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## Planning Board may agree on compromise plan with builders

Herald Interactive Tools

By **Katie Liesener**/ Daily News Staff

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**WAYLAND** -- The Planning Board agreed Thursday night to craft new language to attempt to bridge the gap with Town Center developers on signs -- the one part of a proposed zoning bylaw with which the developers disagree.

"We want to give the developer some comfort that we're serious about trying to address the signage issue," said Rebecca Regan, Planning Board vice chairwoman, in an interview.

The current version of the board's bylaw would require developers Twenty Wayland LLC to prepare sign plans when applying for a special permit. This process has remained substantially the same in all three drafts of the bylaw, and the concept was originally drafted by the developers' own counsel last April, according to Regan.

But developers maintain they need to know their sign limits up front in order to attract tenants.

"The Planning Board article does not give us the rights to signage for the Town Center that we have continually stated we need to have in order to meet the needs of retail tenants and make the Town Center viable," the developers' attorney, Adam Weisenberg, wrote in a letter to the board.

Two weeks ago, the Board of Selectmen submitted their own bylaw into the warrant that adopts sign specifications drafted by lawyers for the developers and the town. The selectmen have begun negotiating the development agreement with developers based on their own bylaw, rather than the Planning Board's.

The Planning Board voted 3-2 to not yet set a hearing date yet for the selectmen's bylaw, though state law requires them to eventually do unless selectmen withdraw the bylaw.

In his letter, Weisenberg called the public hearing for the Planning Board's bylaw "a waste of time," because it did not reflect agreement with the developer and was not being considered in the development agreement.

Several residents at the public hearing echoed the developers' frustration.

"I've been in the real estate business a long time, and I've never seen a property owner have a bylaw with the town that there's no agreement on," said Cobblestone Circle resident John Boyle.

But others say the board's bylaw does not do enough to protect the town.

Bow Road resident Chuck Welti said traffic generated by the project "will dramatically affect my road, the safety of my children, and the value of my property."

He is concerned that no traffic studies have been conducted on side roads that could be affected by the development.

"We're not taking the time to do the right thing," he said.

Aqueduct Road resident Linda Segal said she doubts the town could trust developers after obtaining a copy of the developers' Chapter 40B application.

In the application, developers had checked "no" in response to a question asking if there were any hazardous waste sites within a half-mile radius of the site. However, Segal said she believes the property "has several areas with different contamination issues in varying stages of cleanup."

Toward the end of the hearing, developer Chuck Irving maintained the seriousness of the developers' stance.

"Under the Planning Board's bylaw as written today, we will never build a Town Center," he said. "We have to work with the selectmen's bylaw or change the Planning Board's."

Regan said the Planning Board will likely have the new language drafted for its bylaw early this week and will discuss it with developers then.

"We're all groping, trying to find a solution to the signage issue," said selectmen Chairman Michael Tichnor, who urged the Planning Board to revisit the signage language. "What works for either party, we don't know yet."

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