

MAIN STREET PROPERTY, INC.

POST OFFICE BOX 486

HOPKINTON, MA 01748

March 12, 2013

Town of Wayland

Design Review Board

Redesign of existing pylon signs at Cochituate Village, 25-35 Main Street, Wayland, MA.

The present pylon sign where last redesigned in 1987 and are in need of repairs and an undated design. We are looking to keep the same area and height of the present signs and encase the arched top, as shown in our submittal. All the materials we will use are weather resistant, vinyl and aluminum, and will maintain a clean and bright appearance. All lighting will be from the exterior site lights.

Sincerely yours,

Joseph A. Strazzulla

TOWN OF WAYLAND
DESIGN REVIEW BOARD
APPLICATION FOR DESIGN REVIEW

Mission of the Design Review Board (DRB)-To assist property owners and developers with the design process and issue an advisory opinion to the town boards based on the Wayland Design Guidelines to enhance, protect and promote development consistent with Wayland's Master Plan.

Process of the DRB- There are two steps to the DRB process:

1. Conceptual Meeting: DRB reviews the conceptual materials that are submitted with the application for review.
2. Schematic Design Meeting: DRB reviews the schematic design materials and determines recommendations for the applicant and issues an advisory opinion to other town boards.

Application submission date: 3/12/13

Part A. Address of the project 25-35 Main Street
Wayland, MA 01778

Part B. I hereby certify that the information on this application is correct and understand that all applications are subject to conformance with the Town of Wayland Zoning By-Law and review by the Wayland Design Review Board.

Name of Business owner Main Street Property Inc. Joseph A. Strazzulla, President
Address 70. Box 486 Hopkinton 01748 phone 508-655-2616

Name of Property Owner Yoseph A. Strazzulla
Address 70. Box 22 Hopkinton 01748 phone 508-655-2616

Part C. The conceptual design submission materials with this completed application form before the first review date is set. The schematic design materials to be submitted to the DRB one week prior to the scheduled hearing date. The DRB standard schedule for completion of review is 30 days from the date of accepted application for review. The applicant may request a time extension and additional meetings upon written request.

Conceptual design submission: Schematic design materials:

Written description of project vision, including type(s) of building uses, expected overall appearance of building(s) and site, goals for integration of new construction with surrounding neighborhood, proposed pedestrian connections and other amenities	Written description of building and site materials exposed to view
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Conceptual design submission:

Schematic design materials:

Color photos of existing and adjacent properties and buildings

Scaled elevations of the proposed building shown in context of adjacent buildings with photos to scale

Conceptual sketches showing building massing and site layout, including "green" space, walkways and parking

Building plans and elevations showing details of major architectural elements, samples of materials proposed, dimensions of the building (ht, width, length) and any mechanical equipment on roof

Detailed survey showing all boundary lines, lot dimensions and area, zoning constraints, location of all existing structures, existing driveways, parking areas, ramps and utilities

Detailed survey showing all boundary lines, lot dimensions and area, zoning constraints, location of all existing and proposed structures, existing and proposed driveways, parking areas, ramps and other site improvements

Diagrammatic planting concept sketch

Scaled planting plan showing proposed locations for trees, lawns and plant beds

Scaled schematic site plan locating building footprints, sidewalks, driveways, trash storage, utilities, mechanical equipment and service loading areas

Scaled exterior lighting plan

Required application fee of \$150 for projects under \$100,000 in construction cost and \$300 for all projects over \$100,000 in construction cost. All checks to be made payable to Town of Wayland.

Part D. DRB Comments/Recommendations: (To be completed by the DRB staff).

Conceptual Review: _____

Schematic Review: _____

DRB# _____ / _____ / _____

Hearing Date _____ / _____ / _____

806-6-DRB application form-7-9-12

Cochituate
CATERING COMPANY

WAYLAND
VILLAGE BARBER

Bank of America

J.J. McKay's
Restaurant & Pub

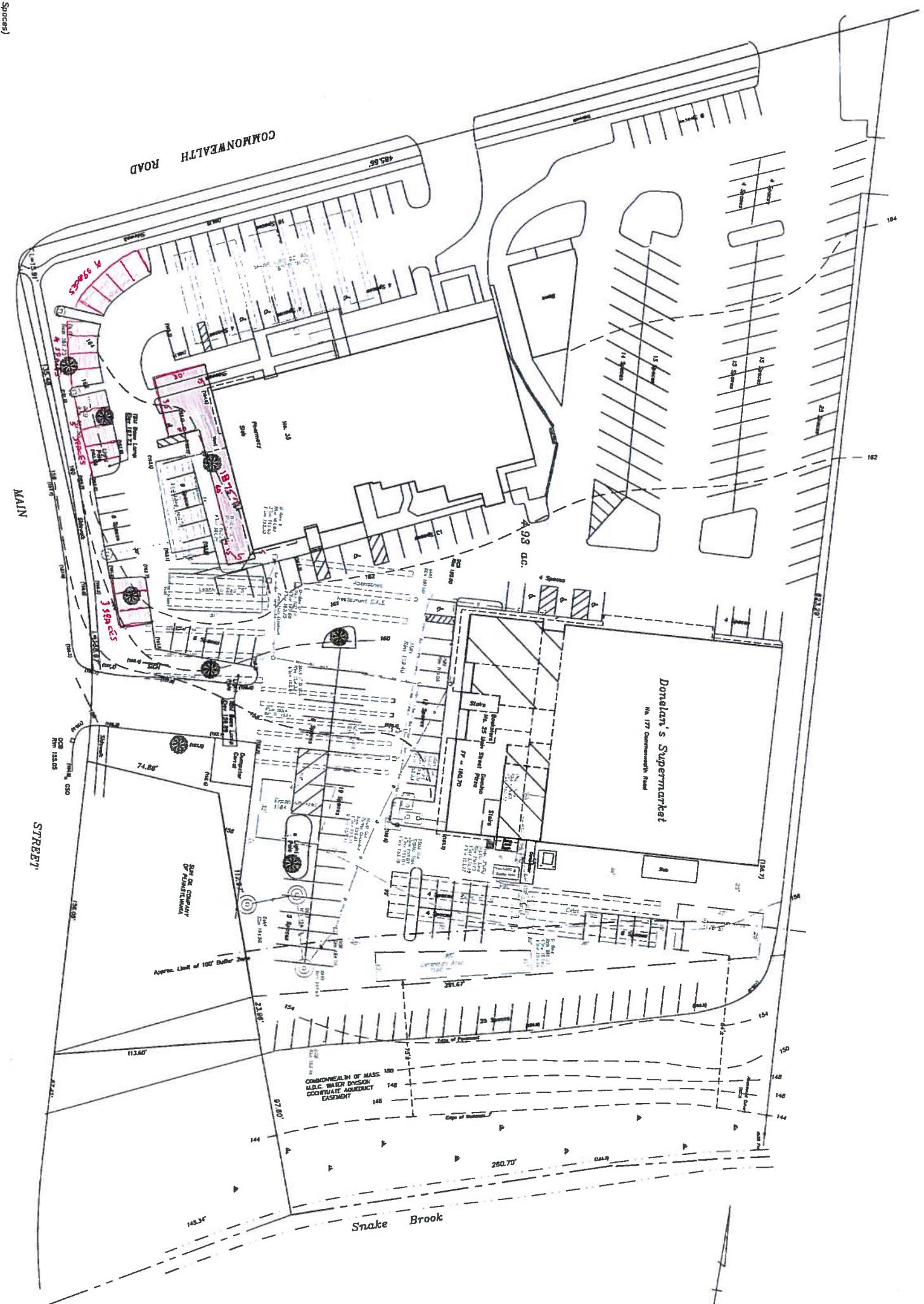
DONNELAN'S
OF WAYLAND

COCHITUATE
VILLAGE

RT. 27

TOTAL PROPOSED OVERALL HGT: 254"





Parking Summary

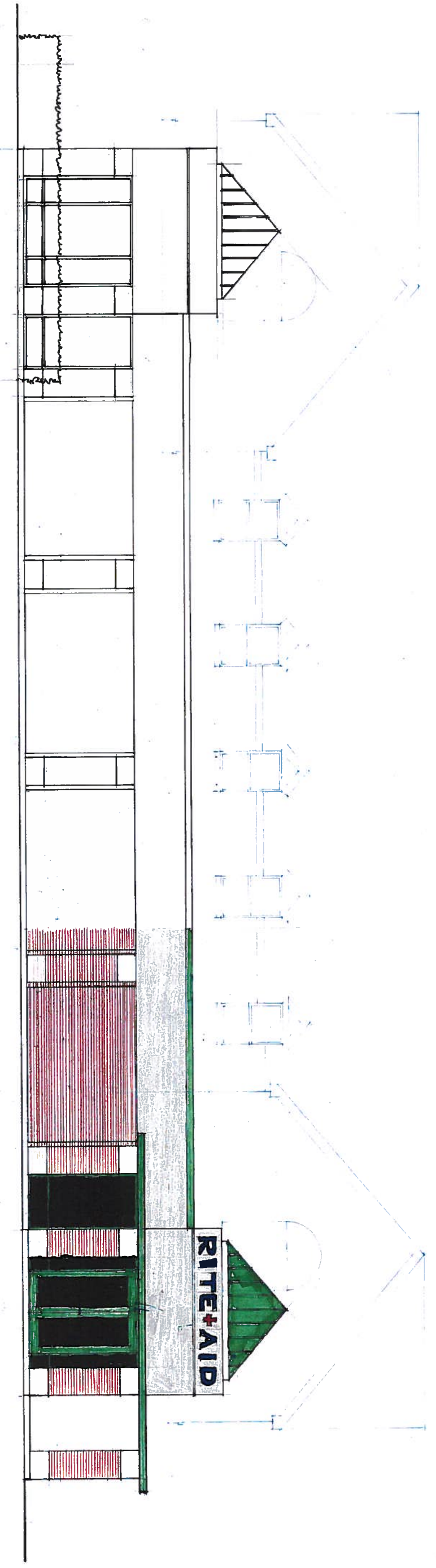
Market	92 Spaces
North	39 Spaces
South	9 Spaces
Bank	9 Spaces
No. 35	28 Spaces
North	19 Spaces
South	15 Spaces
West	15 Spaces
Plaza	42 Spaces
244 Spaces (Permit 282 Spaces)	

1875/70 = 24.8 STACES
 1875/1000 x 50 = 100 STP

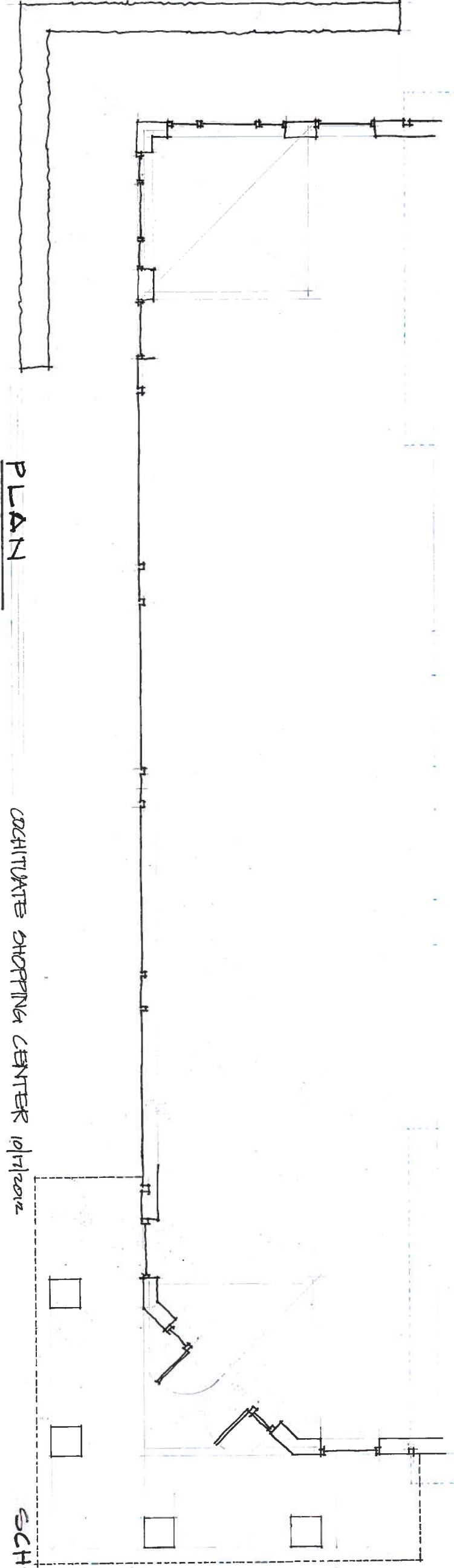
SITE PLAN
 IN
No. 35 Main Street
WAYLAND, MASS.

PREPARED FOR
 MAIN STREET PROPERTIES
 NOVEMBER 20, 2012

PREPARED BY
Drake Associates Inc.
 CIVIL ENGINEERS LAND SURVEYORS
 175 HILLWOOD STREET FRAMINGHAM MASS
 (508) 877 - 0848



ELEVATION



PLAN

COCHITUATE SHOPPING CENTER 10/17/2012

SCHEME 2