



TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING BOARD

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3778

TO: Wayland Zoning Board of Appeals
cc: Geoffrey Larsen, Building Commissioner
Louise Miller, Town Administrator

FROM: Ira Montague, Chair Planning Board

RE: Case #20-19 - 41 Cochituate Road (Town Building Bus Parking)

DATE: December 16, 2020

The Planning Board at their meeting on December 1, 2020 voted to recommend that the Zoning Board of Appeals deny the Town of Wayland's Site Plan Application. The Planning Board further requests that the Applicant withdraw the proposed Application and engage a professional traffic engineering firm to provide a detailed site plan analysis addressing a variety of issues. The site plan must be configured to promote the safety and convenience of vehicles and pedestrians.

Concerns about the proposed layout include, but are not limited to, traffic/pedestrian connectivity, poor directional and other signage, the parking spaces along the route 27 entrance lane and lack of lighting in that area, lack of a sidewalk in the same area, confusing traffic flow and lack of a designated walkway in front of the Town Hall Building. The Board also believes the bus traffic in front of The Children's Way crossing to the playground is dangerous. Board members expressed the need to further evaluate the adequacy of parking and the use of space efficiently. Please reference the Planning Board minutes of 12/1/2020 for additional board comments.

The Planning Board understands the need for bus parking and wants to be assured that if Town building is the permanent solution that a proper long-term plan be in place.

Ira Montague
Planning Board Chairman