



Sarkis Sarkisian
Wayland Town Planner

TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3615
FAX: (508) 358-4036

 **Date:** November 29, 2018
To: Planning Board
From: Sarkis Sarkisian, Town Planner
Re: Town Planner Report for Wayland High School 264 Old Conn Path

APPLICANT: Town of Wayland School Department Wayland, MA 01778

OWNER: Town of Wayland, MA 01778

REPRESENTATION: Weston & Sampson

APPLICATION SUBMITAL DATE (Town Clerk): November 2, 2018

APPLICATION DEEMED COMPLETE DATE (Planning Dept.): November 2, 2018

DECISION DEADLINE DATE: January 1, 2019

LOCATION: 264 Old Conn Path; Assessor's Map 37, Lot 034

PARCEL SIZE: 12.4 +/- Acres of Project Site

REQUESTED ACTION: Site Plan Approval

PROPOSED USE: Recreation/Educational Use

EXISTING USE: Recreational/Education

SURROUNDING LAND USE: Residential.

EXISTING ZONING: Residence 40, 000 sq. ft.

RELEVANT REGULATIONS

- MGL c. 40A Section 3 states that "no zoning ordinance or by-law shall ... prohibit, regulate or restrict the use of land or structures for ... educational purposes ... provided, however, that such land or 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."
- 2018 Town Meeting Warrant Article: Filled a regulatory gap in our existing Zoning Bylaw by requiring major educational land use development projects to undergo a public hearing site plan review process with the Planning Board, to impose reasonable conditions and restrictions to minimize undesirable impacts on the town or immediate residential neighborhoods and to protect the broad planning goals and objectives embodied by the Zoning Bylaw.
- Article 6: Site Plan Approval

- Article 7: Area, Yard and Bulk Regulations
- Article 8: Dimension and Use Tables – See Table of Dimensional Requirements and Table of Permitted Principal Uses by Districts.

TOWN PLANNER/BOARD COMMENTS

1. The Planning Board issued site plan approval for the new high school project, but required the School Department to return to the Planning Board with any major changes to the site plan.
2. Board members did not receive full plan sets. Many relevant plan sheets were missing from their packets.
3. The Board is primarily concerned with site layout as it relates to traffic flow (vehicular and pedestrian) and safety. The board is also concerned with ensuring the efficient investment of municipal funds. The scale of investment demands excellent outcomes.
4. We have an opportunity to make the track and field complex vibrant and welcoming. The large paved area adjacent to the track and home bleachers could be an attractive plaza that provides pedestrian-friendly space for large sports events and smaller local events.
5. A concern was raised of the size, length and aesthetics of the ramp leading up to the press box. During our Land Use Meeting that was held on Wednesday November 28th, the Wayland Building Inspector stated that the ramp may not be required by building code according to its size.
6. Concerns were raised about the utility and cost of the storage unit as proposed under the bleachers.
7. The required scale of the bathroom building is still not known.

TOWN PLANNER/BOARD SUBMISSION REQUIREMENTS

1. Provide a complete set of 11x17" plans for each of the 6 board members.
2. Provide an alternate layout(s) of the proposed tennis and basketball courts along with the associated parking being located at the main entrance to the High School. I have enclosed a sketch of a suggested layout that would: (1) alleviate an unsafe intersection near the lights, (2) not place playing courts so close to Old Connecticut Path, (3) provide centralized parking for both the tennis and basketball courts and better serve the rest of the Wayland Community by providing direct access to this varsity-quality amenity without having to enter the main school site drive.
3. Provide a plan sheet(s) of the project showing proposed improvements overlaid on existing conditions.
4. Provide a detail of the lighting plan (pole details, photometric plans, etc.).
5. Provide a revised plan with appropriate improved pedestrian and vehicular access to the softball field and the "rear soccer field".
6. Provide additional separation between the softball field and track. Given the current site conditions, determine what aspects of the site work and or footprint of the field could occur within the well-head protection zone.
7. Provide more detail of the large paved area adjacent to the track and home bleachers

depicted on the plans.

8. Provide alternative layouts of the bleachers and press box area, with alternatives to the current combination of ramps and storage units. Consider placing a separate pre-fab storage shed beside the bleachers to maximize storage volume and minimize costs. Consider expansion of the home bleachers. Consider alternatives to the greatly exposed ramp to the press box.
9. Provide emergency access to all key points within the westerly portion of the high school athletic compound (i.e., track and field, softball, and "rear soccer field" area) and provide suitable base material for ambulance access.
10. Move the "utility" door of the bathroom building to the rear wall. Minimize unused space in the bathroom building by minimizing the central "chase"
11. Clarify how crumb rubber will be contained and collected.