

41 Cochituate Road -- Relevant Permitting History

	<b>ZBA No. 78-9 (3/29/1978)</b>	<b>ZBA No. 98-46 (3/9/1999)</b>	<b>ZBA No. 20-19</b>	
Uses	School Administration & Town Offices, Council On Aging, Park & Rec Depts.	Addition of a “child care facility” with 5 classrooms (75 children & 18–25 staff)	Addition of 17 Buses & 19 passenger vehicles	
# Parking Spaces	107 at rear 14 at front [21 at southeast corner allowed] School buses <i>[Site Total = 142 passenger cars]</i>	161 at rear [no change at front] No School buses <i>[Site Total = 175 passenger cars]</i>	<b>11/23/20 As-Built Layout:</b> 116 at rear 46 at front 17 School buses <i>[Site Total = 162 passenger cars]</i>	<b>11/29/20 Field Count:</b> 100 at rear 45 at front 17 School Buses <i>[Site Total = 145 passenger cars]</i>

**I. ZBA Application No. 78-9 (Decision issued 3/29/1978) –**

Applicant Board of Selectmen<sup>1</sup> applied for and received a Special Permit for construction at and use of the former Junior High School at 41 Cochituate Road (in a Residential District), with appurtenant driveway and parking spaces, including School Bus Parking and Dispatch

Purpose:

- “for the operation of a School Administration and General Office Building for Town purposes only, with ancillary use by the Counsel on Aging/Senior Citizens and Park and Recreation Departments.”

Limitations/Conditions:

- Supervision and control of the building is to be by the Board of Selectmen
- ZBA asked for a professional traffic study to be submitted no later than June 1978 to include safe traffic flow through the site, control of parking on the access roadways, construction of sidewalks along these roadways [NOTE: No such study was shared with the PB as of 11/28/2020]

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<sup>1</sup> By 12/24/1974 letter, the School Committee relinquished control of the building and as of 7/1/1976, the building and land were transferred to the Board of Selectmen for use as a municipal building.

ASL Notes

- Pending ZBA review of the future traffic study: 1) the ways vehicular traffic may enter/leave the site may not be restricted (BOS had proposed a right turn only when exiting via the Route 27 driveway); 2) “parking on the access roadways shall be prohibited during customary office hours”.
- **Parking spaces** required for the permitted uses in view of their time-phasing as described by the Selectmen –
  - 107 parking spaces at the rear of the building
  - 14 parking spaces at the front of the building
- “In addition, the parking lot shown on the site plan in the southeast corner of the site, which shall consist of no more than 21 spaces, may be used” if a park-like atmosphere is maintained, physical barriers are installed to prevent traffic from driving across playing fields or sidewalks, parking of buses is prohibited, appropriate trees and shrubs are planted to minimize visual impact, no artificial lighting may be installed.
- **Lighting** – supporting poles not to exceed 35 feet, low impact lighting not visible from adjacent private premises

**II. ZBA Application No. 98-46 (Decision issued 3/9/1999) –**

Applicant Wayland School Department applied for approvals associated with a proposed “child care facility” with parking lot expansion and drainage at the Town Building, 41 Cochituate Road (in a Single Residence District)

Purpose:

- Determination of the number of required parking spaces understanding that buses would be permanently moved to another location (*see 2/1/1999 memo from Town Planner to traffic consultant David Friend*), parking lot expansion, alteration of vehicular access, drainage improvements, landscaping, site lighting

Conditions Based on Facts Presented:

- Occupancy of a total of 5 classrooms (75 children & 18–25 staff) plus office and storage space for a total of 6,980 sq. ft.
- An increase in the number of parking spaces from the then existing 105 to the proposed 161 (all spaces presumably in the rear of the building because of mention of parking spaces in the front of the Town Hall to accommodate visitors to the building)
- Paving of additional area for parking is subject to Conservation Commission approval
- Adopted the 2/17/1999 Status Report and Recommendations of the Planning Board on Site Plan Review
  - Pertinent recommendations related to parking and traffic flow – the dimensions of all parking spaces and aisles are to be added to the plan; and the traffic consultant David Friend’s memo of 2/9/1999 must be addressed (apparently suggesting that aisles and travel ways should be 24 feet wide with concern for snow removal operations and emergency vehicle access)

**III. ZBA Application No. 20-19 (Pending) –**

Applicant Louise Miller, Town of Wayland is applying to amend previous site plan/special permits to allow parking of 17 school buses in the rear parking lot, one-way only entrance to the site from Route 27, addition of 31 new parking spaces along the proposed one-way site access drive for a site total of 160 parking spaces, revised traffic circulation pattern within the site.

11/28/2020 - rev. 12/6/2020

ASL Notes

[12/19/2016 TEC "School Bus Parking Site Evaluation" (not included in application) reports that a review of 74 town-owned parcels was undertaken and that 41 Cochituate Road is a "non-advantageous parcel" for the parking of school buses (see <https://www.wayland.k12.ma.us/common/pages/DisplayFile.aspx?itemId=27879757>)].

**Bus parking locations over time:**

1978-1999	Behind the Town Building (see ZBA Decision No. 78-9)
2000-2009	Wayland High School at Old Connecticut Path (see PB's 2010 Annual Report p. 36)
2010-2011	Wayland Middle School & DPW parking area at 195 Main Street (see PB's report on Art. 12 at 11/16/2010 STM & 2011 Annual Report at p. 135)
2011-2020	Former Septage Facility site at 490 Boston Post Road