 27, 2024 at 7:00 p.m. Virtual via Zoom

The Wayland Planning Board met on **Tuesday, February 27, 2024** at 7:00 p.m. via ZOOM. Information was available on the Planning Board website so that the public could access the ZOOM meeting. The meeting was recorded and will be available on WayCam shortly after the meeting.

Attendance:

Anette Lewis, Chair
Jennifer Steel, Vice-Chair
Ira Montague, Member
Larry Kiernan, Member

Absent:

Dan Hill, Member

Town Staff:

Robert Hummel, Town Planner

7:03 p.m. A. Lewis called the meeting to order, noted that the meeting was being recorded and took attendance via roll call.

7:05 p.m. Public Comment

None

7:06 p.m. Review & Approve Draft Minutes of 2/13/2204

Motion: Approve minutes of February 13, 2024, as amended at the February 27, 2024 meeting

Moved: J. Steel

Second: I. Montague

Roll call vote: J. Steel, Aye; A. Lewis, Aye; I. Montague, Aye; L. Kiernan, Aye (4-0).

7:11 p.m. Massachusetts Bay Transportation Authority (MBTA) Communities As of Right Multi-Family Zoning – Work on Site Plan Review Requirements & Schedule

Status & Schedule – A. Lewis

A. Lewis gave an update from the 2/26/2024 Select Board meeting where she presented an update and the status of the Planning Board's process. One of the Select Board members asked if the Planning Board could have alternative district locations ready for presentation at Town Meeting. A. Lewis responded that given the complexity of the required modeling, that would not be possible. She stated that the draft MBTA zoning bylaw had been submitted to the Select Board and, in compliance with state law, the Select Board had sent it back to the Planning Board to go through the state required process.

A. Lewis also reported that the Stoneridge Village Board has asked for A. Lewis, Town Planner R. Hummel and someone from The Barrett Group to meet with the residents of that condominium development.

A. Lewis noted that there were some items that the Board should consider in the draft bylaw and deal with during and/or after the public hearing on the proposed zoning:

1. In several places, the name of the district in the bylaw needs to be revised to include the word, "Housing"
2. The footnote concerning the minimum setbacks in the Town Center Development Area Sub-district that abuts the condominiums on Hastings Way.

R. Hummel showed the Board where to find the public hearing notice and draft zoning bylaw posted on the Planning Board's web page.

Site Plan Review Regulations – A. Lewis

A. Lewis is eager to develop regulations to accompany the bylaw. The Board reviewed draft site plan regulations and made the following notes and suggestions:

- In Section 306-2.1 – Change "welcomes" to "encourage" applicants....
- In Section 306-2.2.4. – Change two (2) feet to one (1) foot intervals for land contours
- In Section 306-2-3 – Add filing fee
- In Section 306-2.3 – Add MGL 53G reference (peer review)
- In Section 306-4.1 – Change Eight (8) paper copies to 2 (24x36) & 6 (11x17) paper copies
- In Section 306-4.2 – Add Town Surveyor to the list of reviewers
- In Section 306-4.3 – Change missing to revised
- In Section 306-4.3 – Require abutter notification only for special permit public hearings
- In Section 306-4.4 – Fill in peer review information
- In Section 306-4.5 – Add 45 days as the requirement to open the site plan public hearing
- In Section 306-5.1 – Insert "any of" in front of requirements that can be waived
- In Section 306-7.1 – Add 100 days as the requirement to render a site plan decision
- In Section 306-7.3 – Delete the sentence in brackets
- In Section 306-7.3 – Remove a few words as discussed
- In Section 306-7.3 – A note to ask Town Counsel whether the Board can impose a time duration on the period during which the site plan approval remains in effect if construction is not commenced by a date certain
- In Section 306-7.3 – Town Planner to seek guidance on the affordable housing provisions

The Board will review the performance standards and design guidelines at a future meeting.

The Board will discuss the proposed draft Zoning Bylaw at the March 12, 2024 Public Hearing.

Outreach – Participation by All

A. Lewis asked the Board, how the Board is going to engage residents before and after the public hearing. Should the Board host public forums or presentations? J. Steel voiced support for producing a handout that can be distributed to the public. She will work to develop one.

9:29 p.m. Updates from the Town Planner & Discussion

- Notice of Public Hearing on Proposed Zoning Bylaws
 - R. Hummel shared that the zoning public hearing for the MBTA Communities & 193 Commonwealth self-storage petitioner's article will be held on March 12, 2024 at 7:10 p.m., hybrid. The Solar Compact zoning public hearing will be held on March 26th.
- Status of Five Paths (Shaw Drive) Request for Change in Surety
 - R. Hummel reached out to the developer; the developer will keep the surety agreement as is so a peer review is not needed at this time.

Next Meeting:

- 3/12/24 – Public Hearing on Zoning Proposals (Hybrid)

9:37 p.m. Adjourn

Moved: J. Steel

Second: L. Kiernan

Roll call vote: J. Steel, Aye; L. Kiernan, Aye; I. Montague, Aye; A. Lewis, Aye (4-0).

Documents Used During the Meeting

- 1) 2/27/2024 Agenda
- 2) Draft 2/13/2024 Planning Board Minutes
- 3) 2/24/24 Working Draft Article 27 MFHD (Multi-Family Housing Overlay District) Regulations
- 4) 2024 ATM Zoning Public Hearing Packet

Minutes submitted by Robert Hummel, Town Planner