

Larsen, Geoffrey

From: Larsen, Geoffrey
Sent: Thursday, January 03, 2019 12:07 PM
To: Leshore, April
Cc: Larsen, Geoffrey
Subject: FW: Loker Field project, SPR process; 104 Plain Road update

Hello April,

Please add these comments from Building Department related to 412 Commonwealth Road ZBA case# 18-27.

Thank you.
Geoffrey S. Larsen, CFM
Building Commissioner
Town of Wayland, MA
glarsen@wayland.ma.us

From: Larsen, Geoffrey
Sent: Thursday, December 13, 2018 11:23 AM
To: Sarkisian, Sarkis; Keefe, Ben
Cc: Junghanns, Julia; Hansen, Linda; Leshore, April; Miller, Louise
Subject: Loker Field project, SPR process; 104 Plain Road update

Good morning Sarkis and Ben,

This email is to follow up our 11.2818 land use meeting and our discussion yesterday Sarkis (12.12.18)

As you pointed out yesterday; if §198-501.2 of Town zoning requires a Special Permit from the ZBA in order to illuminate an athletic field it would be likely that if the Loker Field project includes field lighting at the time of site plan approval then the ZBA is likely the board of jurisdiction (and not the Planning Board) as it relates to administering site plan review. (see §198-603.2)

Please note that in general; that prior to a zoning determination, the applicant would have an opportunity to provide a narrative to the zoning enforcement official that makes their own case for either the ZBA or Planning Board having jurisdiction over site plan review.

Regarding the height of the lighting structures and the possible need to address a proposed structure's height exceeding the Town's building height zoning requirements (see table of dimensional requirements) it may be reasonable to again reference §198-501.2 and argue that the required Special Permit for illuminating a field also assumes the reasonable design of the light towers exceeding building height as it relates to zoning.

On a separate matter,

Sarkis, thank you for the update related to 104 Plain Road.

I understand that the resolution of this matter is to be moved forward at the January 8, 2019 Planning Board hearing.

Geoffrey S. Larsen, CFM
Building Commissioner
Town of Wayland, MA
glarsen@wayland.ma.us