

# Public Hearing Process on Site Plan Applications for Wayland High School and Loker Rec Athletic Field Improvements

Chairperson will guide the hearings.  
Information will be available on the  
Planning Departments website.

# Agenda

- Open public hearing for both projects. First will be Wayland High School
- Applicant will present the project
- Town Planner will give preliminary comments
- Discuss peer review for both applications
- Schedule a site visit
- Comments from Planning Board members
- Time for public comment
- Continue meeting to a time and place

**A. Standards and Criteria For Site Plan Approval**

1. The Planning Board shall review the complete application and determine whether said submittal is consistent with the standards and criteria of the Zoning By-Laws, Section XA, paras. F.2.a. through j., repeated herein as follows:

a. The proposal shall be integrated into the existing terrain and surrounding landscape. Proposals shall to the extent feasible:

- i. Minimize the use of wetlands, steep slopes, flood plains, and hilltops.
- ii. Preserve natural or historic features.
- iii. Maximize retention of open space.
- iv. Preserve scenic views from publicly accessible locations.
- v. Minimize tree, vegetation, and soil removal, blasting and grade changes.
- vi. Screen objectionable features from adjacent properties and roadways.

- b. The proposal shall include an adequate water supply system; and adequate sewage and other waste disposal systems. Where sewage disposal systems are required, the applicant shall submit information thereon as required by the Board of Health.
- c. The proposal shall incorporate measures adequate to prevent pollution of surface water or ground water; to minimize erosion and sedimentation; and to prevent changes in groundwater levels, increased rates of run-off, and to minimize potential for flooding. Drainage shall be designed to maximize groundwater recharge, and to prevent any increase in the rate and volume of run-off at the site's perimeter.
- d. To the extent feasible, the proposal shall minimize demands placed on town services and infrastructure.
- e. The proposal shall provide safe vehicular and pedestrian movement within the site and to adjacent ways, including sidewalks, crosswalks, and the like.

f. Design of buildings, structures, and landscaping shall be in harmony with the prevailing character and scale of the buildings, structures, and landscaping of the zoning district of the site, and of adjacent properties. Such design shall include the use of appropriate building materials, screening, and similar architectural techniques.

g. To the extent practicable, electric, telephone, cable television, and other utilities on the site shall be placed underground.

h. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures, and similar unsightly buildings, structures, uses, and activities shall be set back and/or screened to the extent feasible to protect adjacent properties from objectionable features.

i. To the extent feasible, proposals shall be designed to minimize shadows cast on adjacent properties in residential zoning districts.

j. There shall be no unreasonable glare from lighting, whether direct or reflected, onto roads and other ways, to the night sky, or onto adjacent properties in residential zoning districts.

## **High School and Loker Rec Field Meetings**

January 30, 2018 Loker Community Meeting

February 13, 2018 PMBC Meeting

February 27, 2018 PMBC Meeting

March 5, 2018 Community Meeting

March 14, 2018 Community Meeting

(Synthetic Turf)

March 20, 2018 PMBC Meeting

March 29, 2018 PMBC Meeting

May 22, 2018 High School Turf Infill and Well

Head Protection Meeting

May 23, 2018 Loker Community Meeting

May 30, 2018 Director of Public Health

June 20, 2018 Wayland High School

Community Meeting

June 21, 2018 PMBC Meeting

June 23, 2018 Loker Site Walk with Neighbors

(Light Fixture / Balloon Model)

June 26, 2018 PMBC Meeting

July 16, 2018 Board of Health Hearing

July 18, 2018 PMBC Meeting

August 1, 2018 ` Loker Site Walk with

Conservation Commission

August 2, 2018 Conservation Commission  
Hearing

August 23, 2018 Conservation Commission  
Hearing

September 13, 2018 Conservation Commission  
Hearing

September 27, 2018 Conservation Commission  
Hearing

October 3, 2018 MA. State Plumbing Board  
Variance Request

October 11, 2018 Conservation Commission  
Hearing

October 15, 2018 Loker Community Meeting

October 24, 2018 Working Group and  
Conservation Commission Meeting

October 29, 2018 Working Group and  
Conservation Commission Meeting

November 1, 2018 PMBC Meeting

November 8, 2018 Conservation Commission  
Hearing

# Peer Review for Projects

## Wayland High School

- BSC Group review date August 31, 2018
- BSC Group review date September 26, 2018

## Loker Rec Field

- BSC Group review date August 31, 2018
- BSC Group review date September 26, 2018
- BSC Group review date October 10, 2018



# Recommended peer review

- TEC perform transportation engineering services associated with the Loker Project