



TOWN OF WAYLAND
MASSACHUSETTS
01778
BUILDING DEPARTMENT

Geoffrey S. Larsen, CFM
Building Commissioner

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

Mr. Jonathan Sachs, Chairman ZBA
C/o Building Department
41 Cochituate Road
Wayland MA, 01778

April 1, 2019

Re: 412 Commonwealth Road, ZBA case 18-27, SPR w/special permit, illuminated athletic field.

Dear Board members,

I have reviewed the Town of Wayland Recreation Commission's ZBA application for site plan review that includes a special permit for the illumination of the athletic field (see §198-501.2). I understand that this field is intended for multi-use sport activities.

As the zoning enforcement officer I would offer the following:

1. A Town use, specifically a recreation/park use is permitted by right in a R-30 zoning district though site plan approval is required (see Table of permitted uses, use lines #23 and #37)
2. It is reasonable to determine that the use of the proposed Town owned and operated, illuminated, athletic "turf" field by both Town and private organizations would continue to be defined as a Town use as it relates to zoning (see zoning definitions for both RECREATION/PARK and TOWN §198-104).
3. Because of the applicant's request for a special permit from the ZBA, the board of jurisdiction for site plan review is the ZBA (see §198-198-603.2).
4. Town zoning anticipates that the ZBA shall give due consideration to the Planning Board's 2.26.19 memo and is obliged to submit to the Planning Board in writing "justifications" if the ZBA decision deviates from the Planning Board's findings and recommendations (see §198-604.6 and 604.7).
5. No building permit related to the proposed site work may be issued until all the conditions of a ZBA decision have been satisfied (see §198-205.3).

Respectfully,


Geoffrey S. Larsen
Building Commissioner

Cc: gsL

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