TOWN OF WAYLAND
BOARD OF APPEALS
ZONING

Application No. 78-9

Applicant/Petitioner Board of Selectmen of the Town of Wayland

I, of the Board, certify that, in accordance with Mass. G. L. Chapter 40A, Section 15, public notice of the hearing on this case was given in the Town Crier, a newspaper of general circulation in Wayland, on January 26, 1978, and on February 2, 1978, and that notice by mail, postage prepaid, was sent to the applicant/petitioner and to the owners of all property deemed by the Board to be affected thereby as they appear on the most recent tax list and to the Wayland Planning Board on January 25, 1978. I further certify that a copy of the record and decision was mailed to the Town Clerk and notice of the decision mailed to each of the parties in interest as above designated on March 29, 1978.

Jean B. Pratt

The record and decision was received and recorded as a public record on March 29, 1978.

Town Clerk, Wayland, Mass.

Grace D. Bonham

BOARD OF APPEALS

WAYLAND, MASS.

Application No. 78-9

Name of Applicant: Board of Selectmen of the Town of Wayland

Application for: Authority with any necessary permits and variances 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, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch, at 41 Cochituate Road, which is in a Residential District.

Hearing Date: February 16, 1978, Postponed from February 9, 1978

Board Conducting Hearing and Rendering Decision: Jean B. Pratt, Paul D. Pearson, and Richard J. Testa

Decision: Unanimous

Vote of Board: Special permit granted, subject to limitations set forth below.

Limitations:

1. The special permit is issued for the completion of construction and the use of the former junior high school located at the above location by the Town of Wayland, subject to the continuing supervision and control of the Board of Selectmen, for the purposes stated in the application and as shown on the site plans referred to below.

2. The construction and use of the building shall be as indicated on the following plans, except as noted in paragraph 3 below, said plans being incorporated by reference in and marked with reference to this decision:

   (a) "Site plans and details, S-2" dated November 23, 1976, scale 1"=40', by Johnson, Hotvedt and Associates, Inc., Architects and Planners, Boston, Mass.

   (b) Pages A-1 through A-3 of a Plan entitled "Furnishings and Telephone Layout" dated September 29, 1976.

3. This special permit does not allow restrictions on the ways on-site by which vehicular traffic will enter or exit the site. It was proposed by the Board of Selectmen that traffic exiting the site southerly onto

Cochituate Road be restricted from making a left turn toward the intersection of Routes 27 and 20, and that all traffic other than that going southerly on Cochituate Road be required to exit the site via Pelham Island Road. This Board has strong reservations about this traffic plan and has requested that the Selectmen provide a further detailed, professional study of both proposals and their impact on existing traffic patterns and adjacent neighborhoods. For consideration of the expected forthcoming reports on these latter issues, the Board postpones final determination on said issues until a specific date to be set in June 1978, or such earlier time as a public hearing may properly be scheduled and held after receipt of the further studies. These studies should include detailed plans of any physical or geographic changes required to properly effect an efficient traffic plan, including recommendations regarding safe traffic flow through the site, control of parking on the access roadways and the construction of sidewalks along these roadways. Pending review by the Board of Appeals of these additional plans, parking on the access roadways shall be prohibited during customary office hours.

4. It is the opinion of this Board that the 107 parking spaces at the rear of the building plus the 14 spaces at the front meet the parking requirements for the uses permitted in 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 constructed and used at the option of the Selectmen provided that:

(a) a park-like atmosphere is created and maintained;
(b) measures, such as closely spaced, substantial posts, are provided to prevent any and all drive-through traffic across playing fields or sidewalks;
(c) parking by buses is prohibited;
(d) adjacent residences are protected by appropriate plantings of trees and shrubs which minimize impact;
(e) no artificial lighting is installed in or about said parking lot.

5. No later than April 15, 1978, the free standing illumination provided along the perimeter of the rear parking area shall be reduced to one-quarter of its present intensity and the supporting poles shall not exceed 35' in height from existing ground level. The lighting sources shall be aimed and shielded so as not to be visible from private premises adjacent to the site at ground level and so as not to cast direct illumination beyond the boundaries of the site.

6. This Board reserves the right, upon application by the Board of Selectmen or upon its own motion, to modify or amend this decision for good cause shown after public notice and hearing.

Reasons: The proposed use of the existing shell of the former Junior High School Building is appropriate for the purposes stated in the application and shown on the aforementioned plans. Such use in a residential zone is authorized by Section V (h) of the Zoning By-law by special permit pursuant to Section V (r). This Board has concluded that such a special permit may properly be granted subject to the aforementioned limitations. Parking appears to be adequately planned for the site in view of the current uses and their time-phasing described to the Board at the public hearing. The major concern of the Board is that of exiting and entering traffic and traffic through the site, and these issues will be resolved as soon as possible after receipt from the Board of Selectmen of the further detailed traffic studies requested.

By Order of the Board,

Jean B. Pratt

Date of filing of decision: _____

d. This Board reserves the right, upon application by the Owner of Allocation or the Site Owner, to modify or amend this decision in and make about after public notice and hearing.

Reason: The purpose and of the setback shall of the Zoning Under Sign Bonus Facility is appropriate for the proposed site in the application and shown on the proposed plans. In a case in a residential zone, in Section 6 (A) of the Zoning By-Law, a special permit shall be granted by the Board (2). The Board may be satisfied that the proposed "special" may properly be granted to the Owner Bonus Facility Site. Further, [illegible] adjacently [illegible], or [illegible] in [illegible] the [illegible] area or their [illegible] [illegible] the Board if the public hearing. The major concern of the Board is that of exists any outstanding traffic and [illegible] for the site, and these issues will be resolved as soon as possible after [illegible] the Board or Superintendent of the [illegible] actually [illegible] [illegible].

By [illegible] of the Board,

Date of filing decision: _____

Submitted 2/10/78

C. PETER R. GOSSELS
ATTORNEY AT LAW
84 STATE STREET · BOSTON · MASSACHUSETTS 02109 617/742-9310
CABLE ADDRESS "GOSSELS"

November 11, 1974

RECEIVED
NOV 12 1974

School Committee
Town of Wayland
57 Cochituate Road
Wayland, Massachusetts 01778

Attention: Donald D. Mordecai, Chairman

Dear Mr. Mordecai:

In response to your inquiry last week, the procedure for transferring control of Town land from the care, custody and management of one board to another may be found in G.L. chapter 40, section 15 A:

> *"Whenever a board...having charge of land...but excluding land acquired for park purposes,...constituting the whole or any part of an estate held by a...town within its limits for a specific purpose shall determine that such land is no longer needed for such purpose, ...such board...shall forthwith give notice of such determination to the...board of selectmen.... At any time after the receipt of such notice,...in the case of a...town by a two third's vote at a regular or special town meeting may transfer the care, custody, management and control of such land to the same or another board or officer of the...town for another specific municipal purpose...provided that no such transfer shall be valid if it is a violation of any term or condition of the title of the town to such land."*

Accordingly, if the School Committee shall by vote determine that any land, including the buildings erected thereon, "is no longer needed" for school purposes, it shall "forthwith give notice of such termination to the Selectmen." It will, thereupon, be the responsibility of the Selectmen to insert an article in the Warrant designed to see if the Town will vote to transfer the care, custody, management and control of such land to another board for another specific municipal purpose.

In the event that you have any additional questions with regard to this matter, please let me know.

Sincerely,

CPRG:msb
cc: Selectmen

Wayland Public Schools

Wayland, Massachusetts 01778

December 24, 1974

Board of Selectmen
Town of Wayland
Town Building
Wayland, Massachusetts 01778

Attention: Mrs. Catherine Seiler, Chairman

Dear Mrs. Seiler:

Pursuant to the provisions of G.L., Ch. 40, Sect. 15A, and upon procedural advice of Town Counsel, the School Committee voted to inform the Board of Selectmen that the so-called Old Junior High School is no longer needed for school purposes.

Therefore, the School Committee does not plan to carry in its budget monies for the operation and maintenance of that building after July 1, 1975. By mutual agreement among the Town Boards, the School Committee allocated $10,000 for building expenses through June 30, 1974. The Committee offers the use of its staff to the Board of Selectmen for any assistance in preparing budget figures for the operation and maintenance of the building after July 1, 1975.

Very truly yours,

Donald D. Mordecai, Chairman
Wayland School Committee

DDM/N

c.c. Jonathan Strong, Chairman
Finance Committee

C. PETER R. GOSSELS
ATTORNEY AT LAW
84 STATE STREET · BOSTON · MASSACHUSETTS 02109 617/742-9310
CABLE ADDRESS "GOSSELS"

January 23, 1978

Board of Appeals
38 Cochituate Road
Wayland, Massachusetts 01778

Madame Chairman and Gentlemen:

In response to your letter of January 19, 1978, it is my opinion that Section V(h) requires the Selectmen to apply for a special permit if they wish to use the former junior high school premises as a town office building.

Yours very truly,

pw
cc: Selectmen
Municipal Building Planning Committee

TOWN OF WAYLAND
BOARD OF APPEALS
ZONING

Public hearings will be held on THURSDAY, FEBRUARY 9, 1978 at the WAYLAND SCHOOL ADMINISTRATION BUILDING, SECOND FLOOR CONFERENCE ROOM, 57 COCHITUATE ROAD, on the following applications at the time indicated:

8:15 P.M. Application of the BOARD OF SELECTMEN OF THE TOWN OF WAYLAND for authority with any necessary permits and variances for the operation of a School Administration and General Office Building for Town purposes only, with ancillary use by the Council on Aging/Senior Citizens and Park and Recreation Departments, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch at 41 COCHITUATE ROAD which is in a Residential District. (78-9)

8:45 P.M. Application of ELIZABETH E. RATCLIFF for authority with any necessary permits and variances to operate a real estate office in existing residence at 20 THREE PONDS ROAD which is in a Residential District. (78-10)

9:00 P.M. Application of JOAN P. AND CHRISTOPHER W. LYNCH for authority with any necessary permits and variances to use existing barn (previously a doctor's office) for the residence of domestic help at 75 OLD SUDBURY ROAD, which is in a Residential District. (78-11)

9:15 P.M. Application of the WELLESLEY PARK ASSEMBLY OF GOD for authority with any necessary permits and variances to construct a church and Sunday School complex which will exceed the 35 foot height limitation of the Zoning By-laws on lot bounded by COMMONWEALTH ROAD, LOKER STREET, AQUEDUCT ROAD and SNAKE BROOK ROAD, which is in a Residential District. (78-12)

BOARD OF APPEALS

JEAN B. PRATT
RICHARD J. TESTA
PAUL D. PEARSON

ZONING BOARD OF APPEALS

APPLICATION

Note: See Rules and Regulations of the Zoning Board for information on requirements concerning your application.

1. Name of Applicant (s) Board of Selectmen Tel. No. 358-7701

Mailing Address (es) Town Office Building, Wayland, MA.

Present Legal Interest in Premises Owner

Names and addresses of all present owners (if different from applicant).

How is title held (i.e. jointly, tenants in common, etc.)

2. Location of lot in question (description) 41 Cochituate Road

Page number and lot number from Atlas 23, and 28

3. This is an application for Operation of a School Administration and General Office Building for Town purposes only, with ancillary use by the Council on Aging/Senior Citizens and Park & Recreation Departments, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch.

4. Approval of this use will also be required or sought from the following (checked) authorities of the Town of Wayland (see attached summary sheet for brief description of major areas of responsibility):

Board of Selectmen
Board of Health
Planning Board
Building Department
Fire Department
Police Department
Conservation Commission
Historic District Commission

5. Attached is the $_____ fee for filing this application.

Signature of Applicant (s) Otheniz W. Fair

Signature of Owner (s)

6. Office Use Only:

Filing Fee received Waived
Date received for filing 1-23-78
Received by N. Martinson

Kindly sketch on the back of this sheet or on an attachment hereto:

1. The lot in question.
2. Any structures already on the lot, with dimensions and distances to lot lines.
3. The proposed structure with its dimensions and distances to lot lines.
4. Any structures on adjoining lots within 50' of the nearest boundary of lot of applicant, with distance from such boundary.
5. Names of owners of land adjoining lot in question.
6. The sketch may be home-made and need not be elaborate, however, where site plan approval is requested, a certified plot plan, and other documentation required by Zoning By-laws (Sec. X A) and the Rules and Regulations, shall be submitted [illegible]

Submitted 2/10/78

TOWN OF WAYLAND

INTER-OFFICE MEMO

TO: Board of Selectmen

FROM: Chief William Blake

RE: Traffic Flow at New Administration Building

After a most careful study of the proposed entrances and exits for the new municipal building, it is my recommendation that the following action be taken:

A. Our first priority is that all traffic be forbidden to make a left turn when exiting onto Cochituate Road. Furthermore, I recommend the installation of two (2) "No Left Turn" signs at exit.

1. The present exit driveway is 20' wide where it intersects Cochituate Road and is not suited to handle the amount of traffic that will be generated by the consolidation of municipal offices (Town Offices, School Administration, etc.).

2. Because of the voluminous amount of traffic that traverses Cochituate Road and Route 20, traffic emerging from the driveway represents a real hazard to the motorists. Left Turns would cause severe traffic problems (accidents and backups).

3. The interesection of Route 20 is some 100-150' north of the driveway--the result is that all traffic leaving Route 20 to proceed south on Cochituate Road approaches driveway rapidly and has a bad line of sight.

4. Lastly, based on past traffic counts and traffic flows, we have ascertained that vehicles making left turns often block the southbound lanes of Cochituate Road while awaiting an opening to enter northbound traffic, once again representing a serious safety problem.

B. Pelham Island Road exit does not need any restrictions.

1. Driveway should be resurfaced, shrubs cut and the line of sight must be improved.

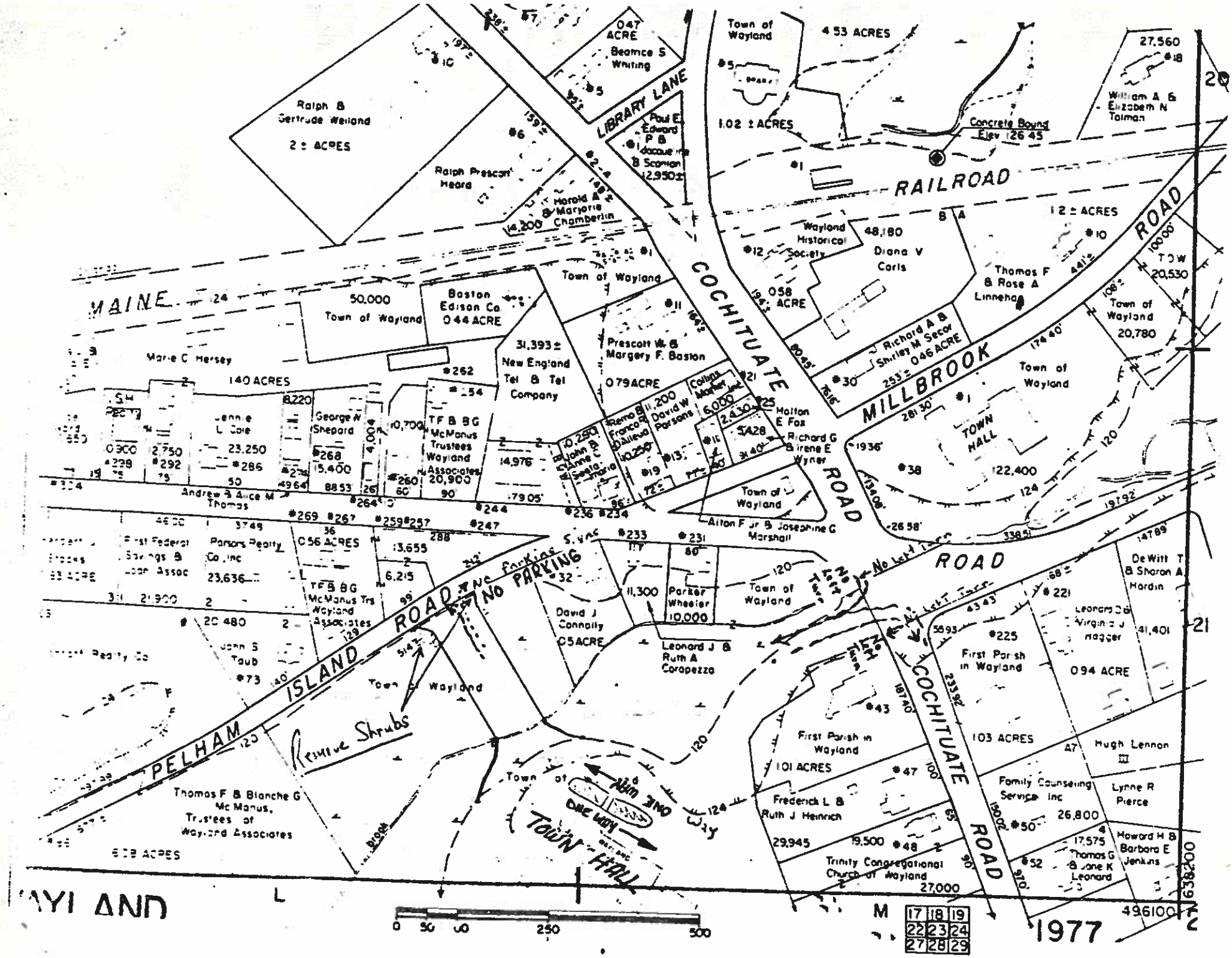
2. Pelham Island Road should be resurfaced and all parking prohibited from the driveway east to Route 20.

3. The final recommendation is that the dual drive adjacent to the main entrance of the Town Building should be made one way on both sides. (See Plan)

Our decisions were based on a careful study of both the traffic flow and traffic patterns. In addition, traffic counts and accident statistics were considered before making the above recommendations.

Sincerely,

William Blake
Police Chief


MAINE
PELHAM ISLAND ROAD
No PARKING
No Parking
LIBRARY LANE
COCHITUATE ROAD
RAILROAD
MILLBROOK ROAD
TOWN HALL
ONE WAY
Remove Shrubs
Ralph B Gertrude Weiland 2 ± ACRES
Ralph Prescott Heard
Beatrice S Whiting
Paul E Edward P B Scanlon
Harold A & Marjorie Chamberlin
Town of Wayland
Boston Edison Co 0.44 ACRE
Marie C Hersey
140 ACRES
New England Tel & Tel Company
Prescott W & Margery F. Boston 0.79 ACRE
Wayland Historical Society
Diana V Carls
Thomas F & Rose A Linnehan
Richard A & Shirley M Secor 0.46 ACRE
Holton E Fox
Richard G & Irene E Wyner
Alton F Jr & Josephine C Marshall
Jennie L Cole
George W Shepard
TF & BG McManus Trustees Wayland Associates
Andrew & Alice M Thomas
First Federal Savings & Loan Assoc
Parsons Realty Co Inc
TF & BG McManus Trs Wayland Associates
John S Taub
David J Connolly 0.5 ACRE
Parker Wheeler
Leonard J & Ruth A Corapezza
First Parish in Wayland
101 ACRES
103 ACRES
0.94 ACRE
Frederick L & Ruth J Heinrich
Trinity Congregational Church of Wayland
Family Counseling Service Inc
Hugh Lennon III
Lynne R Pierce
Howard H & Barbara E Jenkins
Thomas G & Jane K Leonard
De Witt T & Sharon A Hardin
Thomas F & Blanche G Mc Manus, Trustees of Wayland Associates
William A & Elizabeth N Tolman
Concrete Bound Elev 126.45
1977

TOWN OF WAYLAND

MASSACHUSETTS

01778

TOWN OFFICE BUILDING

38 COCHITUATE ROAD

TEL. 358-7701

VOTE ENACTED AT THE ANNUAL TOWN MEETING (ADJOURNED SESSION) HELD: MONDAY, APRIL 26, 1976

Town Clerk's Office
Wayland, Massachusetts

Roger P. Stokey, Moderator:--

Pursuant to the Warrant for the April 1976 Annual Town Meeting duly signed by the Selectmen, served and return of service given by a Constable of the Town, and a continuance being held in accordance with votes taken at the April 7, and April 12, 1976 sessions of said Annual Town Meeting the inhabitants of the Town of Wayland qualified to vote in Town Meeting met this day at the Senior High School Field House; and at 7:48 P.M. the Moderator called the meeting to order, declared a quorum to be present, and the meeting proceeded to transact the following business:

ARTICLE 21. To see if the Town will vote to

1. appropriate a sum or sums of money for planning, razing, constructing, remodeling, rehabilitating and/or reconstructing the former Junior High School, the School Administration Building, the Town Office Building or any of them, and/or any additions or annexes thereto, as well as for additional equipment and furnishings for such buildings, or any of them; to determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer from the Stabilization Fund, by borrowing under the provisions of Chapter 44 of the General Laws or otherwise; and to determine what Town officer, board or committee or combination of them shall be authorized to expend the money appropriated therefor;

2. transfer the care, custody, management and control of the former Junior High School structure and the land appurtenant thereto shown on a plan entitled, "COMPILED PLAN OF TOWN OWNED LAND IN WAYLAND, MASS. JANUARY 12, 1967 SCALE 1" = 100' WAYLAND ENGINEERING DEPARTMENT," a copy of

which is on file in the office of the Town Clerk, to the Selectmen for use as a municipal building; or take any action relative thereto.

Mr. James Wells moved and was duly seconded that (A) the sum of $1,695,379. be appropriated for reconstructing, remodeling and making extraordinary repairs to the former Junior High School and the present Town Office Building to provide additional structural space for municipal and school services presently being conducted in the Town Office Building, the former Junior High School Building and the School Administration Building, and for the demolition of the School Administration Building; that to raise this appropriation $15,000. shall be transferred from available funds - "Excess and Deficiency" and be used for demolition of the School Administration Building, and the Treasurer with the approval of the Selectmen be authorized to borrow $1,680,379. under G.L. C. 44, S.7 (3A); and that the Municipal Building Planning Committee created by vote of the Town under Article 55 of the 1974 Annual Town Meeting be authorized to take all action necessary to carry out this project.

Mr. John Dyer moved and was duly seconded to amend the Motion as follows:

Line 7

delete, "and for the demolition of the School Administration Building."

And to add a Section C.

(c) direct the Selectmen to appoint a committee to investigate suitable uses or other disposition of said buildings or sites which may be deemed surplus for Town needs, and to receive a recommendation report from said committee no later than the 1978 Annual Town Meeting."

Motion: DEFEATED.

The previous question was moved.

Motion: DEFEATED

After lengthy debate the previous question was moved.

1st VOTE: Scattering of No's.
2nd VOTE: Unanimous

Main motion standing counted VOTE: 333 Yes 124 No.

Voted by more than the required two-thirds vote.

Mr. James Wells moved and was duly seconded that (B) the care, custody, management and control of the former Junior High School structure and the land appurtenant thereto shown on a plan entitled, "COMPILED PLAN OF TOWN OWNED LAND IN WAYLAND, MASS. JANUARY 12, 1967 SCALE 1" = 100' WAYLAND ENGINEERING DEPARTMENT," a copy of which is on file in the office of the Town Clerk, be transferred effective July 1, 1976 to the Board of Selectmen for use as a municipal building.

VOTED: Unanimously.

VOTED: To adjourn at 10:17 P.M., all articles having been acted upon.

A True Copy,
ATTEST:

Grace I. Bowen

Grace I. Bowen, Town Clerk of Wayland

TOWN OF WAYLAND

MASSACHUSETTS

01778

TOWN OFFICE BUILDING

38 COCHITUATE ROAD

TEL. 358-7701

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Town Clerk's Office
Wayland, Massachusetts

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And to add a Section C.

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VOTED: Unanimously.

VOTED: To adjourn at 10:17 P.M., all articles having been acted upon.

A True Copy,
ATTEST:

Grace I. Bowen

Grace I. Bowen, Town Clerk of Wayland

January 20, 1978

Mr. James Wells, Chairman
Municipal Building Planning Committee
83 Woodridge Road
Wayland, Massachusetts 01778

Dear Mr. Wells:

As residents of the center of Wayland, we are deeply concerned about the use of the land on which the School Administration building now stands. Our foremost concern is that the land be attractively handled - that it contribute beauty to our neighborhood and to the center of our community.

As a first step, we recommend that the Town engage a landscape architect to design on that land a functional and aesthetically appealing park or commons to coordinate with and unify the adjacent playing fields. The actual planting of trees, shrubs, and flowers might well be done by volunteers, such as local garden club members, who share the desire to create a beautiful center.

It may take a few years to completely implement landscaping plans. But it is of vital importance to begin with a carefully considered, well-designed plan. In the meantime, we feel that the Town should grass the entire area.

This land is part of our neighborhood. We would appreciate being informed of meetings that will include discussions of its use.

Sincerely,

Carolyn Jaeger	4 Winthrop Rd.
Ernest B. Walston	65 Cochituate Rd.
Edith E Walston	65 Cochituate Rd.
Alan J. Griffin	67 Cochituate Rd.
Kathleen M. Griffin	67 Cochituate Rd
Barbara M. Jenkins	8 Winthrop Rd.
Howard A. Jenkins	8 Winthrop Rd

Peter A. Ruddick	3 Winthrop Rd.
[illegible]	3 Winthrop Terr.
[illegible]	2 Winthrop Terrace
Claudia B. Kuniavsky	13 Winthrop Rd.
Claudia S Kuniavsky	"
E. R. Kuniavsky	13 Winthrop Rd.
Sharon Hardin	18 Winthrop Rd
[illegible]	18 Winthrop Rd
Nancy N. Santamaria	5 Trinity Place
James F. Santamaria	5 TRINITY PLACE
[illegible]	8 Winthrop Terrace
Charles J. Quinn Jr.	8 Winthrop Terrace.
[illegible]	12 Winthrop Terrace
Edward C. Henry Jr	12 Winthrop Terrace
[illegible]	14 Winthrop Terrace
[illegible]	[illegible]
Mary E. McNeil	18 Winthrop Terrace
[illegible]	10 Trinity Place

CC: Board of Selectmen
Park and Recreation Commission

Elizabeth D. Parker	10 Trinity Pl. Cambridge
Evelyn S. Spaulding	61 Cochituate Rd.
Sarah P. Spaulding	
William A. Gray Sr.	62 Cochituate Rd
Claire T. Gray	62 Cochituate Rd
Clara Whitham	9 Trinity Place
[illegible]	10 Winthrop Rd.
Gilbert H. Rowe	12 Winthrop Rd.
Sheila D. Boss	1 Winthrop Terrace
[illegible]	1 Winthrop Terrace
Hugh Lennon II	14 Winthrop Rd
Janice Lennon	14 Winthrop Road
[illegible]	[illegible] Cochituate Road
[illegible]	52 Cochituate Road
Frederick J. Hennick	47 Cochituate Road
[illegible]	47 Cochituate Road
Wolfgang Jaeger	4 Winthrop Rd
Sally B. Linden	8 Trinity Pl

CC: Board of Selectmen
Park and Recreation Commission

Wayland Public Schools

Wayland, Massachusetts 01778

December 24, 1974

Board of Selectmen
Town of Wayland
Town Building
Wayland, Massachusetts 01778

Attention: Mrs. Catherine Seiler, Chairman

Dear Mrs. Seiler:

Pursuant to the provisions of G.L., Ch. 40, Sect. 15A, and upon procedural advice of Town Counsel, the School Committee voted to inform the Board of Selectmen that the so-called Old Junior High School is no longer needed for school purposes.

Therefore, the School Committee does not plan to carry in its budget monies for the operation and maintenance of that building after July 1, 1975. By mutual agreement among the Town Boards, the School Committee allocated $10,000 for building expenses through June 30, 1974. The Committee offers the use of its staff to the Board of Selectmen for any assistance in preparing budget figures for the operation and maintenance of the building after July 1, 1975.

Very truly yours,

Donald D. Mordecai, Chairman
Wayland School Committee

DDM/N

c.c. Jonathan Strong, Chairman
Finance Committee

WAYLAND ZONING BOARD OF APPEALS

APPLICATION

No. 78-9

1. Name of Applicant Board of Selectmen of the Town of Wayland

Mailing Address c/o Ned Perry, Ex. Sec., Wayland Town Office, 38 Cochituate Road, Wayland, MA 01778

2. Location of lot in question 41 COCHITUATE ROAD

3. This is an application for authority with any necessary permits and variances for the operation of a School Administration and General Office Building for Town purposes only, with ancillary use by the Council on Aging/Senior Citizens and Park and Recreation Departments, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch at 41 Cochituate Road which is in a Residential District.

4. Names and addresses of owners of all property adjoining the lot in question and abutting these adjoining lots:

Name	Address
David W. Parsons	13 Pelham Island Road
Remo & Franco R. D'Alleua	19 " " "
David J. Connolly	32 " " "
John S. Taub	73 " " "
Samuel L. Russell	101 " " "
First Parish in Wayland	43 Cochituate Road
Frederick L. & Ruth J. Heinrich	47 " "
Trinitarian Congregational Church	48 " "
Family Counseling Service	50 " "
Thomas G. & Jane K. Leonard	52 " "
Sherman P. & Evelyn S. Spaulding	61 " "
Alfred H. & Ethel Abbott	62 " "
Ernest B. & Edith E. Walston	65 " "
A. May Orr & Robert C. Orr	66 " "
Alfred J. & Ann Ruth Griffin	67 " "
Robert S. Lappin, Tr. of Munsey Family Trust	" "
Peter A. Ruddick	3 Winthrop Road
Wolfgang & Carolyn Jaeger	4 " "
Parker Wheeler	231 Boston Post Road
Leonard J. & Ruth A. Carapezza	233 " " "
John & Anne C. Santa Maria	234 " " "
N. E. Telephone and Telegraph	
George W. Shepard	268 " " "
Andrew & Alice M. Thomas	274 " " "

T. F. & B. G. McManus, Trustee Wayland Associates	267 Boston Pcst Road Waitsfield, Vermont 05673
Kontoff Realty Company	50 Woodridge Road, York, Maine 03909
Parsons Realty Co., Inc.	15 Hurd Street, Lowell, MA 01862
First Federal Savings & Loan Assn.	

TOWN OF WAYLAND
BOARD OF APPEALS
ZONING

The Board of Appeals has made the following decisions:

Board of Selectmen of the Town of Wayland
(78-9)

Application for authority with any necessary permits and variances 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, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch, at 41 COCHITUATE ROAD, which is in a Residential District.

Special permit granted, subject to limitations.

Wellesley Park Assembly of God
(78-12)

Application for authority with any necessary permits and variances to construct a church and Sunday school complex which will exceed the 35 foot height requirement of the Zoning By-law.

Permits and variances denied.

Date of filing of decision: March 29, 1978

A copy of the decisions and the reasons therefor are on file with the Town Clerk.

Any person aggrieved by a decision of the Board of Appeals may appeal to the Superior Court of Middlesex County by bringing an action within twenty days after the decision has been filed in the office of the Town Clerk. Appeal, if any, shall be made pursuant to Mass. G. L. Ch. 40A, Sec. 17. Notice of appeal action with a copy of the complaint shall be given to the Town Clerk so as to be received within the same twenty day appeal period.

BOARD OF APPEALS

Bushnell. Fla.
Feb. 2. 1978

Board of Appeals
Wayland. Mass.

Re: Hearing February 9. 1978

We feel that the town approved the use of the old Junior High as a town building with the parking lot BEHIND it, away from a residential area.

The present lighting is very detrimental to property values in the area and a parking lot on Cochituate Road would be even more damaging.

Any change in redistricting from residential to other use would require a vote of the town.

Sincerely.

Ernest B. Walston
Edith E. Walston

Residents
65 Cochituate Rd.

TOWN OF WAYLAND
BOARD OF APPEALS
ZONING

Public hearings will be held on THURSDAY, FEBRUARY 9, 1978 at the WAYLAND SCHOOL ADMINISTRATION BUILDING, SECOND FLOOR CONFERENCE ROOM, 57 COCHITUATE ROAD, on the following applications at the time indicated:

8:15 P.M. Application of the BOARD OF SELECTMEN OF THE TOWN OF WAYLAND for authority with any necessary permits and variances for the operation of a School Administration and General Office Building for Town purposes only, with ancillary use by the Council on Aging/Senior Citizens and Park and Recreation Departments, with appurtenant driveways and parking spaces, including School Bus Parking and Dispatch at 41 COCHITUATE ROAD which is in a Residential District. (78-9)

8:45 P.M. Application of ELIZABETH E. RATCLIFF for authority with any necessary permits and variances to operate a real estate office in existing residence at 20 THREE PONDS ROAD which is in a Residential District. (78-10)

9:00 P.M. Application of JOAN P. AND CHRISTOPHER W. LYNCH for authority with any necessary permits and variances to use existing barn (previously a doctor's office) for the residence of domestic help at 75 OLD SUDBURY ROAD, which is in a Residential District. (78-11)

9:15 P.M. Application of the WELLESLEY PARK ASSEMBLY OF GOD for authority with any necessary permits and variances to construct a church and Sunday School complex which will exceed the 35 foot height limitation of the Zoning By-laws on lot bounded by COMMONWEALTH ROAD, LOKER STREET, AQUEDUCT ROAD AND SNAKE BROOK, which is in a Residential District. (78-12)

BOARD OF APPEALS
JEAN B. PRATT
RICHARD J. TESTA
PAUL D. PEARSON

1/26, 2/2

LEGAL NOTICE

TOWN OF WAYLAND
BOARD OF APPEALS
ZONING

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BOARD OF APPEALS
JEAN B. PRATT
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1/26, 2/2