



APPROVED

TOWN OF WAYLAND Massachusetts

TOWN PLANNER

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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, March 19, 2024 at 7:00 p.m.
Virtual via Zoom

The Wayland Planning Board met on **Tuesday, March 19, 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
Dan Hill, Member

Town Staff:

Robert Hummel, Town Planner

7:01 p.m. A. Lewis called the meeting to order, noted that the meeting was being recorded and took attendance via roll call.

7:01 p.m. Finalize Proposed Amendments to Chapter 198 of the Code of the Town of Wayland (Zoning Bylaws) to Add a new Article 27 Multi-Family Housing Overlay District (a/k/a MBTA Communities Zoning), along with associated conforming amendments, and amend the Town's Zoning Overlay Districts Map to add a Multi-Family Housing Overlay District composed of four sub-districts and vote to forward to the Town Manager's Office

A. Lewis reported that Bill Whitney, Chair of the Select Board, asked to speak this evening concerning the proposed MBTA Multi-Family zoning bylaw. B. Whitney reported that the Select Board last night voted to recommend approval (5-0) of the MBTA zoning bylaw. . B. Whitney advocated that the Town Center owners had reached out to him concerning the 35 foot height limitation in the Town Center Development Area Sub-District. They need more than 35 feet to complete a marketable development under the proposed zoning. The request was to modify the proposed height in the Town Center Sub-District from 35 feet to 40 feet. That would allow for taller residential floor to ceiling height to help the developer compete with other new residential developments that are being built across the MetroWest

area and also allow for use of architectural features around the roof line. The Board discussed whether to modify the proposed height or rather allow for the ability to increase the height to accommodate purely architectural features. After discussion, the Board agreed to retain the 35 foot height limitation for the Town Center Development Area Sub-District but to add a footnote in the table of Dimensional Requirements & Aggregate Limits that states: *“The height limitation may be increased to 40 feet in order to accommodate purely architectural features such as gables and parapets”* the.

The Planning Board then went through the proposed changes agreed to during the March 12, 2024 Planning Board meeting, typographical corrections, and input from Town Counsel and the Town’s affordable housing consultant :

- Add the word “Housing” in front of Overlay District
- The Town Surveyor is currently preparing the plan descriptions for each Sub-District
- Minor revisions to the definition of Building Height and Lot Coverage
- Removed references to the acreages of each Sub-District
- Added a paragraph to make clear that pre-existing buildings, structures and uses could continue in existence
- Increased the maximum lot coverage from 25% to 28% and the maximum units per acre from 21 to 27 in the Town Center Development Area Sub-District
- Changes to the affordable dwelling units section including: adding a cap on household income eligibility of not less than 80% of area median income as required by State Guidelines; rounding down fractional units to the nearest whole number; making clear the requirement that affordable units be indistinguishable from market rate units including accessibility to all amenities and parking areas; and other minor procedural points.

The Planning Board Chair showed the revised overlay map that displayed a change to the Route 20 West Sub-District deleting the parcel on the south side of Route 20 to bring the overall overlay district into compliance with the 50% of district area requirement in the State’s Guidelines. The Barrett Group did run this through the State’s model to confirm district compliance. They produced revised Modeling Summaries dated 3/19/24 for all four sub-districts. There was a question from the Board on why there were zeros in the summaries. R. Hummel will reach out to Sarah Maren, Barrett Planning Group on why the chart shows zeros in some of the sections.

The Board discussed including a requirement for open space in the proposed bylaw but determined that because of the way the state’s model works, it would be difficult to do so. Instead, the Board added the following under “2707.3. Design Standards for Site Layout and Development” to reflect open space considerations:

2707.3.2. Landscaping within the MFHD shall be designed to promote the establishment, protection and enhancement of the natural landscape; ensure the appropriate use of plant materials; preserve natural tree cover; and promote inclusion of new tree plantings in order to reduce visual blight, noise and glare, prevent soil erosion, reduce stormwater runoff, increase groundwater discharge, create shade, and reduce solar overheating.

2707.3.3. Screening and buffering should create visual barriers between features of the development from public streets and abutting properties, including dumpsters and trash handling areas, mechanical equipment at ground level and on rooftop, service entrances and utility facilities for building operation, loading docks and spaces, and aboveground backflow preventers.

8:34 pm Finalize Planning Board Report to Town Meeting on two Proposed Zoning Bylaw Amendments

- **Article 27 Multi-Family Housing Overlay District (a/k/a MBTA Communities Zoning)**

The Board reviewed the draft report and made minor edits.

- **Add Retail Self-Storage as a new commercial use allowed only in a new Sub-District B-1 in the Business B Zone**

The Board reviewed the draft report and made minor edits.

9:25 p.m.

Motion: Approve Planning Board's MBTA Multi-Family Housing Overlay District Zoning Bylaw as amended at March 19, 2024 Planning Board Meeting.

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; D. Hill, Aye; J. Steel, Aye; L. Kiernan, Aye; A. Lewis, Aye (5-0).

9:27 p.m.

Motion: Approve Planning Board Report to Town Meeting, as amended at March 19, 2024 Planning Board Meeting, for the MBTA Multi-Family Housing Overlay District Zoning Bylaw.

Moved: I. Montague

Second: J. Steel

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; D. Hill, Aye; J. Steel, Aye; A. Lewis, Aye (5-0).

9:29 p.m.

Motion: Approve Planning Board Report to Town Meeting, as amended at March 19, 2024 Planning Board Meeting, for Petitioners' proposal to create a Sub-District B-1 in the Business B Zone to allow a retail self-storage use.

Moved: I. Montague

Second: L. Kiernan

Roll call vote: I. Montague, Aye; D. Hill, Aye; L. Kiernan, Aye; A. Lewis, Aye (4-0-1; J. Steel, abstained).

R. Hummel will work with A. Lewis on finalizing the changes to the MBTA Communities zoning bylaw and the two Planning Board reports.

Board Comments & Concerns

- The Board discussed the need for public outreach on the MBTA Multi-Family Housing bylaw. J. Steel had prepared an initial draft flyer and I. Montague will refine it.
- J. Steel asked if there was an update on the Veritas Christian Academy.
 - No update
- A. Lewis explained the agenda items for next week's meeting, which include a zoning public hearing for the Solar Compact proposal.
- J. Steel reported that people pulled papers to run for the two open Planning Board positions -- full and associate member.

9:35 p.m. Adjourn

Moved: J. Steel

Second: L. Kiernan

Roll call vote: I. Montague, Aye; L. Kiernan, Aye; D. Hill, Aye; J. Steel, Aye; A. Lewis, Aye (5-0).

Documents Used During the Meeting

- 1) 3/19/2024 Agenda
- 2) Draft MBTA Communities Zoning Bylaw, dated March 19, 2024
- 3) MBTA Overlay Map, dated March 18, 2024
- 4) MBTA Modeling Summary, dated March 19, 2024
- 5) Draft Planning Board Report to Town Meeting, dated March 17, 2024

Minutes submitted by Robert Hummel, Town Planner