

## MEMORANDUM

TO: Susan Bottan, Wayland School Business Administrator

cc: Paul Stein, Ben Keefe, Nan Balmer

FROM: Anette Lewis, WRAP Committee

DATE: December 1, 2016

RE: Parking for School Buses

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This is a follow up to confirm the discussion we had on November 3, 2016 concerning possible locations for parking of school buses. Prior to speaking with you, the WRAP Committee had discussed the need for a new place to park buses, reviewed the GIS databases, and asked me to convey the Committee's thoughts to you.

There are very few unused, large (i.e., 1 acre or greater), town-owned parcels of land in Wayland. WRAP believes that the larger parcels should be reserved for future municipal needs. Giving up those useable parcels that could be put to another town purpose would, in the long run, be an expensive proposition.

WRAP began its general review with sorted GIS data-bases – the most useful being by “ownership” and then by size of parcel. For the time being, we segregated out Conservation and Park lands because they are generally protected by Article 97 of the Massachusetts Constitution and it is quite difficult to put those lands to another use.

WRAP identified several parcels that looked promising for further consideration by the School Committee for school bus parking:

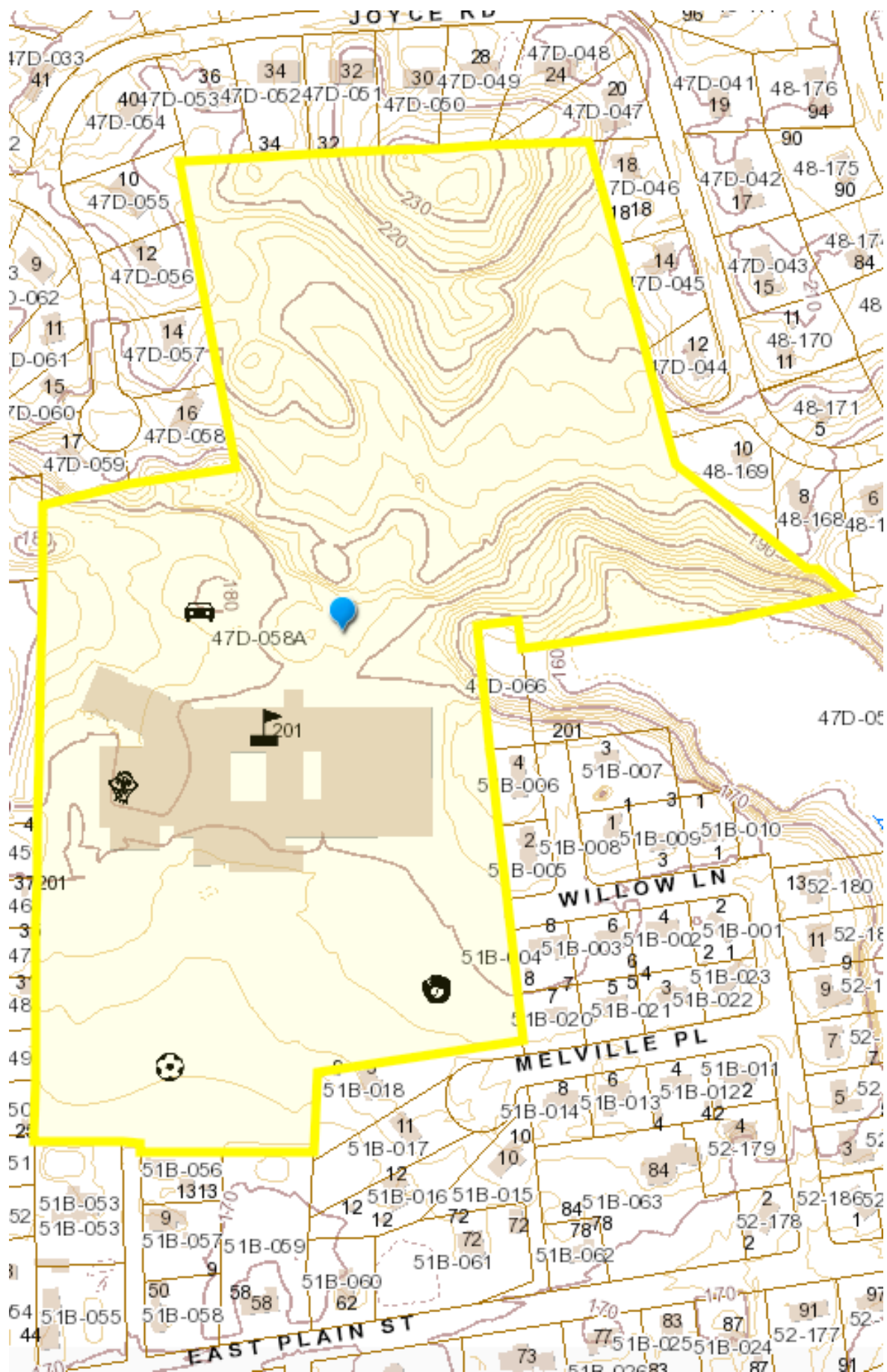
- 1) Parcel 47D-058B which is a 7.95 acre parcel immediately adjacent to the Middle School with access from the Middle School as well as frontage on School Street, on East Plain Street, and on Pollock Road (see diagram below). The wooded parcel is currently in School Committee custody. It has wetlands on a portion of it; but there appears to be sufficient room for school buses to be parked at the northeast corner with easy access to School Street. It is > 100 feet from wetlands. It is outside the Aquifer Protection District and outside both the Zone I and Zone II Wellhead Protection Areas. There are no vernal pools, nor is it in NHESP protected habitat areas. The useable portion could be paved, leaving a buffer of trees along the perimeter, with an exit onto School Street. If fill is needed for leveling, the DPW might be able to provide it.
- 2) Parcel 47D-058A which is the 28.83 acre lot at the Middle School that houses the building and open area (there are a total of four separate parcels that comprise the Middle School campus). The area that we thought most likely on that parcel can be seen in and around the blue tear drop on the attached GIS print out. When standing in the main entrance to the Middle School building and looking

out directly across the driveway, there is a flat grassy area, with a relatively flat area adjacent to it that could serve some or all of your needs. That area is adjacent to the existing parking lot. If more space is needed, the existing parking lot could be slightly reconfigured.

- 3) Parcels 22-001 and 22-002 the old landfill on the south side of Route 20. There is an area that is well away from the Sudbury River and wetlands. It has served as a parking space for contractors' vehicles and road crews during road construction projects.
- 4) Other locations to consider are: Claypit Hill School, Happy Hollow School, Loker School, Wayland High School, and Sherman Bridge/Alpine Field. WRAP discounted Orchard Lane because it is in the middle of a residential neighborhood without direct access to a main road. Map/lot numbers for each site can be found on the one-page table that I e-mailed to you on November 3 (copy attached).
- 5) Whatever you do is going to require some creative thinking. Options that we discussed are: a) housing the buses at multiple locations; b) having the buses park single file, one behind the other along a driveway or a roadway; c) having the bus company provide its own off-site parking.







### School Properties – Disparate Records

ASSESSORS' DATA	B. DECKER'S 1/23/16 DATA FOR WRAP
Claypit Hill School 86 Claypit Hill Road  19-072 = 4.56 acres (building on it) 19-072A= <u>1.3 acres</u> (vacant land) Total = 5.95 acres	   19-072 = 25.32 acres 19-072 = 0.50 acres 19-072A = <u>1.31 acres</u> Total = 27.13 acres
Happy Hollow School 63 Pequot Road  43A-039 = 12.96 acres	   43A-007 = 1.90 acres 43A-038 = 0.38 acres 43A-039 = <u>12.96 acres</u> Total = 15.24 acres
Loker School 49 Loker Street  48-058 = 17.6 acres	   48-058 = 17.6 acres
Middle School 201 Main Street  47D-058A = 4.9 acres 47D-058B = 7.95 acres 47D-058C = <u>2 acres</u> Total= 14.85 acres	   47D-058A = 28.83 acres 47D-058B = 7.95 acres 47D-058C = 2 acres 47D-066 = <u>0.35 acres</u> Total = 39.13 acres
High School 260 Old Connecticut Path  37-034 = 10 acres	   37-034 = 67.86 acres
Orchard Lane  18-056 = 13.72 acres	   18-056 = 13.72 acres
Sherman Bridge/Alpine Field  07-019 = 12.00 acres 07-020 = <u>1.76 acres</u> Total = 13.76 acres	   07-019 = 10.08 acres 07-019 = 1.92 acres 07-020 = <u>1.76 acres</u> Total = 13.76 acres