

Notice of Intent  
for  
24 School Street  
Wayland, MA 01778

RECEIVED  
SEP 06 2017  
WAYLAND CONSERVATION COMMISSION

Prepared for: Windsor Place, LLC  
73 Pelham Island Road  
Wayland, MA 01778

Prepared by: MetroWest Engineering, Inc.  
75 Franklin St.  
Framingham, MA 01702

September, 2017

# Notice of Intent

## Contents:

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- Locus Maps: USGS Topographic Map, DEP Wetlands & NHESP Program Map, Wayland GIS Map
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- Wetland Resource Area Delineation Report
- Certified List of Abutters & Abutter Notification
- Affidavit of Service
- Copy of Payment
- Site Plans

## Project Narrative

**Notice of Intent Project Narrative  
Proposed Site Redevelopment  
24 School Street, Wayland, MA**

**Introduction and Existing Conditions**

The purpose of this Notice of Intent and Local (Chapter 194) Application is to notify the Massachusetts Department of Environmental Protection and the Wayland Conservation Commission of proposed site work within the Buffer Zone to Wetland Resource areas for the property located at 24 School Street in Wayland, Massachusetts.

The subject parcel (Assessors Map 152, Lot 189) has an area of 37,86 square feet (0.87 acres). The subject parcel is located within an urbanized area but not within a Riverfront area. The property is presently improved with a two-story house, detached garage, barn, paved driveway, subsurface sewage disposal system and supporting utilities. The lot is covered primarily with impervious and lawn areas with some wooded areas located along the westerly and northerly boundaries. The site presently contains approximately 8,908 square feet of impervious area. The site slopes gradually downhill in westerly and southerly directions from the high point located at the northeast corner of the property. The property abuts developed single family residential on the north side, commercial properties on the east side of School Street and a vacant lot on the westerly side. The former owner of the property encroached on to the land of westerly abutter with a stone wall, lawn and gravel areas.

**Wetland Resource Areas**

A Bordering Vegetated Wetland and unnamed Intermittent Stream are located on the land of the westerly abutter. The Intermittent Stream is located approximately 40-feet west of the property and the Bordering Vegetated Wetland is located approximately 30-feet west of the westerly boundary line. The 30-foot No-Alteration Zone crosses approximately 12-feet on to the property at the northwest corner and occupies approximately 391 square feet of land on the property. The 100-foot Wetland Buffer Zone extends approximately 83-feet on to the subject property covering approximately 15,366 square feet of land on the site. Resource Areas were delineated and approved by the Wayland Conservation Commission in November 2015 by an Order of Resource Area Delineation.

**Proposed Redevelopment**

The site redevelopment program includes demolition and removal of the existing house, barn, garage, driveway and subsurface sewage disposal system. Redevelopment of the property will include two, six-unit townhouse buildings, paved parking areas, a new subsurface sewage disposal system and stormwater management system.

The existing house, garage and driveway are located outside the 100-foot wetland buffer zone. A portion of the existing barn and the subsurface sewage disposal system are located within the 100-foot Wetland Buffer Zone. The proposed townhouse buildings will be located in the southerly part of the property. Proposed Building A will be located

approximately 20.3-feet west of School Street, 24.4-feet north of West Plain Street and will be located outside the 100-foot Wetland Buffer Zone. Proposed Building B will be located approximately 15.3-feet off the westerly boundary line and is located entirely within the 100-foot wetland buffer zone. The proposed sanitary sewer soil absorption system will be located under the proposed driveway and parking area in the northerly part of the site.

Primary access for the site will come from a new curb cut on School Street located approximately 175-feet north of the intersection of School Street and West Plain Street. The proposed driveway will run westerly from School Street to a paved parking area on the north side of the site before turning and running in a southerly direction between the two proposed buildings to a new curb cut on West Plain Street. Each of the town house units will have a garage and driveway connecting to the main driveway. The proposed development will have 19,507 square feet of impervious area.

**Table One: Existing and Proposed Impervious Area Table**

	<b>Existing Impervious Area (s.f.)</b>	<b>Proposed Impervious Area (s.f.)</b>	<b>Difference (s.f.)</b>
<b>30' No Alteration Zone</b>	0	0	0
<b>Inside 100' Wetland Buffer Zone</b>	3,420	6,689	3,269
<b>Outside 100' Wetland Buffer Zone</b>	5,488	12,818	7,330

### **Construction Sequence**

After erosion controls are installed and a building permit is granted, site work will commence. A list of the construction sequence is listed below:

- Cut and cap existing utilities
- Install erosion control barrier
- Demolition of the existing house, barn, garage
- Pump existing sewage disposal system
- Demolition of existing subsurface sewage disposal system
- Remove trees and grub site
- Excavation for building foundations and slabs
- Construction of new foundations
- Construction of retaining wall at rear of site
- Backfill and grading around foundations and rear retaining wall
- Install underground utilities
- Install drainage system pipes, structures and infiltration systems
- Construction of northerly retaining wall
- Installation of new subsurface sewage disposal system
- Grading for driveways and parking area

- Installation of curbing and binder course paving
- Final grading, loam and seed
- Final cleanup
- Finish paving and striping

All unpaved areas that are disturbed will be stabilized with permanent seeding and/or landscaping prior to removal of any erosion controls. Erosion controls shall not be removed until all seeded areas have been mowed at least twice.

### **Drainage Approach**

There are presently no stormwater controls in place to manage runoff rates or volumes. Runoff drains to the south and West on to abutting properties and into West Plain Street. The proposed development will have a stormwater management system to capture, treat and recharge runoff generated by the majority of proposed surfaces on the property.

Runoff from the front portions of the building roofs will be captured and routed to proposed infiltration system 1 located under the proposed driveway. Runoff from the proposed driveway will be captured and treated in deep sump catch basins, Stormceptor 450 units prior to discharge into proposed infiltration system 1. Proposed infiltration system 1 has been designed to fully store and infiltrate runoff from storms up through and including the 25-year storm with minor overflow coming from larger storm events. The project will provide treatment of runoff from all paved surfaces and will significantly reduce the rates and volumes of runoff leaving the project site in all storm events. Tables Two and Three below illustrate the significant reductions in runoff rates and volumes in the post-development condition.

**Table Two: Comparison of Total Pre and Post-Development Runoff Volumes Leaving the Project Site**

	2-year storm (c.f.s.)	10-year storm (c.f.s.)	25-year storm (c.f.s.)	100-year storm (c.f.s.)
<b>Total Existing</b>	0.65	1.5	2.04	3.19
<b>Total Proposed</b>	0.31	0.76	1.05	1.67
<b>Difference</b>	-0.34 (52.3%)	-0.74 (50.7%)	-0.99 (48.5%)	-1.52 (52.4%)

**Table Three: Comparison of Total Pre and Post-Development Runoff Volumes Leaving the Project Site**

	2-year storm (c.f.)	10-year storm (c.f.)	25-year storm (c.f.)	100-year storm (c.f.)
<b>Total Existing</b>	2,423	5,113	6,855	10,624
<b>Total Proposed</b>	1,208	2,621	3,547	6,045
<b>Difference</b>	-1,215 (50.1%)	-2,492 (48.7)	-3,308 (48.3%)	-4,579 (43.1%)

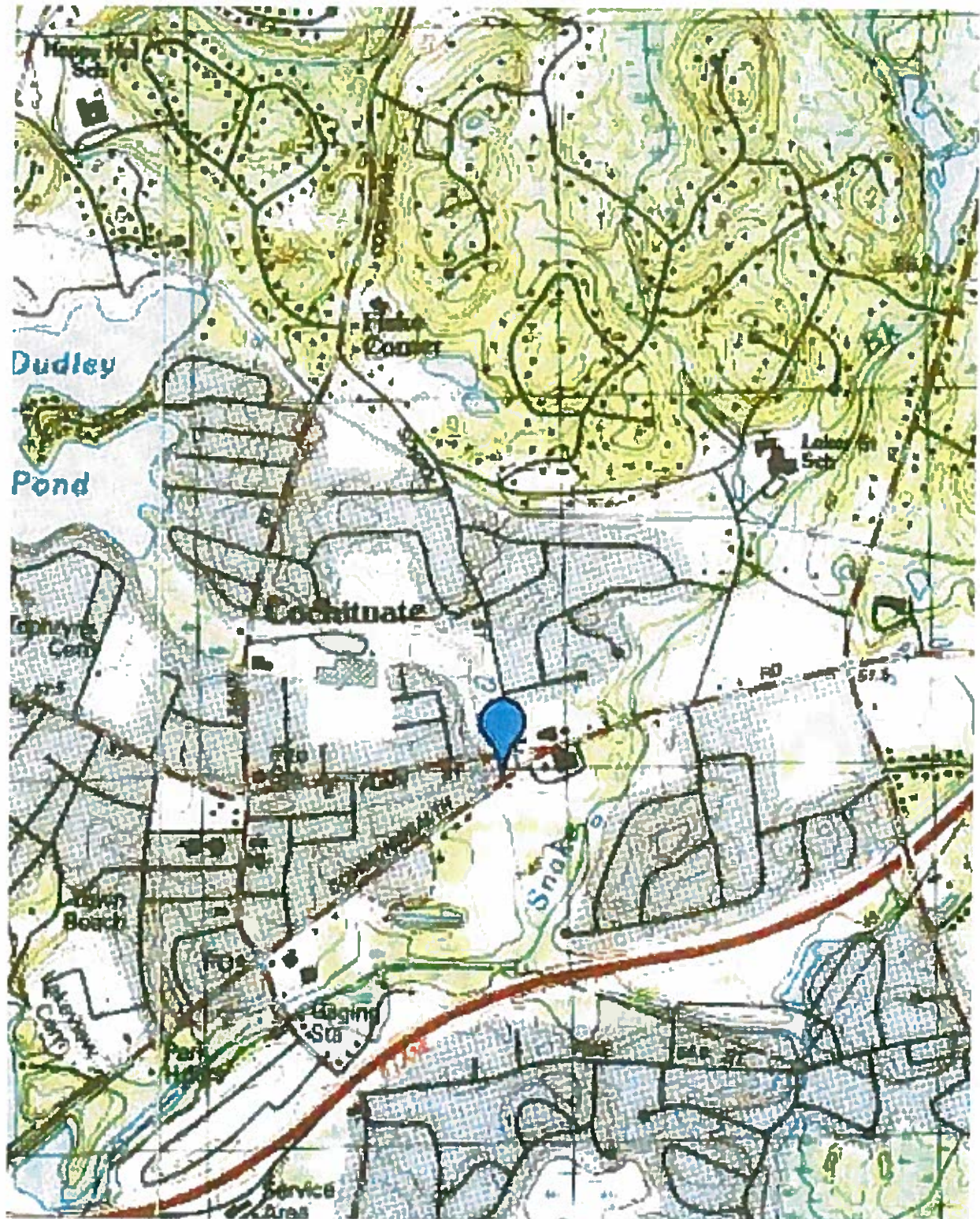
**Conclusion**

Proposed redevelopment of the site will include the construction of two new townhouse buildings and associated site improvements. A portion of this work will occur in the 100-foot Wetland Buffer Zone. No proposed work will occur within the 30-foot No-Alteration Zone. The new subsurface sewage disposal system for the project will be fully compliant with 310 CMR 15 (Title V) and will feature a MicroFast unit for secondary treatment of effluent. The new stormwater management system will provide treatment and recharge of runoff from impervious surfaces. Permeable paver patios and porous pavement will be used where possible to promote the use of LID technologies. The area of existing encroachment on the land of the westerly abutter will be cleaned and restored with native plantings and a conservation seed mix.

## Locus Maps

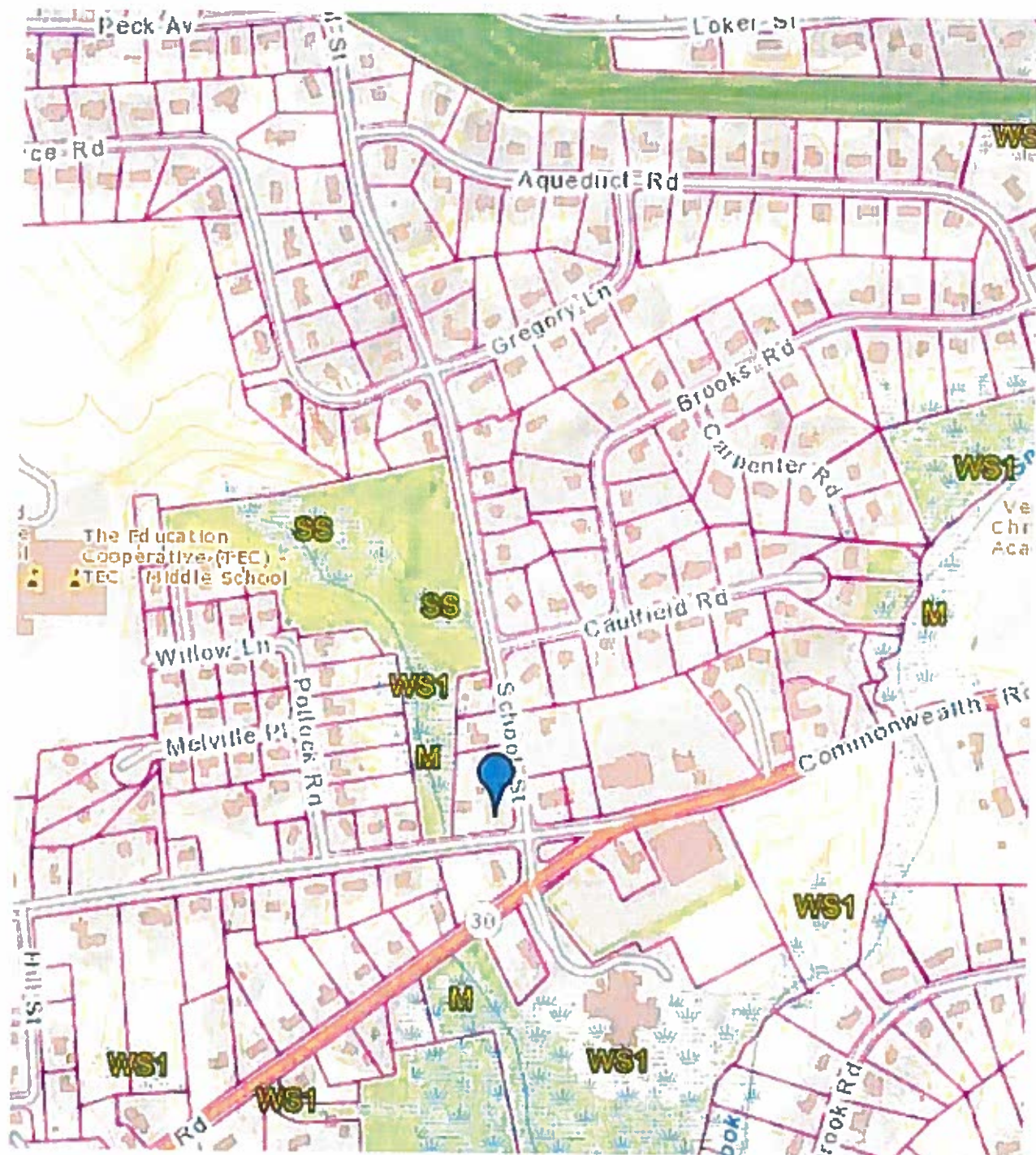


*USGS Topographic Map*  
24 School Street, Wayland MA



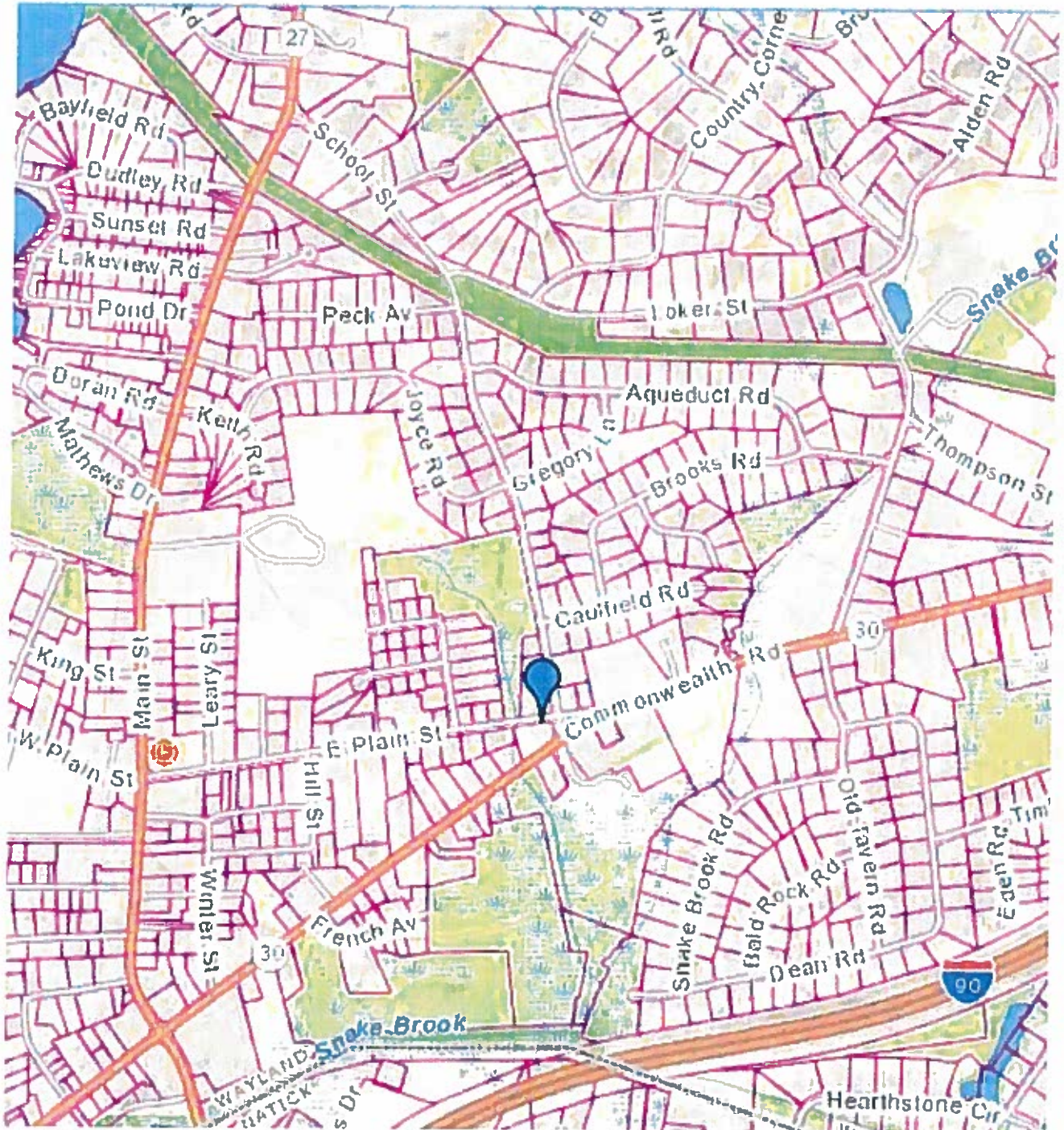


*DEP Wetlands Map*  
24 School Street, Wayland MA





*NHESP Program Map*  
24 School Street, Wayland MA







# Wayland GIS Map

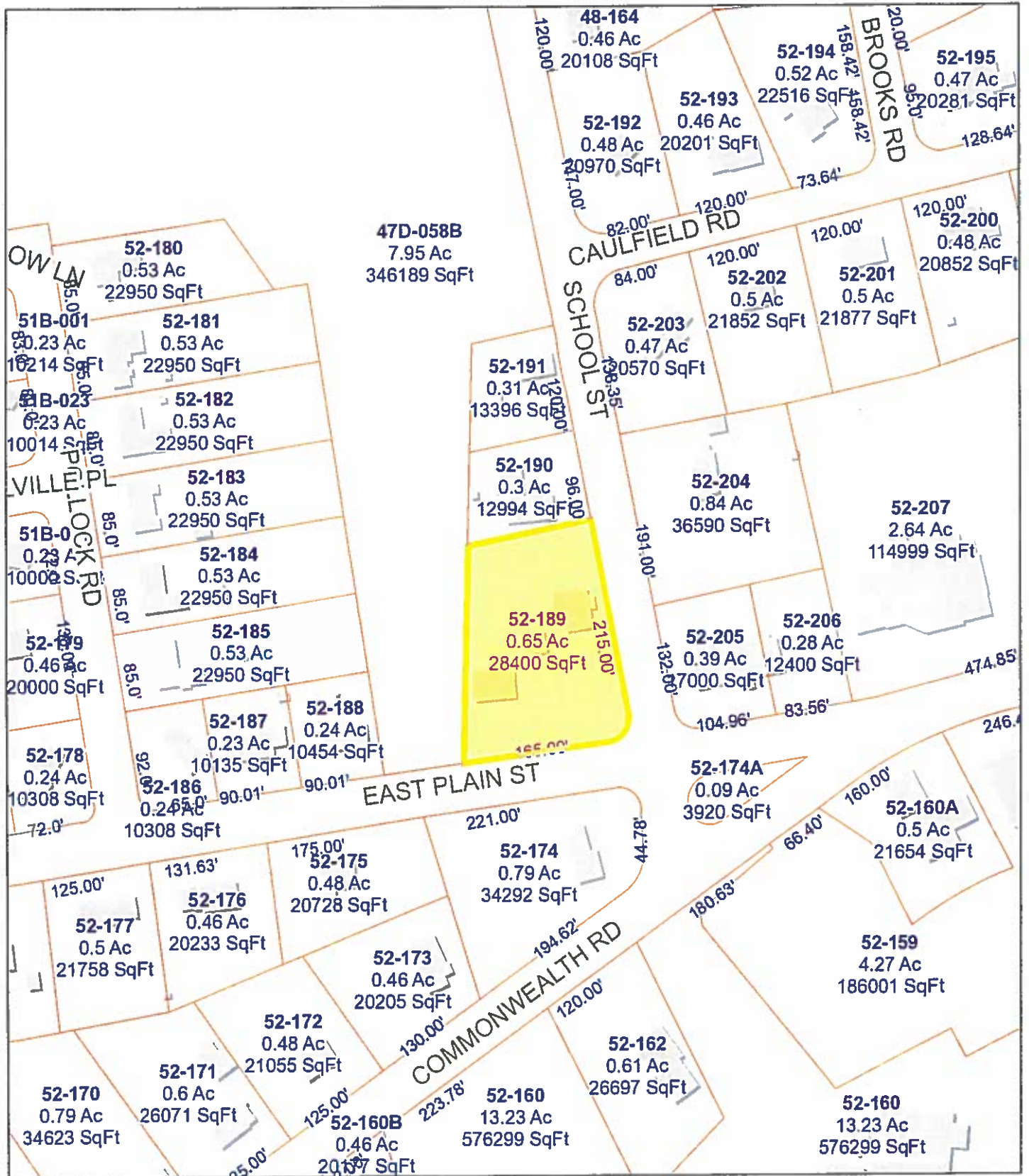
Wayland, MA



September 3, 2017

1 inch = 0 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

WPA Form 3, Notice of Intent & Wetland Fee  
Transmittal Form



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Important:  
When filling out  
forms on the  
computer, use  
only the tab key  
to move your  
cursor - do not  
use the return  
key.



Note:  
Before  
completing this  
form consult  
your local  
Conservation  
Commission  
regarding any  
municipal bylaw  
or ordinance.

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

24 School Street

a. Street Address

Wayland

b. City/Town

01778

c. Zip Code

Latitude and Longitude:

42° 19' 22"N

d. Latitude

71° 21' 22"W

e. Longitude

Map 52

f. Assessors Map/Plat Number

Lot 189

g. Parcel /Lot Number

2. Applicant:

Chris

a. First Name

D'Antonio

b. Last Name

Windsor Place, LLC

c. Organization

73 Pelham Island Road

d. Street Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

(508) 358-6298

h. Phone Number

(508) 358-6299

i. Fax Number

chris@chadwickproperties.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

a. First Name

Windsor Place, LLC

c. Organization

73 Pelham Island Road

d. Street Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

(508) 358-6298

h. Phone Number

(508) 358-6299

i. Fax Number

chris@chadwickproperties.com

j. Email address

4. Representative (if any):

Robert

a. First Name

Gemma

b. Last Name

MetroWest Engineering Inc.

c. Company

75 Franklin Street

d. Street Address

Framingham

e. City/Town

MA

f. State

01702

g. Zip Code

(508) 626-0063

h. Phone Number

(508) 875-6440

i. Fax Number

rgemma@mwengineering.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Construction of two new townhouse buildings, driveway and parking areas, subsurface sewage disposal system, stormwater management system and supporting utilities. A portion of the proposed site work occurs within the 100-foot Wetland Buffer Zone.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other                          |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex (South)

a. County

69050

c. Book

b. Certificate # (if registered land)

394

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

1. ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

f. ☐ Riverfront Area

1. Name of Waterway (if available) - specify coastal or inland \_\_\_\_\_

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_

b. square feet within 100 ft. \_\_\_\_\_

c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete Section B.2.f. above.





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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a. ☐ Yes ☒ No If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

2016

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage \_\_\_\_\_

(b) outside Resource Area

percentage/acreage \_\_\_\_\_

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site  
(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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**C. Other Applicable Standards and Requirements (cont'd)**

Online Users:  
Include your  
document  
transaction  
number  
(provided on your  
receipt page)  
with all  
supplementary  
information you  
submit to the  
Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:  
1. ☒ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)  
2. ☒ A portion of the site constitutes redevelopment  
3. ☒ Proprietary BMPs are included in the Stormwater Management System.  
b. ☐ No. Check why the project is exempt:  
1. ☐ Single-family house  
2. ☐ Emergency road repair  
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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Document Transaction Number

Wayland

City/Town

**D. Additional Information (cont'd)**

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Layout Plan, Proposed Grading Plan, Proposed Site Plan, Proposed Details Plan in Wayland MA, dated January 23, 2017

MetroWest Engineering, Inc.

Robert A. Gemma

b. Prepared By

c. Signed and Stamped by

September 6, 2017

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2053

September 5, 2017

2. Municipal Check Number

3. Check date

2051

September 5, 2017

4. State Check Number

5. Check date

Windsor Place, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Wayland

City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

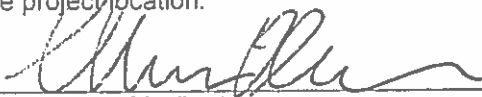
Wayland

City/Town

## F. Signatures and Submittal Requirements

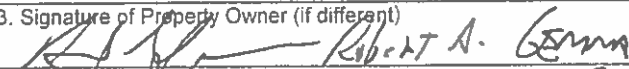
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

  
1. Signature of Applicant

9/6/17  
2. Date

3. Signature of Property Owner (if different)

  
Robert A. Genna

4. Date

5. Signature of Representative (if any)

  
MetroWest Engineering Inc.

6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3b: each building (for development) including site	1	\$1,050.00	\$1,050.00

Step 5/Total Project Fee: \$500.00

**Step 6/Fee Payments:**

Total Project Fee:	\$1,050.00
State share of filing Fee:	a. Total Fee from Step 5 \$512.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$537.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Town of Wayland Wetlands and Water  
Resources Protection Bylaw, Chapter 194  
Application

# Wayland Wetlands and Water Resources Bylaw, Chapter 194 Application

## 1. Applicant:

Windsor Place, LLC (Chris D'Antonio)		chris@chadwickproperties.com	
Name (PLEASE PRINT)		Email Address (if applicable)	
73 Pelham Island Road	Wayland	MA	01778
Mailing Address	City/Town	State	Zip Code
(508) 358-6298		(508)	358-6299
Phone Number		Fax Number (if applicable)	

## 2. Representative:

MetroWest Engineering Inc.		Bnelson@mwengineering.com	
Firm/Business Name		Contact Name	
75 Franklin Street	Frammingham	MA	01702
Mailing Address	City/Town	State	Zip Code
(508) 626-0063		(508)	875-6440
Phone Number		Fax Number (if applicable)	

## 3. Property Owner(s)

Windsor Place, LLC (Chris D'Antonio)		chris@chadwickproperties.com	
Property Owner (PLEASE PRINT)		Email Address (if applicable)	
73 Pelham Island Road	Wayland	MA	01778
Address	City/Town	State	Zip Code
(508) 358-6298		(508)	358-6299
Phone Number		Fax Number (if applicable)	

## 4. Type of Application

- |   |  |
|---|--|
| <input type="checkbox"/> Request for a Determination of Applicability (RDA) | <input checked="" type="checkbox"/> Notice of Intent (NOI) |
| <input type="checkbox"/> Abbreviated NOI                                    | <input type="checkbox"/> Extension of O.O.C.               |
| <input type="checkbox"/> Notice of Resource Area Delineation                | <input type="checkbox"/> Certificate of Compliance         |
| <input type="checkbox"/> After the Fact Amendment (AFA)                     | <input type="checkbox"/> After the Fact Filing (AFF)       |
| <input type="checkbox"/> Amendment to Order of Conditions                   |  |

## 5. Project

24 School Street	Map 52	Lot 189
Location Address	Assessors Map(s)	Parcel(s)

Project Description (PLEASE PRINT): Demolition of existing house, barn and driveway followed by the construction of two new townhouse buildings, paved parking and driveways, new subsurface sewage disposal system, stormwater management system and supporting utilities.

## 6. Title/Date of Plan(s)

Proposed Layout Plan, Grading Plan, Site Plan and Details Plans in Wayland MA, dated January 23, 2017, last revised September 6, 2017.

## 7. Bylaw Application Fee:

\$ 400

## 8. Application filed pursuant to MGL Chapter 131, Section 40 ☒ Yes ☐ No

## 9. Signature of Applicant

[Signature]

Date 9/6/17

## Signature of Property Owner

Same

Date

(NOTE: This application shall be signed by the property owner as well as the applicant. Signature of the property owner on this application shall be deemed permission granted to the Conservation Commission and their agents to go upon the subject property.)

**WAYLAND'S WETLANDS AND WATER RESOURCES BYLAW ("CHAPTER 194")**  
**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST**  
**Page 1 of 4**

Upon submittal of any Bylaw application the applicant(s), property owner (if different), and their representative(s) must sign this checklist.

**The following 8 items are necessary for ALL Bylaw applications. No exceptions.**

- ☒ Original MA Wetlands Protection Act ("WPA") application, including owner(s) signature, the applicant(s) signature, minimum 1 set of colored plan(s), narrative, etc. NOTE: If a WPA Application is not filed a copy of either a statement as to not applicable (limited generally to buffer zone to bordering land subject to flooding) or a valid Order of Resource Area Determination (ORAD) must be provided with copies.
- ☒ Original Chapter 194 Bylaw application, including owner(s) signature, the applicant(s) signature, and minimum 1 set of colored plan(s), narrative, etc.
- ☒ 8 copies of the MA Wetlands Protection Act application, including all plans, narratives, etc.
- ☒ 8 copies of the Chapter 194 Bylaw application, including all plans, narratives, etc.
- ☒ A separate check for all applicable Wetlands Act fees.
- ☒ A separate check for all applicable Chapter 194 Bylaw fees.
- ☒ A list of the 100' Abutters, certified by the Assessors Office.
- ☒ Evidence of Board of Health receipt of application or approval for all applications.
- ☒ Project Summary
  - ☒ PS 1. A narrative statement describing all of the activities proposed. If work is omitted from the narrative it may not be permitted.
  - ☒ PS 2. A narrative summary description of the types of wetland resource areas on or near the site. Omission of resource areas is a basis for denial of the project as being incomplete.
  - ☒ PS 3. A narrative discussion how the project has been designed to minimize impacts to resource areas and how any mitigation has been proposed to better protect or enhance the resource areas during and after construction. **The Conservation Commission will evaluate your application looking at a project and the impact on the resource area (e.g. a wetland, pond, vernal pool, riverfront area, etc.) The Commission's priorities for project assessment are avoidance, minimization, and mitigation of impacts to resource area/s in that order. If mitigation is proposed the Commission will require a greater than 1:1 ratio of replication for impact -1:1.5 for wetlands and 1:1.4 for buffer zone. Your summary should clearly include how you have addressed these priorities.**
  - ☒ PS 4. A narrative discussion that presents justification, based on factors of technical or economic feasibility, why alternatives that might minimize or completely avoid adverse impact to the Riverfront Area, Floodplain, the Buffer Zone, and/or any other resource area are not being proposed. At a minimum there must be discussion of the alternative for no alteration.

**The following items are required for Site Plans submitted with a Bylaw application; however, if the Applicant considers that the information is not relevant to the scope or scale of the proposed project, a Waiver(s) of requirements must be requested at the time of filing the application (see p. 4) with the Conservation Commission.**

**WAYLAND'S WETLANDS AND WATER RESOURCES BYLAW ("CHAPTER 194")**  
**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST**  
**Page 2 of 4**

**Site Plan Minimum Requirements**

The following shall be included on the Site Plan:

- ☒ 1A. Stamp of a Professional Engineer (P.E.) and/or a Professional Land Surveyor (P.L.S.) depending upon proximity to lot lines or project complexity.
- OR**
- ☐ 1B. Stamp of a Registered Sanitarian (R.S.) is acceptable for designs of septic systems handling less than 2,000 gallons per day, with incidental site work. Not acceptable for other project designs, determination of lot lines, or non-septic grading.
- ☒ 2. Grade elevations based on National Geodetic Vertical Datum (NGVD). Grade contours in the area of work shall be provided with at least 1-foot intervals.
- ☒ 3. Plan Scale: 1 inch = 10 feet, or 1 inch = 20 feet.
- ☒ 4. Wetlands flagging with letters and/or numbers as defined in the field.
- ☒ 5. Date that wetlands flagging was done, name of who did the delineation work, and/or source of information used to depict the wetlands.
- ☒ 6. Site Plans must clearly show existing conditions and proposed conditions, utilities, impervious surfaces, limit of lawn, trees greater than 6 inches in diameter, significant land features such as rock outcroppings, all Resource Areas (differentiate each) including Buffer Zone. *Note: It may be more comprehensible to submit two plans: an existing conditions plan and a proposed conditions plan.*
- ☒ 7. Site plans must detail the permanent demarcation of the limit of lawn with minimum 30' offset from resource area for new construction, and minimum average 15' offset for existing dwellings.
- ☒ 8. Colored lines/areas for Wetland Resource Areas and Critical Site Features with suggested colors:
  - Blue - stream/bank limit of flood plain
  - Green - Limit of lawn and/or tree line
  - Gray - Areas of impervious surface
  - Black - Limit of work on property including construction activity
  - Yellow - riverfront 100ft and 200ft (Need another symbol as well since yellow will not copy.)
  - Red - Wetland resource & 30 ft no-disturb line
  - Brown - area of filling of resource area or buffer zone
- ☒ 9. Locations and identifiers for all test pit locations.
- ☒ 10. A cross-section of grading and profile for proposed septic systems.
- ☒ 11. Locations for temporary stockpiles or storage of soils or demolition debris during construction.
- ☒ 12. Access route for construction equipment.
- ☒ 13. Location of hay bales and/or silt fence sediment barrier.
- ☒ 14. Detail for installation of sediment barrier.
- ☒ 15. Location for refueling of equipment. (Outside buffer zone strongly preferred)
- ☒ 16. Pre/Post-Construction Lot Coverage Summary for areas within by-law jurisdiction: a) Total lot area; b) total impervious area (**Note: impervious areas shall include, but are not limited to, roofs, decks, walks, and driveways**); c) total landscaped/lawn area; and d) total area altered during construction (including temporary impacts).

**WAYLAND'S WETLANDS AND WATER RESOURCES BYLAW ("CHAPTER 194")**  
**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST**

Page 3 of 4

**Drainage Requirements**

The Commission seeks to protect water quality for surface water and groundwater, and to have no increase to the rate or quantity of runoff of storm water from the property.

- ☐ 1A. For projects adding less than or equal to 500 square feet of impervious area, a narrative description of specific measures used to provide for infiltration of runoff equivalent to runoff this additional impervious area. Those measures must be clearly depicted on the Site Plan as a specification.
- ☒ **OR**
- ☒ 1B. For projects adding more than 500 square feet of impervious area a set of calculations with:
  - ☒ 1B.1 A narrative discussion of the method used, and a statement of all assumptions used in drainage calculations
  - ☒ 1B.2 A plan showing drainage catchment areas
  - ☒ 1B.3 Supporting calculations stamped by a P.E.
  - ☒ 1B.4 Summary tables presenting Pre/Post Construction Storm Water Runoff Rates and Volumes for a 1-inch storm event, a 10-year, and a 100-year storm events. Note: Rainfall of at least 7 inches in 24 hours must be used for 100-year storm event.
- ☒ 2. Description whether site is within an urbanized area or Riverfront area (NPDES – Phase II Storm Water). If site is within an urbanized area, as defined by Town of Wayland map, the nearest off-site storm water drainage structures must be identified. Urbanized Areas: Town of Wayland Map entitled: "Urbanized Areas from 2000 United States Census Wayland, Mass." prepared by Wayland GIS, June 20, 2001.
- ☒ 3. Narrative description of structural and non-structural best management practice (BMP) (See "Definitions), controls for storm water management with the project **both during phases of construction and for long term site management:**
  - ☒ 3a. Evaluation of BMP selection and factors of site suitability including: soils, drainage area, depth to water table, depth to bedrock, slopes and proximity to wells and foundations
  - ☒ 3b. Discussion of construction phasing
  - ☒ 3c. Relevant site characterization data for design
  - ☒ 3d. Water quality calculations for total suspended solids (TSS) removal
  - ☒ 3e. Calculated storm water recharge rate
  - ☒ 3f. Calculated peak discharge rate
- ☒ 4. Maintenance requirements for BMPs must be specified. Operation and Maintenance (O&M) plans for Stormwater shall be submitted with the application describing short-term BMPs (during construction) and long-term BMPs (post-construction) for management of the drainage structures, roadway and/or parking lot (as applicable) including but not limited to sweeping; catch basin cleaning; snow storage and erosion controls, such as hay bales or sediment fences. The drainage components (Best Management Practice – BMP) shall be as described using terminology in the DEP Storm water Technical Handbook, March 1997.
- ☒ 5. Aquifer Protection District – If the project is within this area, a narrative description of how the project complies with aquifer protection requirements.

**Soils Information**

- ☒ 1. Septic Systems or Drainage BMPs (where applicable) - Clear statement of how many test pits or borings were conducted for the project planning and engineering evaluations and what number and types of analytical methods may have been applied for soils characterization including visual evaluation, percolation tests, field screening, and laboratory analyses.
- ☒ 2. Septic Systems and/or applicable drainage BMP - Copies of all soil data including boring and/or test pit logs.
- ☒ 3. Soil auger or test pit logs for delineation of wetland resources on the property.

**WAYLAND'S WETLANDS AND WATER RESOURCES BYLAW ("CHAPTER 194")**  
**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST**  
**Page 4 of 4**

**Waivers**

Please submit the original and 8 copies of this page

In the event that Applicant considers certain required information to be, in their opinion, not relevant to the scope or scale of the proposed project Applicant may request a Waiver of the requirements with this application to the Conservation Commission. Indicate all provisions requested for Waiver below designating the specific paragraph number/letter designation.

Site Plan Minimum Requirement Waiver(s) ☐ None ☐ List \_\_\_\_\_

Drainage Requirement Waiver(s) ☐ None ☐ List \_\_\_\_\_

Soils Information Waiver(s) ☐ None ☐ List \_\_\_\_\_

☐ If applicable, attach a statement for justification of the requested waivers.

**In the event that any requested Waiver is not granted by the Commission or the application is otherwise found to be deficient in providing required information the hearing may at the discretion of the Commission either be closed and denied for the lack of information or continued for a specific timeframe approved by the Commission for the Applicant to submit the required information.**

**The Commission has authorized its Staff personnel to review projects and to not accept project applications under the Bylaw that have apparent deficiencies to meeting the above requirements as a matter of avoiding lost time for the Commission, Applicants and other interested parties at the hearing. Notwithstanding that authority, acceptance of an application by the Staff does not represent a decision that the application is fully complete. In the event that Applicant considers the application fully complete over the objections of Staff the application will be accepted and Staff will report their findings to the Commission during the hearing.**

The property owner, as well as the applicant and/or representative (if different from owner) must sign this checklist and all other applicable applications. The property owner, by signing this checklist and the applications, acknowledges that the Commission and Staff may enter the property to inspect the premises as part of the assessment of the application.

Christopher D'Antonio  
Property Owner's Name (Print)

[Signature]  
Property Owner's Signature

9/4/17  
Date

I certify under penalty of law that this document and all its attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

Same  
Applicant's Name (Print)

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

# Wetland Resource Area Delineation Report



**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**CONSERVATION COMMISSION**

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3669  
FAX: (508) 358-3046

November 24, 2015

Chris D'Antonio  
Chadwick Homes, LLC  
73 Pelham Island Road  
Wayland, MA 01778

RE: DEP File 322-845 – Order of Resource Area Delineation for 24 School Street, Wayland

Dear Mr. D'Antonio:

Enclosed is the Order of Resource Area Delineation for 24 School Street in Wayland. This decision was issued to define the wetlands pursuant to the Wetlands Protection Act, MGL Chap. 131, Sec. 40 and the Wayland Wetlands and Water Resources Protection Bylaw, Chapter 194.

If you have any questions, please call the Conservation Office at (508) 358-3669.

Sincerely,

Brian J. Monahan  
Conservation Administrator

Enclosure

cc: DEP NERO w/enc.  
Building Department w/enc.  
Town Clerk w/enc.  
Creative Land & Water Engineering LLC w/enc.  
Linda Knowles w/enc.  
Town Assessor  
Board of Health  
Abutters  
File





**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**CONSERVATION COMMISSION**

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3669

**Wayland's Wetlands and Water Resources Protection Bylaw**  
**CHAPTER 194 - Resource Area Determination**  
**24 School Street**

November 24, 2015

**Applicant: Chris D'Antonio, Chadwick Homes, LLC**  
**Owner: Linda Knowles**  
(Also DEP File 322-845)

**Project Description:** An application seeking the definition of certain areas subject to protection under the Wetlands Protection Act, M.G.L. c. 131, s. 40 and the Town of Wayland's Wetlands and Water Resources Protection Bylaw, Chapter 194 of the Code of the Town of Wayland ("Chapter 194") at 24 School Street, Wayland, MA, Assessor's Map 52, Parcel 189.

**Plan Reference/s:** Sheet 1 of 1, "Existing Conditions Site Plan #24 School Street in Wayland, Mass", Metrowest Engineering, Inc., Robert A. Gemma, P.E., P.L.S., May 18, 2015, Revision #2, 07/29/15 (Add top of bank) and #311/01/15 (Add elevation datum reference Revise WF #11, WF #12) There was no Revision #1 apparent on the plan.

**Procedural:** The Conservation Commission received the application for resource area delineation from Creative Land and Water Engineering on behalf of the applicant, Chris D'Antonio of Chadwick Homes, LLC. The public hearing was opened on July 15, 2015, continued several times and closed on November 4, 2015.

**CONSERVATION COMMISSION CONCLUSION:**

1. The wetland delineation on the plan referenced in this decision is accepted as an accurate depiction of wetland resources protected by Chapter 194 except as noted below.
2. The stream is presumed to be perennial as defined by Chapter 194.
3. The Applicant did not overcome the presumption that the stream is perennial along its entire length, i.e. it flows throughout the year as the result of surface water runoff and/or groundwater discharge.
4. Buffer zone to the vegetated wetlands has been defined on the plan.
5. There is buffer zone to bordering land subject to flooding and inundation which has not been defined on the plan.
6. Buffer zone is a resource area as defined by Chapter 194.
7. There is bank along the stream channels. The bank has been defined on the plan referenced in this decision.
8. The Applicant failed to provide sufficient evidence to show that the stream does not flow throughout the year.

**FINDINGS – Wayland's Wetlands and Water Resources Bylaw Chapter 194**

- a. Chapter 194 includes more resource areas than those defined by the Wetlands Protection Act and the Wetlands Regulations (310 CMR 10.00).
- b. Chapter 194 is intended to be more inclusive and definitive with respect to protected resource areas than the Wetlands Protection Act.
- c. Vegetated wetlands are a resource area.
- d. The delineation of wetlands is based upon plants and soils. Plants are difficult to assess between November and April of any year.
- e. Flooding has not been defined on the plan – the applicant's representative noted it would be defined should a project be proposed.
- f. Abutters suggested the area around the stream floods at times.
- g. Buffer zone is a resource area protected by Chapter 194.
- h. The Applicant submitted photographs at two locations of the stream channel on the five consecutive days in 2015 of August 17, 18, 19, 20 and 21.
- i. The Bylaw regulations require photographs that are 200 feet apart along the length of the stream. The photographs submitted did not meet that requirement.
- j. The Applicant submitted a report purporting to show average and actual rainfall in Wayland for May, June and July 2105, the three months prior to the August photographs.
- k. The average rainfall in Wayland was approximately 3.6 inches in May, 3.78 inches in June and 3.38 inches in July 2105.
- l. The actual rainfall in Wayland was approximately 1.27 inches in May, 5.16 inches in June and 1.81 inches in July 2105.
- m. The rainfall in Wayland was significantly below average in May and July 2015.
- n. The Applicant failed to provide the location of water withdrawal wells for potable or irrigation use within 0.5 miles of the property.
- o. The Applicant failed to identify any upstream impoundments or ponds with control structures.

*This decision is not valid without a signature sheet.*  
*The page numbering does not include the signature sheet.*  
**This Resource Area Determination expires on November 24, 2018**



**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**CONSERVATION COMMISSION**

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3669  
FAX: (508) 358-3606

**CHAPTER 194**  
**WETLANDS AND WATER RESOURCES PROTECTION BYLAW**

Resource Area Determination  
Signature Sheet

24 School Street – DEP File 322-845

Wayland Conservation Commission

*Barbara Honnell* *Betty Sabberg*  
*RH Backman*

Date issued: November 24, 2015

This Permit is issued to the applicant as follows: ☐ by hand delivery on \_\_\_\_\_  
☒ by certified mail on November 24, 2015



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-845

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

**A. General Information**

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Wayland  
1. Conservation Commission

2. This Issuance is for (check one):  
a. ☒ Order of Resource Area Delineation  
b. ☐ Amended Order of Resource Area Delineation

3. Applicant:  
Chris D'Antonio  
a. First Name b. Last Name  
Chadwick Homes, LLC  
c. Organization  
73 Pelham Island Road  
d. Mailing Address  
Wayland MA 01778  
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):  
Linda Knowles  
a. First Name b. Last Name  
c. Organization  
24 School Street  
d. Mailing Address  
Wayland MA 01778  
e. City/Town f. State g. Zip Code

5. Project Location:  
24 School Street Wayland 01778  
a. Street Address b. City/Town c. Zip Code  
52 189  
d. Assessors Map/Plat Number e. Parcel/Lot Number  
Latitude and Longitude 42°19'21" 71°21'22"  
(in degrees, minutes, seconds): d m s d m s  
6. Dates: June 29, 2015 November 4, 2015 November 24, 2015  
a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:  
a. Title b. Date  
c. Title d. Date



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-845

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

**B. Order of Delineation**

1. The Conservation Commission has determined the following (check whichever is applicable):

- a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

a. \_\_\_\_\_  
\_\_\_\_\_

- b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically:

a. \_\_\_\_\_  
\_\_\_\_\_

- c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically:

Bordering land subject to flooding not defined

\_\_\_\_\_

3. ☐ The boundaries were determined to be inaccurate because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-845

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

**C. Findings**

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

**D. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area  
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

322-845

MassDEP File Number

eDEP Transaction Number

Wayland

City/Town

11/24/15

Date of Issuance

6  
1. Number of Signers

Please indicate the number of members who will sign this form.

*Sherré Greenbaum*  
Signature of Conservation Commission Member

*Pat Backman*  
Signature of Conservation Commission Member

*Tom B. Baum*  
Signature of Conservation Commission Member

*Barbara Hault*  
Signature of Conservation Commission Member

*Betty Sakberg*  
Signature of Conservation Commission Member

*[Signature]*  
Signature of Conservation Commission Member

*[Signature]*  
Signature of Conservation Commission Member

**This Order is valid for three years from the date of issuance.**

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on \_\_\_\_\_ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on \_\_\_\_\_

a. Date

3. ☒ By certified mail, return receipt requested on \_\_\_\_\_

a. Date

November 24, 2015

***"Attachment A"***  
**ORDER OF RESOURCE AREA DELINEATION**  
**MGL Chap 131, Sec 40**  
**DEP # 322-845**  
**APPLICANT: Chris D'Antonio, Chadwick Homes, LLC**  
**OWNER: Linda Knowles**  
**PROJECT LOCATION: 24 School Street, Wayland MA**  
**Map 52, Parcel 189**  
**November 24, 2015**

**Plan Reference:** Sheet 1 of 1, "Existing Conditions Site Plan #24 School Street in Wayland, Mass", Metrowest Engineering, Inc., Robert A. Gemma, P.E., P.L.S., May 18, 2015, Revision #2, 07/29/15 (Add top of bank) and #311/01/15 (Add elevation datum reference Revise WF #11 , WF #12) There was no Revision #1 apparent on the plan.

**CONSERVATION COMMISSION CONCLUSION:**

1. The stream, as defined by the Wetlands Regulations under Chapter 131, Section 40 would be considered intermittent.
2. There are bordering vegetated wetlands along the stream channel and the eastern side of the bvww has been accepted as shown on the most recently amended plan.
3. There is bordering land subject to flooding along the stream. It has not been defined on the plan.

**FINDINGS- MGL Chapter 131, Section 40:**

- a. This decision is intended to define only bordering vegetated wetlands and is not for any work on any of the parcels identified in this decision.
- b. P. Fletcher reviewed the soils associated with wetlands flagging on October 13, 2015 and submitted a report looking at hydric soils.
- c. Based upon the criteria in 310 CMR 10.58 the stream is considered intermittent.
- d. The Commission asked for calculations to determine the extent of bordering land subject to flooding and were told it would be calculated when any development for 24 School Street was proposed.
- e. At least one abutter reported the area along the stream floods.
- f. There is bordering land subject to flooding along the stream which has not been calculated.



	<i>Upgradient</i>	<i>Downgradient</i>
<u>Herb Layer</u>	Burdock Poke Weed Celandine Garlic Mustard Partridge Berry Evergreen Ivy Pachysandra Ground Ivy Hay scented Fern	Jewelweed Tussock Sedge Sensitive Fern Sphagnum Fern Rough Golden Rod

According to the Massachusetts Natural Heritage Atlas in the latest MassGIS, this site is not located within an estimated habitat of rare wildlife. No certified vernal pools or potential vernal pools were marked on the property on the NHESP Atlas.

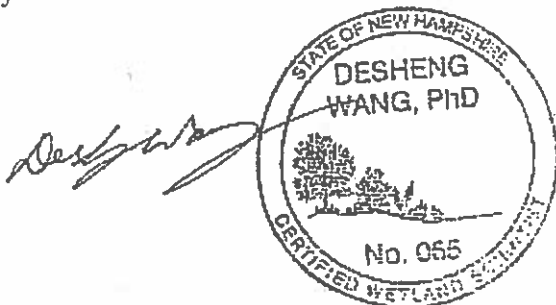
#### River Status

There is one stream shown as an intermittent stream on USGS map flowing north to south, which joins Snake Brook. In accordance with 310 CMR 10.58 (2) (a) 1 a, no river front will apply to this property.

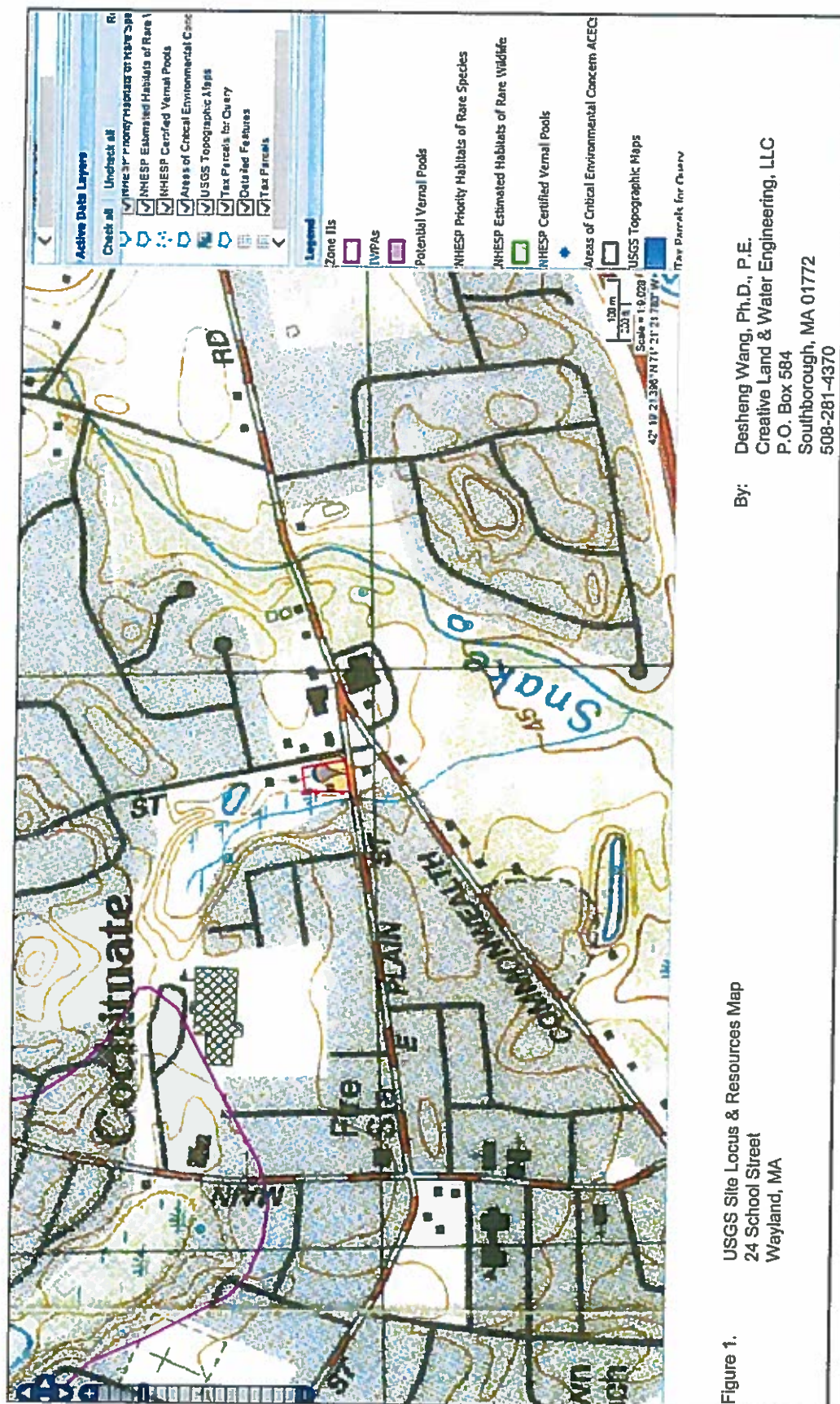
All work proposed within 100 feet of bordering vegetated wetlands or 200 ft river front area requires the filing of a Notice of Intent under both the State Wetlands Protection Act and the Town Wetlands Protection Bylaw and a permit from the Wayland Conservation Commission. For assistance with filing or if there are any questions concerning the resource borders, please do not hesitate to contact us.

Sincerely,

Creative Land & Water Engineering, LLC  
by



Desheng Wang, Ph.D., P.E.  
Certified Wetland Scientist







# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Chris D'Antonio

Prepared by: CLAYE

DEP File #:

Project location: 24 School Street, Wayland

Check all that apply:  
☒ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: WF-4		Transect Number: Upgradient		Date of Delineation: 15-Dec-14	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*		
<u>Tree Layer</u> black locust	<i>Robinia pseudoacacia</i>	15%	100.0%	yes	FACU-		
<u>Sapling Layer</u> black locust	<i>Robinia pseudoacacia</i>	10%	100.0%	yes	FACU-		
<u>Shrub Layer</u> burning bush multiflora rose	<i>Euonymus atropurpureus</i> <i>Rosa multiflora</i>	10% 25%	28.6% 71.4%	yes yes	FACU FACU		
<u>Climbing Woody Vine</u> oriental bittersweet	<i>Celastrus orbiculata</i>	15%	100.0%	yes	FACU		
<u>Ground Cover</u> partridge berry celandine jewelweed garlic mustard	<i>Mitchella repens</i> <i>Chelidonium majus</i> <i>Impatiens capensis</i> <i>Alliaria petiolata</i>	5% 5% 25% 10%	11.1% 11.1% 55.6% 22.2%	no no yes yes	FACU NI FACW* FACU-		

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Morphological Adaptations: 0

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACI, FACW, FACW+, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

Number of dominant non-wetland indicator plants: 6

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site?

☒ yes ☐ no

title/date: Interim Soil Survey of Middlesex County - 1991 (Maps - 1989) ▼ - 1989)

map number: Web Soil Survey, Version 12, March 21, 2013

soil type mapped: Hinckley sandy loam

hydric soil inclusions: none

Are field observations consistent with soil survey?

☐ yes ☒ no

Remarks:

#### 2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	0-2		leave matt
Ap	2-23	10 YR 2/1	sandy loam, no mottles

Remarks:

#### 3. Other:

Conclusion: Is soil hydric?

☐ yes ☒ no

### Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift Lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Vegetation and Hydrology Conclusion for Upgradient of WF-4

	yes	no
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present: hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

DEP File #:

Project location: 24 School Street, Wayland

Prepared by: CLAWE

Check all that apply: ☒ Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only

☐ Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II

☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Transect Number: Downgradient		Date of Delineation: 15-Dec-14	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
ash leaf maple	<i>Acer negundo</i>	20%	100.0%	yes	FAC+
<u>Sapling Layer</u>					
none					
<u>Shrub Layer</u>					
none					
<u>Climbing Woody Vine</u>					
oriental bittersweet	<i>Celastrus orbiculata</i>	10%	100.0%	yes	FACU
<u>Ground Cover</u>					
junciwed	<i>Impatiens capensis</i>	40%	88.9%	yes	FACW*
partridge berry	<i>Mitchella repens</i>	5%	11.1%	no	FACU
<p>Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth</p> <p>Morphological Adaptations: 0</p> <p>* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus <i>Sphagnum</i>; or plants listed as FAC, FACU, FACW, FACW+, or OBL.</p> <p>Vegetation conclusion:</p> <p>Number of dominant wetland indicator plants: 2</p> <p>Number of dominant non-wetland indicator plants: 1</p> <p>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</p> <p>If vegetation alone is presumed adequate to delineate the BYW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.</p>					

MA DEP, 395

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site? ☒ yes ☐ no  
 title/date: Interim Soil Survey of Middlesex County - 1991 (Maps - 1989)  
 map number: Web Soil Survey, Version 12, March 21, 2013  
 soil type mapped: Swansea Muck  
 hydric soil inclusions: none

Are field observations consistent with soil survey? ☒ yes ☐ no  
 Remarks: \_\_\_\_\_

#### 2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	0 - 2		leave matt
Ap	2-16	10 YR 2/1	sandy loam
C	16-18	10 Y 7/2	medium loamy sand

Remarks: \_\_\_\_\_

#### 3. Other:

Conclusion: Is soil hydric? ☒ yes ☐ no

### Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☒ Depth to free water in observation hole: 14 inches
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift Lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☐ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

### Vegetation and Hydrology Conclusion for Downgradient of WF-4

	yes	no
Number of wetland indicator plants >= number of non-wetland plants	X	
Wetland hydrology present: hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent

Certified List of Abutters and Abutter  
Notification



**NOTIFICATION TO ABUTTERS  
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

The Applicant: Windsor Place, LLC  
Address 73 Pelham Island Road, Wayland MA Phone: (508) 358-6298

**Has filed a Notice of Intent with the Wayland Conservation Commission seeking permission to work within the buffer zone to a Bordering Vegetated Wetland, pursuant to the Wetlands Protection Act. (General Laws Chapter 131, Section 40)**

Applicant's Representative: Metrowest Engineering, Inc.

Address 75 Franklin Street – Framingham MA 01702 Phone: (508) 626-0063

The address of the property where the activity is proposed 24 School Street, Wayland

Town Atlas Plate Map 52 Parcel 189

**Project Description:** The project involves the demolition of an existing single-family house, barn, driveway, and existing soil absorption system followed by the construction of two new townhouse buildings, subsurface sewage disposal system, driveway, stormwater management system and supporting utilities. A portion of the proposed work will be located within the 100-foot Buffer Zone.

Copies of the Notice of Intent may be examined at the Conservation Commission Office at Wayland Town Hall between the hours of 9:00 A.M. and 4:00 P.M. on the following days of the week: Monday, Tuesday, Thursday and Friday. For more information please call the Conservation Office at 508-358-3669.

Copies of the Notice of Intent may be obtained at the Applicant's Representative Office at 75 Franklin Street, Framingham, MA 01702 between the hours of 9:00 A.M. and 4:00 P.M. on the following days of the week: Monday through Friday. For more information please call Metro West Engineering, Inc. at 508-626-0063.

The notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in **The Wayland Town Crier** (at the applicant's expense).

**The public hearing will be held on Thursday, September 21, 2017 (Time T.B.D.) at the Wayland Town Hall, 41 Cochituate Road, Wayland (Public Hearing Room).**

NOTE: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or, the Wetlands Protection Act. Weston is in the Northeast Region. To contact DEP, Call:

Central Region: 508 792-7650  
Southeast Region: 508 946-2800

Northeast Region: (978) 694-3200  
Western Region: 413 784-1100



**Town of Wayland**  
**Assessing Department**  
41 COCHITUATE ROAD  
WAYLAND MASSACHUSETTS 01778  
www.wayland.ma.us TEL 508-358-3788

OFFICE STAFF  
Ellen M. Brideau, MAA, Director of Assessing  
Don Clarke, MAA, Assistant Assessor  
Jessica Marchant, MAA, Administrative Assessor  
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS  
Susan M. Rufo, Chair  
Jayson Brodie, Vice Chair  
Zachariah L. Ventress

**Certification of Abutters**

Date of request 8/8/17

Please plan your submission accordingly. The Assessors' office has 10 business days to certify an abutters list Per MGL Ch. 66, S.10

Address to be certified 24 School Street Parcel ID \_\_\_\_\_ (Map/Lot)

Owner's Name Windsor Place LLC  
(PLEASE PRINT)

Owner's Mailing Address 73 Pelham Island Road, Wayland, MA 01778

Name of Applicant Chris D'Antonio Telephone: 508-504-4532  
(PLEASE PRINT)

73 Pelham Island Road Wayland MA 01778  
Mailing Address of Applicant City/Town State Zip

Signature of Applicant [Signature]

Reason for List (check one) ☒ Conservation ☐ Health ☐ Planning ☐ Zoning

**\*\*Please check with the Board/Commission for their guidelines regarding the number of feet required for notification. Each Board/Commission has its own regulations for their abutters listing. There's no fee for certification, however the list/s of abutters must be provided by the person or company requesting certification. Please submit by mail, in person or fax to 508 358 0061.**

For use by Assessors

This is to certify that at the time of the last assessment for taxation made by the Town of Wayland, the names and addresses are the assessed owners to these parcels.

Certified By: S Ramgoolam Date: 8/8/17

CC: ☒ Conservation ☐ Health ☐ Planning ☐ Zoning



# 100 foot Abutters List Report

Wayland, MA  
August 08, 2017

RECEIVED

## Subject Property:

Parcel Number: 52-189  
CAMA Number: 52-189  
Property Address: 24 SCHOOL ST

2017 AUG -8 AM 10:11

WAYLAND  
BOARD OF ASSESSORS

*Windsor Place LLC*  
Mailing Address: KNOWLES LINDA C RIDGE GARY W  
24 SCHOOL ST 73 Pelham  
WAYLAND, MA 01778

## Abutters:

Parcel Number: 47D-058B	Mailing Address: TOWN OF WAYLAND MIDDLE SCHOOL
CAMA Number: 47D-058B	201 MAIN STREET
Property Address: 201 MAIN ST	WAYLAND, MA 01778 ✓

Parcel Number: 52-174	Mailing Address: COVERED BRIDGE INC
CAMA Number: 52-174	54 CANAL ST
Property Address: 4 SCHOOL ST	BOSTON, MA 02114 ✓

Parcel Number: 52-174A	Mailing Address: TOWN OF WAYLAND PARK DEPT
CAMA Number: 52-174A	41 COCHITUATE ROAD
Property Address: 290 COMMONWEALTH RD	WAYLAND,, MA 01778 ✓

Parcel Number: 52-175	Mailing Address: BERNARD GEORGE H CAROLYN H
CAMA Number: 52-175	BERNARD
Property Address: 103 EAST PLAIN ST	103 EAST PLAIN STREET
	WAYLAND, MA 01778 ✓

Parcel Number: 52-188	Mailing Address: WAYLAND HOUSING AUTHORITY
CAMA Number: 52-188	106 MAIN ST
Property Address: 104 EAST PLAIN ST	WAYLAND, MA 01778 ✓

Parcel Number: 52-190	Mailing Address: MILLER LINDA P
CAMA Number: 52-190	30 SCHOOL ST
Property Address: 30 SCHOOL ST	WAYLAND, MA 01778 ✓

Parcel Number: 52-191	Mailing Address: SIAGEL NICHOLAS A PULIZZI
CAMA Number: 52-191	BOBBYSUE A J/T
Property Address: 36 SCHOOL ST	36 SCHOOL ST
	WAYLAND, MA 01778 ✓

Parcel Number: 52-203	Mailing Address: DEVLIN RALPH T SUSAN J MURTAGH
CAMA Number: 52-203	1 CAULFIELD RD
Property Address: 1 CAULFIELD RD	WAYLAND, MA 01778 ✓

Parcel Number: 52-204	Mailing Address: BARBER KEITH V BARBER MARY J
CAMA Number: 52-204	29 SCHOOL ST
Property Address: 29 SCHOOL ST	WAYLAND, MA 01778 ✓

Parcel Number: 52-205	Mailing Address: SCHNETKE RICHARD C SCHNETKE
CAMA Number: 52-205	JULIA E J/T
Property Address: 124 EAST PLAIN ST	6 WILDWOOD TERR
	FRAMINGHAM, MA 01702 ✓

*Done 8/8/17*



www.cai-tech.com

8/8/2017

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Abutters List Report - Wayland, MA

## Affidavit of Service

**AFFIDAVIT OF SERVICE  
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

I, **Heather Peloquin**, of Metrowest Engineering, Inc., hereby certify under the pains and penalties of perjury that on **September 8, 2017**, I will give notification to abutters within 100 feet of the proposed project in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent application was filed under the Massachusetts Wetlands Protection Act, by **MetroWest Engineering** with the Wayland Conservation Commission on for the property located at **24 School Street, Wayland**.

The form of the notification and the list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Signature

*HPeloquin*

Date

*9/8/17*

Copy of Payment



**Windsor Place LLC**  
73 Pelham Island Road  
Wayland, MA 01778



2051

9/5/2017

PAY TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ \*\*512.50

Five Hundred Twelve and 50/100\*\*\*\*\*

DOLLARS

AUTHORIZED SIGNATURE

MEMO

24 School Street Mass DEP Notice of Intent

⑈00 2051⑈ ⑆211371858⑆ 5601022700⑈

Windsor Place LLC

2051

Commonwealth of Massachusetts  
Date 9/5/2017 Type Bill Reference DEP NOI 24 School

Original Amt.  
512.50

Balance Due  
512.50

9/5/2017  
Discount  
Check Amount

Payment  
512.50  
512.50

Windsor Place LLC

24 School Street Mass DEP Notice of Intent

512.50

2052



**Windsor Place LLC**  
73 Pelham Island Road  
Wayland, MA 01778

**THE Village Bank™**  
307 Auburn Street, Auburndale, MA 02458  
53-7185/2113

9/5/2017

PAY TO THE  
ORDER OF      Town of Wayland

\$ \*\*400.00

Four Hundred and 00/100\*\*\*\*\*

DOLLARS

Town of Wayland  
PO Box 655  
Medford, MA 02155-0007

AUTHORIZED SIGNATURE

MEMO  
Local Bylaw Application

⑈002052⑈ ⑆211371858⑆ 5601022700⑈

Windsor Place LLC

2052

Date	Type	Reference	Original Amt.	Balance Due	9/5/2017 Discount	Payment
9/5/2017	Bill	Local Bylaw App	400.00	400.00		400.00
					Check Amount	400.00

Windsor Place LLC      Local Bylaw Application

400.00





**Windsor Place LLC**  
73 Pelham Island Road  
Wayland, MA 01778



2053

9/5/2017

PAY TO THE ORDER OF **Town of Wayland**

\$ \*\*537.50

Five Hundred Thirty-Seven and 50/100\*\*\*\*\*

DOLLARS

Town of Wayland  
PO Box 655  
Medford, MA 02155-0007

  
AUTHORIZED SIGNATURE

MEMO

24 School Street Mass DEP Notice of Intent

⑈002053⑈ ⑆211371858⑆ 5601022700⑈

Windsor Place LLC

2053

Date	Type	Reference	Original Amt.	Balance Due	9/5/2017 Discount	Payment
9/5/2017	Bill	Mass DEP NOI School	537.50	537.50		537.50
					Check Amount	537.50

Windsor Place LLC

24 School Street Mass DEP Notice of Intent

537.50

## Site Plans