



TOWN OF WAYLAND
MASSACHUSETTS
01778
BUILDING DEPARTMENT

Geoffrey S. Larsen, CFM
Building Commissioner

TOWN BUILDING
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Mr. Andrew Reck, Chair Planning Board
C/o Planning Department
41 Cochituate Road
Wayland, MA 01778

August 15, 2016

Re: The Carroll School, 39/45 Waltham Road; Zoning Controls for Site Plan Review

Dear Mr. Chairman,

The Building Department thanks you and the Planning Board for your time on August 16, 2016 to review and offer your comments regarding the proposed site improvements related to this nonprofit Educational Use. As you and your Board are aware Massachusetts General Laws 40A §3 limits permitted zoning controls on a nonprofit educational corporation as follows:

“...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.”

As the administering official for the Site Plan Approval process pursuant to §§198-603.3 and 606.3 of Town zoning I add to the public record in good faith that:

The Carroll School by participating in either a public hearing or public meeting should not be seen as offering their consent to participate in a public hearing or public meeting that may then lead to an attempt to require a discretionary zoning permit prior to actual use or attempt to require a zoning condition that may then be later determined to in effect “...substantially detract or diminish the applicant’s ability to conduct this exempt use at this site.”

Pursuant to MGL 40A §3 the Building Department looks forward to reviewing the comments of the Planning Board following your Board’s August 16, 2016 public discussion with the Carroll School.

Respectfully

Geoff Larsen, CFM
Building Commissioner

Cc: Town Administrator; Town Counsel, Town Planner, Attorney Carroll School