

39 AND 45 WALTHAM ROAD, WAYLAND CONDITIONS TO SITE PLAN APPROVAL

In response to comments which the applicant has received from neighbors and officials of the Town of Wayland, the applicant has voluntarily proposed the following conditions, which may be incorporated into the decision of the Building Commissioner respecting the application for site plan approval.

1. All parking shall be on-site (and not on Town streets, roads, or ways) in accordance with: (a) the “Drop-Off/Pick-up/Parking Protocol” dated August 16, 2016 (the “Drop-Off/Pick-up/Parking Protocol”), a copy of which is attached hereto, and (b) a plan entitled “Proposed Site Circulation Plan” sheet No. C-007 prepared by Dewing Schmid Kearns dated June 27, 2016 (the “Site Circulation Plan”), a copy of which is also attached hereto.
2. Drop-off and Pick-up will be conducted in accordance with: (a) the Drop-Off/Pick-up/Parking Protocol; and (b) the Site Circulation Plan.
3. With respect to the athletic fields, there shall be no lighting of the same, nor shall there be any permanent electronic scoreboard.
4. No landscaping maintenance shall be scheduled prior to 7AM on weekdays nor 8AM on Saturdays, and no landscaping maintenance shall be scheduled on Sundays.
5. No trash removal shall be scheduled prior to 7AM on weekdays nor 8AM on Saturdays, and no trash removal shall be scheduled on Sundays.
6. No deliveries shall be requested before 7AM on weekdays nor 8AM on weekends.
7. The applicant agrees to submit a proposed lighting plan for the parking area at the front of the site and to submit cut sheets with the proposed light fixtures for review and approval by the Town Planner, which approval shall not be unreasonably withheld. The lighting plan shall provide for a measurement of 0-foot candles at the boundaries of the property (i.e., there shall be no light spillover onto abutting properties). All lighting shall be of a residential style and dark-sky compliant. A review of lighting may be made by the Town not less than six (6) months after the issuance of an occupancy certificate.
8. The applicant agrees to submit details of the proposed signs at the front entrance and egress of the site for review and approval by the Town Planner, which review and approval shall not be unreasonably withheld.
9. The applicant agrees that the Bioretention basin which it has proposed shall be vegetated and maintained to ensure that it is in proper working condition, with no new flow of stormwater intentionally designed to flow onto Waltham Road.
10. The applicant agrees to pay up to \$5,000.00 towards a traffic study of existing conditions along Waltham Road and at major intersections along the Waltham Road corridor in both

Wayland and Lincoln. Said payment shall be made within seven (7) days of the issuance of a building permit for proposed improvements to the principal building at the site. In the event that traffic calming measures are proposed as a result of such study, the applicant agrees to contribute up to an additional \$5,000.00 towards any such improvements. In no event shall the applicant's total contribution toward the traffic study and any associated traffic calming measures exceed \$10,000.00.

11. A review of traffic and parking may be conducted by the Town not less than six (6) months and not more than twelve (12) months after the issuance of a Certificate of Occupancy for the use of the main building.
12. The applicant intends to demolish the barn currently on the premises. The Town, at its option, and at its sole cost and expense, may (a) remove the barn on or before September 15, 2016, or (b) dismantle the barn on or before September 15, 2016, and store its component parts on the site in a location to be determined by the applicant until March 15, 2017, by which time all of the component parts of the barn must be removed from the site.
13. The applicant agrees that any change in use from a non-profit educational use shall require a new application for site plan review.
14. The applicant agrees that these conditions shall be binding upon the applicant, its successors, and assigns.