

TRANSMITTAL

Tighe&Bond

Project No.: W-1685

Date: February 3, 2016

Re: Town of Wayland Council on Aging/ Community Center Facility

To: Wayland Conservation Commission
41 Cochituate Road
Wayland, MA 01778

Copy:

☐ FOR SIGNATURE ☐ FOR FILE ☐ AS REQUESTED ☒ FOR REVIEW ☐ PLEASE REPLY

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Dear Wayland Conservation Commission,

Tighe & Bond is providing the enclosed documents for discussions on the potential Council on Aging /Community Center Advisory Committee project located at 400 Boston Post Road, Wayland, MA at the Commission's February 10, 2016 hearing.

If you have any questions or would like additional information, please contact Ian B. Catlow at (508) 471-9605 and/or Janet S. Moonan at (781) 708-9826.

Very truly yours,

Tighe & Bond, Inc.



Janet S. Moonan, P.E.
Project Engineer



February 3, 2016

Wayland Conservation Commission
41 Cochituate Road
Wayland, MA 01778

Re: **Town of Wayland Council on Aging / Community Center Facility**

To the members of the Town of Wayland Conservation Commission,

Tighe & Bond has been working with the Town's Council on Aging / Community Center Advisory Committee ("CoA/CCAC") and the project's Architect, Sterling Associates, Inc., to evaluate the environmental feasibility of a new and/or expanded structure at 400 Boston Post Road to support a Council on Aging / Community Center facility.

We understand there have been previous conversations about the project with the Commission. We are submitting this letter and the enclosed plans to the Commission with the intent of attending the February 10, 2016, hearing to engage in further discussion about the proposed project alternatives, design considerations, and impacts under the Commonwealth's Wetlands Protection Act (WPA) (310 CMR 10.00), associated Regulations, Massachusetts Stormwater Management Standards, and the Town of Wayland's Wetlands and Water Resources Protection Bylaw (Chapter 194), associated Rules and Regulations, and the Town of Wayland's Stormwater and Land Disturbance Bylaw (Chapter 193). Following discussions at your hearing on February 10, we anticipate we will develop and submit additional information for consideration at the next public hearing which we understand is the week of February 22, 2016. The goal of attending these two meetings is to solicit feedback on issues that are jurisdictional to the Commission for each of the attached conceptual layout or variants on these designs. Through this process we hope to emerge with a conceptual site and building design which addresses the Town's Council on Aging and Community Center program needs while also providing adequate environmental protection under State and local regulations.

Overview of Proposed Alternatives

The CoA/CC is considering the three alternative site layouts for the proposed facility. The enclosed plans show the three alternatives in terms of general layout and projected building size. A fourth plan depicting a conceptual stormwater management layout is also attached. The follow presents additional detail on pros and cons of each alternative:

Conceptual Site Layout

The plan titled Conceptual Site Layout depicts the current preferred program for the CoA/CC facility with some generalized parking and stormwater management system layouts. While stormwater management layouts have not yet been produced for the other conceptual site layouts that accompany this submittal, we believe that the general stormwater management concepts depicted on this plan are loosely scalable to accommodate the different development alternatives that we hope to discuss.



Site Scheme A

Site Scheme A consists of renovating the existing building (10,250 square feet) and constructing an additional building that totals approximately 15,300 square feet. This alternative also includes installation of parking area to serve approximately 80 cars. This is the preferred alternative because it incorporates the entire 25,000 square foot program of space needs as determined by Kang Associates within the last month. Because it consists of a single story, this is the most cost-effective and spatially efficient of the three alternatives. We have also enclosed a conceptual parking layout and stormwater management solution for this alternative as mentioned above. Stormwater management could be address with bioswales and a bio detention basin.

Site Scheme B

Site Scheme B consists of constructing a new building on the footprint of the existing one building, but would be two stories in height, totaling only 20,500 SF. This Scheme also consists of installing associated parking. The total square footage for this scheme does not meet the 25,000 square foot required by the program. Not only is this building too small for the program, but, being two stories, it will need an elevator, two sets of stairs, and extra rest rooms to accommodate occupants on both floors. Programs will be harder to manage on two floors, splitting the staff to offices to serve both locations. Finally the cost of tearing the existing building down and rebuilding all new will be more expensive than just renovating the existing building and adding on to it as proposed in Scheme A.

Site Scheme D

Site Scheme D consists of construction a new building of 26,827 SF built entirely outside the Riverfront Area along with associated parking. As with Scheme B, the two story option sacrifices much non-program space to elevator stairs and extra rest rooms. The Town will be spending much more money for less usable space. Since the entire site shall serve as a combined community center, forcing people to walk outside between venues is tough on both users and staff who would have to go out in all kinds of weather for various programs. One advantage is it could be built in two phases, keeping the second floor as an expansion option at some future date.

WPA Resource Areas on Site

The attached pre-permitting conceptual plans include locations of wetlands flags compiled from data provided by RJ O'Connell & Associates, Inc. in Plans of the Wayland Town Center titled "Site Plan II – Phase 1 Site Plan Application" dated June 2, 2008. Resource Areas shown on the enclosed pre-permitting plans are

According to the wetlands flags and plans, the following resource areas are located on the proposed project site:

- Riverfront Area;
- Land subject to flooding; and
- Buffer Zone.

At the February 10, 2016, hearing, we will request that the Commission provide guidance on whether or not the design can use utilize these delineations moving forward with this project.

National Heritage and Endangered Species Program (NHESP) Priority Habitat of Rare Species

As shown on the enclosed plans, a portion of the Site is within mapped Priority Habitat of Rare Species (PH1516) & Estimated Habitat of Rare Wildlife. As part obtaining an Order of Conditions from the Wayland Conservation Commission, this project will require submitting the Notice of Intent to NHESP for review of project impacts.

Stormwater Management

Portions of this project will consist of redevelopment and portions of this project will consist of new development. The Massachusetts Stormwater Management Standards will have to be met. In addition, requirements from Town of Wayland's Stormwater and Land Disturbance Bylaw (Chapter 193) will have to be addressed. Enclosed with this submittal, we have provided a conceptual stormwater layout for Site Scheme A that consists of bio swales and a bio-detention basin to manage runoff from the site. We are still in the process of vetting additional stormwater management solutions for this site and look forward to input from the Commission about alternatives.

Next Steps

Based on the discussion with and input by at the Commission's meeting on February 10, 2016, Tighe & Bond will work with the Town's Programming Consultant to further refine up to two of the alternatives, including specifics related to total area of proposed temporary and permanent disturbance, parking layout, stormwater management system layout, and to address other questions and discussion.

If you need any more information between now and the 10th, please don't hesitate to contact me or Janet Moonan.

Very truly yours,

TIGHE & BOND, INC.



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Senior Project Manager
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IBCatlow@tighebond.com



Janet S. Moonan, P.E.
Project Engineer
Ph: 781-708-9826
JSMoonan@tighebond.com

Enclosures:

Copy: Ben Keefe, Public Buildings Director (w/encl)
Bill Sterling, Sterling Architects (w/ encl)
CoA/CCOE (w/encl)

J:\W\W1685 Wayland\Task Order #6 - COACC Site Assessment\2016.02.03 Documents To Conservation Commission\Cover Letter Wayland Concomm 2.3.16.Doc

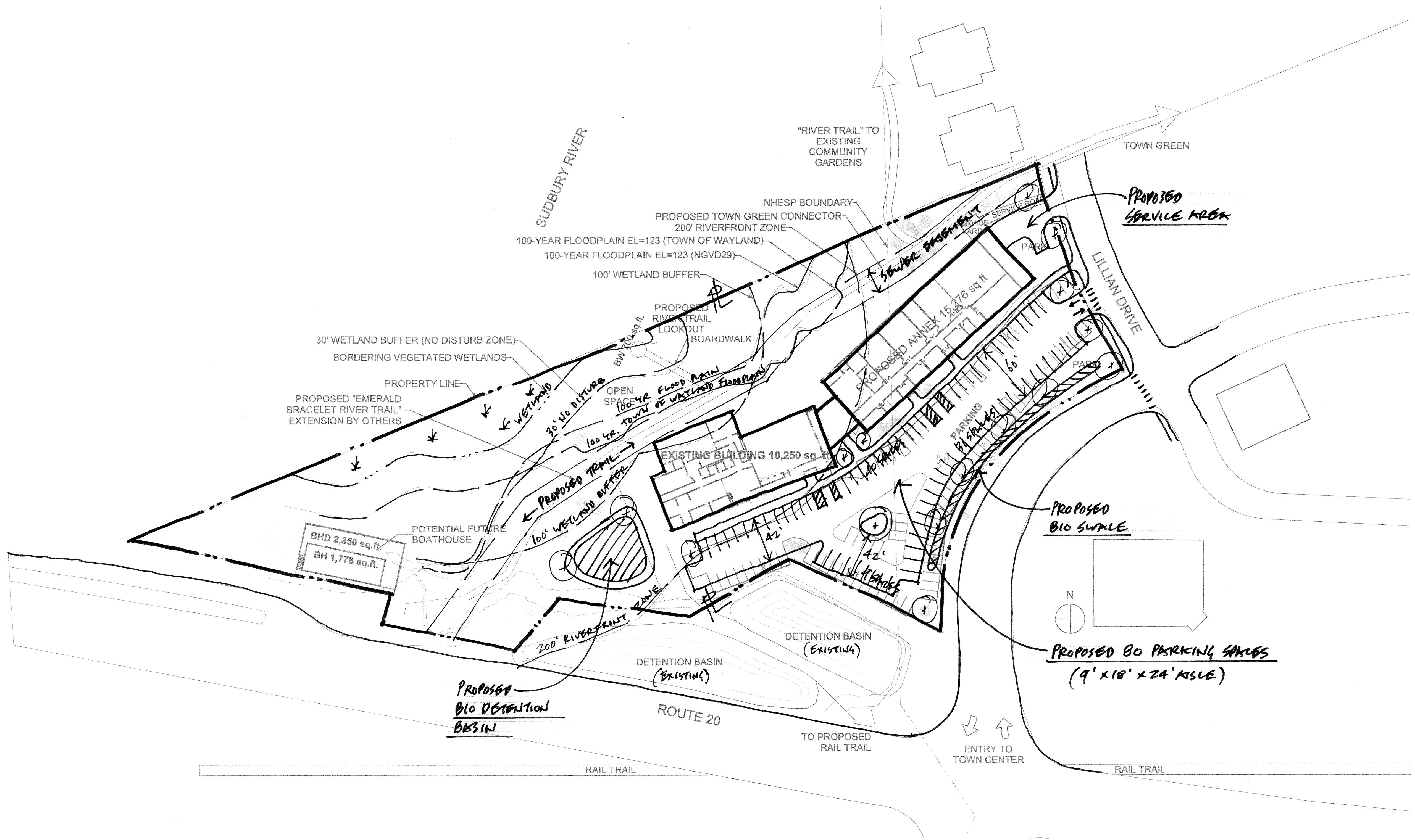
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COACC SITE
ASSESSMENT

Town of Wayland,
Massachusetts

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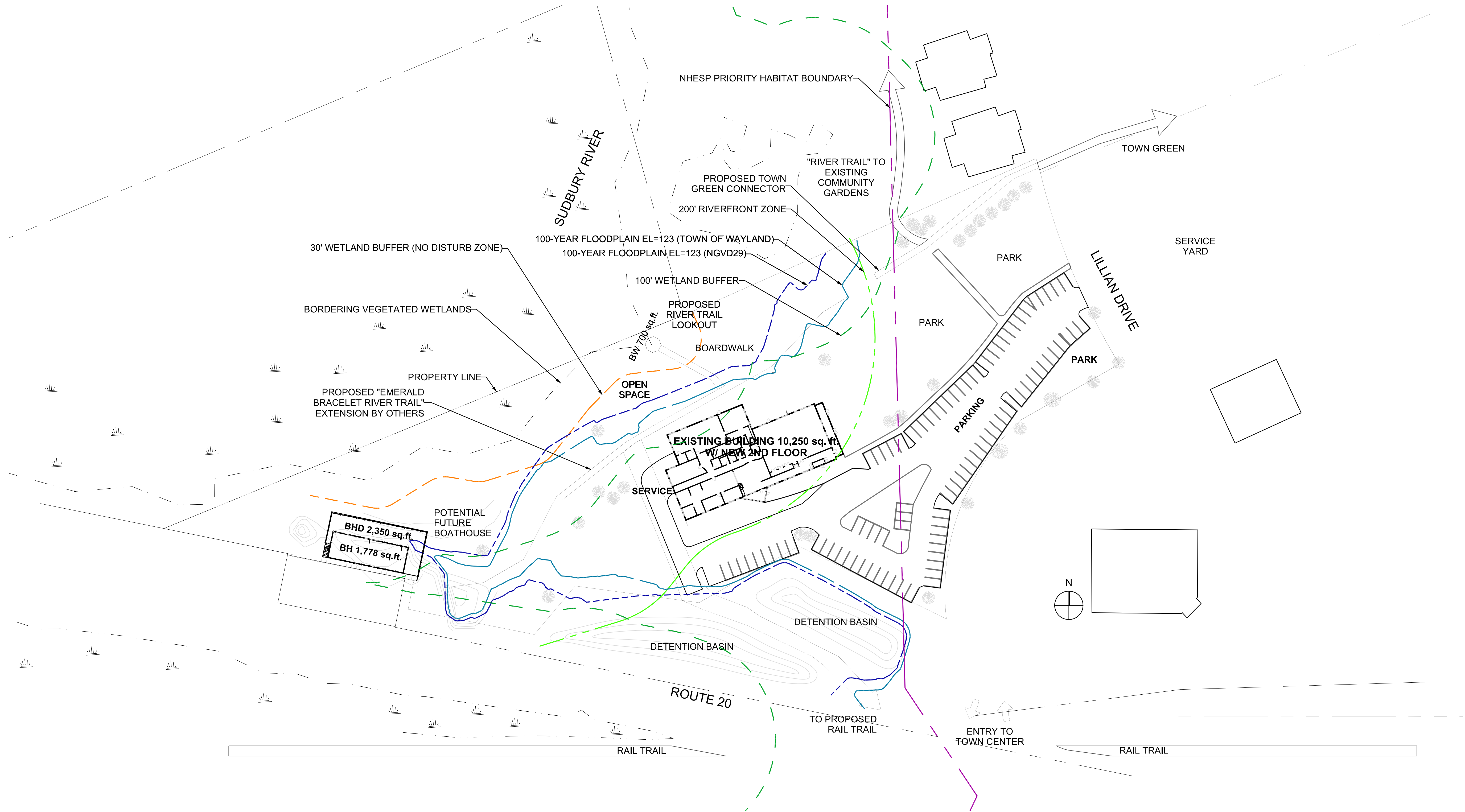
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FILE:	5400-58-Scheme A	
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SCHEME - A		
SCALE: 1" = 50'		
C-1		



CONCEPTUAL SITE LAYOUT (FULL BUILD OUT)
SCALE: 1" = 50' ± DATE: 2/3/16

NOTE:
THIS PLAN IS INTENDED TO BE USED FOR CONCEPTUAL SITE PLANNING PURPOSES ONLY. A DETAILED ZONING REVIEW HAS NOT BEEN COMPLETED. LOCAL, FEDERAL AND STATE SETBACKS AND PERMIT REQUIREMENTS MUST BE VERIFIED. PERIMETER, TOPOGRAPHIC, AND WETLANDS SURVEY HAS NOT BEEN COMPLETED.

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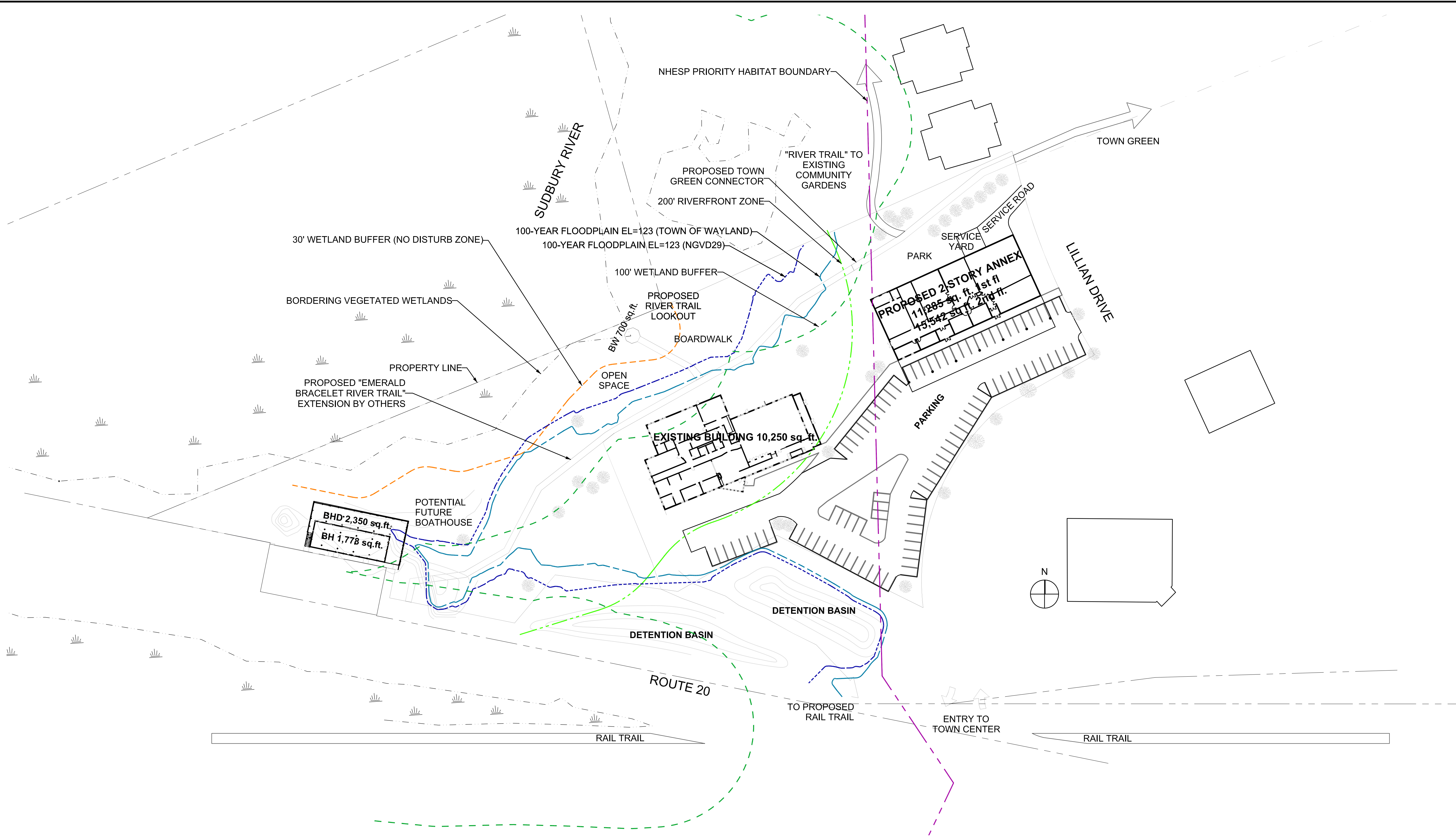
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CHECKED: JSM		
APPROVED BY: IBC		
SCHEME - B		
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**COACC SITE
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Town of Wayland,
Massachusetts

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CHECKED:		JSM
APPROVED BY:		IBC

SCHEME - D

SCALE: 1" = 50'