

ATTACHMENT 14 – SUDBURY RIVER VIEW



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DATE
 12/17/2012

Wayland Town Center
 400 Boston Post Road
 Wayland, Massachusetts

Master Special Permit Submission

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ATTACHMENT 15 – OPEN SPACE PLAN

Attachment 15 Open Space Plan (for 2 acre parcel)

1. Ownership.

The 2 acre green will remain in private ownership. At present it remains with ownership of the entirety of the remainder of the Project site. When and if the Project site is divided into parcels for financing or other purposes, the 2 acre green will be held by one or more ownership entities owning one or more other parcels within the Project site, or by a private association or other entity formed to own, operate and maintain the green under a recorded private declaration of covenants.

2. Operations and Maintenance.

The applicant anticipates operating and maintaining the open space subject to such other arrangements as may be made with the Town on a mutually acceptable basis.

ATTACHMENT 16 – PROPOSAL FOR INTERCHANGEABLE USES

Attachment 16

Proposal for interchangeable uses

Each of the following would separately² constitute an “MSP-defined category of interchangeable uses:”

1. All Office uses other than “diagnostic medical laboratories appurtenant to offices of physicians and dentists” and “Bank or financial institution with drive-up window.”
2. All Retail Uses other than “Food store, not to exceed 45,000 square feet of Gross Floor Area – maximum one.”
3. All Service Establishments other than “Printers and similar shops and trades” and “Dry cleaning or laundry establishment” (as distinguished from “pick-up station”)
4. Subject to any requirement for a special permit for outside seating, all Restaurants. (In other words, a restaurant with outside seating could cease outside seating without requiring Phase II Site Plan Review, and a restaurant without outside seating could commence outside seating if it obtained the required special permit, but without requiring Phase II Site Plan Review).
5. (similarly) all Accessory uses subject to any requirement for applicable special permits. Note: accessory uses and their principal uses shall be interchangeable with each other without Phase II Site Plan Review.

² Changes from one numbered category listed here to another are not interchangeable (except for changes between accessory uses and their principal uses as described in the final sentence of 5. above).

ATTACHMENT 17 – LIGHTING STUDY

Wayland Town Center – Lighting Study

Lighting design principles are in accordance with the Illuminating Engineering Society of North America ("IESNA") for lighting levels based on the program's anticipated activity and specific usage. [MUOD Zoning By-laws 2909.8.1.1 All lighting levels are based on IESNA recommendations]. The lighting levels specified, including all design details, pole bases, pole heights, lamps, lumens per lamp, lamp color, lamp source and luminaire (lighting fixture) specifications are shown on the exterior lighting design drawings ES-1, ES-4 and ES-5. This lighting study finds that the utilization of the most modern technology luminaires, lamps and ballasts available will result in providing the required illumination where needed while minimizing any extraneous light.

The Town Center Project's design complies with latest IESNA standards for full cut-off style fixtures with zero light above 90 degree horizontal, dark sky compliant to eliminate glare. We have located the fixtures to not have light trespass onto adjacent properties. [MUOD Zoning By-laws 2309.8.1 The lighting design accounts for public safety and welfare and no unnecessary ambient light into the night sky, all luminaries are full cut-off lighting distribution].

All luminaires that we have specified have lamps mounted out of sight with high efficiency reflector systems for maximum cut-off and wide range distribution patterns maximizing pole spacing and minimizing energy use. We have specified the use of internal house side shields to be provided on selected luminaires to minimize any light spill in residential areas. Pole heights and lamp wattages are minimized to help eliminate glare. Design specifications utilize high efficiency electronic ballast and pulse start metal halide lamps for energy efficiency and true color rendering index (CRI). [MUOD Zoning By-laws 2309.8.1.2 All lighting fixtures (luminaires) are full cut off lighting distribution to prevent glare on off site locations. In specific areas adjacent to residences luminaires shall have internal house side shields to cut off distribution. Additional adjustable hoods provided for sign lights. The source of lights are arranged so as to prevent direct glare into public streets or onto adjacent properties].

Our lighting design for specific areas and for luminaire styles are differentiated by three separate areas or themes. Decorative antique style for residential area, modern shoe box style for large parking areas and main street modern style decorative acorn luminaires.

The various monument sign lights are fully adjustable with lamp shield hoods to minimize glare, and are located on grade.

Security lighting for the Town Center project shall be provided by our selections of specific fixtures to remain on all night as requested by the Wayland Police Dept. The lighting controls are accomplished by the use of photocells and timeclocks. [MUOD Zoning By-laws 2309.8.1.3 Security lighting will be shielded full cut off distribution at a downward angle].

Lighting levels based on IESNA standards as recommended are minimum values. Slightly higher levels in some areas help with safety and security considerations. Over time due to dirt, depreciation, lamp/ballast losses and site features as buildings, tree growth, levels will decrease and fluctuate. [Wayland Code 198-606, 606.2.9 Lighting design accounts for minimal shadows cast onto adjacent properties in residential zones. Wayland code 198-606, 606.2.10 Lighting design minimizes unreasonable glare from lighting into the night sky or onto adjacent properties and residential zones].

Future design considerations may include the addition of building mounted sidewalk and specialty lighting as part of individual building designs, to accommodate building specific access signage and landscaping.