



February 18, 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 appreciates the Commission's time meeting with us at your last hearing on February 10, 2016, to discuss the potential Town of Wayland Council on Aging / Community Center project proposed to be located on Boston Post Road on Parcels R-20-1, Lot 4-1, Lot 8-1, and Lot 9-1B. We are providing this letter and supplemental materials to address comments and questions received from Commission members at that meeting. In addition, this letter includes Tighe & Bond's response to the December 5, 2014, letter from the Wayland Conservation Commission (WCC) regarding the potential project at the Council on Aging/Community Center Facility. Our intent is to have an informal discussion about the potential layout, associated temporary and permanent impacts, and to follow up on the following comments and questions received at the meeting on February 10th:

- The proposed layout has been revised to minimize the extent of disturbance in Riverfront Area. Attachment A includes the revised proposed layout. We have also revised the line types and colors to more clearly define state and local jurisdictional areas.
- The proposed layout includes a revised FEMA 100-year flood plain. The new Flood Insurance Rate mapping is based on the North American Vertical Datum (NAVD) 1988 vertical datum and is listed as having an elevation of 121.0 feet at the site. However, the project base maps are completed in NGVD 1929. To convert the FEMA flood plane from NAVD 1988 to NGVD 1929, we utilized NOAA's online tool http://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.prl in conjunction with the site coordinates (latitude and longitude). Based on this conversion, the 100-year flood plane boundary occurs along an elevation of 121.78 feet NGVD 1929. Our map uses contour 122 to be conservative. This survey will need to be updated prior to project design. Attachment B includes a segment of the FIRM map which includes the proposed project site.
- We have further evaluated connecting to the existing drainage and Sand Filter/ Detention Basin #2, which was constructed as part of the Town Center project. Given the surface elevations of the lowest point of the parking lot, the invert elevations of existing drain manholes, and the elevation of the basin, connection appears physically feasible; however, additional survey and planning are necessary to confirm the proposed connection and layout. In addition, utilizing the existing drainage will require discussions with adjacent land owners about capacity, operation and maintenance, and cost sharing. Our preference is to be self-sufficient with managing drainage on-site. This tends to be a more reliable and conservative approach for site design. The plan in Attachment A shows the location of the existing basin and the associated drainage system.

The discussion below presents responses from your December 5, 2014, letter regarding the project.

What are the location and boundaries of the municipal pad?



The location and boundaries of the municipal pad are shown on the following figures included in Attachment C:

- Figure 2: Assessor's Mapping, prepared by CMG Environmental, Inc.
- Figure 4: Current Site Plan, prepared by CMG Environmental, Inc.
- Plan of Land Wayland, Massachusetts Showing Proposed Municipal Parcels, July 21, 2015, prepared by the Town of Wayland Town Surveyor's Office

Where will a potential project be located?

As shown on the plan included in Attachment A, the potential project will be located on the municipal parcel. This plan shows the proposed extent of work with respect to areas under the jurisdiction of the WCC.

What will a potential project include (e.g., the existing structure) any expansion of the existing structure, parking area(s), septic system and/or any additional structure(s) or impervious surfaces(s)?

As shown in Attachment A, the plan includes the retention and reuse of the existing building (approximately 10,900 square feet), as well as construction of a new proposed extension that will provide approximately 10,750 square feet (sf) of program space. Site work will include installation of a parking lot providing approximately 100 spaces, totaling approximately 27,500 sf of impervious parking and 4,850 sf of permeable parking, stormwater best management practices (potentially including tree box filters, deep sump catch basins, permeable pavement, rain gardens, infiltration solutions, sediment forebays, gravel wetlands, etc.), and walkways for building access and egress. To address wastewater disposal at the site, our first preference would be to utilize the flow allocated (3,000 gallons per day) to this municipal site by the wastewater treatment plant. We are working to confirm the need of the Community Center. If a septic system is necessary, it will be sited outside of the Riverfront Area and Buffer Zones on the parcel.

Are there any practicable and substantially equivalent economic alternatives to a potential project in the riverfront area with less adverse effects on the interests identified in the Act?

In accordance with 310 CMR 10.58(4)(c), a comprehensive Alternatives Analysis will be completed as part of preparing a Notice of Intent (NOI) for this project. This Analysis would consider other municipally-owned parcels in the Town of Wayland and show feasible alternative layouts on this site that would meet the Town's goals for program space (20,100 sf of building space) and required 100 parking spaces.

Since our last discussion with the Commission on February 10, 2016, we have revised the site layout to concentrate the project extent outside and away from the Riverfront Area as shown on the plan included in Attachment A. One of the primary reasons that makes this project economically feasible for the Town is that it utilizes the existing building. Other alternative sites do not provide this unique opportunity and, therefore, an entirely new building would have to be constructed on other municipally-owned sites, which is economically prohibitive. In addition, other sites may not have space that allows for a single-story construction that meets the program needs, and would necessitate a two-story building which increases costs substantially and is also economically prohibitive. A two-story building is less than ideal for use by elderly and disabled people, as well, and would not properly serve the purpose and needs of this project and its goals.

A substantial benefit to using this site is that it is adjacent to commercial and recreational amenities in Town Center, including supermarkets. For those that utilize the community center, having amenities right next door will be advantageous, in that they will minimize overall travel time and increase accessibility for the targeted demographic of this project.

The ability to utilize the existing building on-site also allows proposed work to not disturb areas closer to the Sudbury River than under existing conditions.

What areas are included in the alternatives analysis for activities conducted by a municipal government?

To address requirements of 310 CMR 10.58(4)(c)(2)(c)(ii), an Alternatives Analysis will be completed as part of developing the NOI. As discussed at our last meeting on February 10, 2016, there are other municipally-owned parcels available in the Town of Wayland that should be included as part of the Analysis. These parcels will be identified and assessed for their overall feasibility to meet the purpose and need of the proposed project. We look forward to additional discussion these sites at our meeting with you on February 25, 2016.

Will the work, including proposed mitigation measures, have a significant adverse impact on the Riverfront Area?

The work is not anticipated to have a significant adverse impact on the functions and values of the Riverfront Area at this site. Pursuant to 310 CMR 10.58(4)(d)(1), the WCC has the authority to allow the alteration of up to 5,000 sf or 10% of the existing Riverfront Area within the lot, whichever is greater, provided that the following standards are met:

- a) *"At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the Effective 10/24/2014 310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation"* Under existing conditions, the majority of the 100-foot Riverfront Area is undisturbed with the exception of the small area occupied by the existing building (1,100 sf). The proposed project will not involve any work within the 100-foot Riverfront Area. All proposed activities will occur farther away from the river and toward the outer edge of the Riverfront Area. There will be no expansion closer to the river than under existing conditions. There is a grassed area adjacent to the existing building that has not been maintained recently, but may need maintenance in the future.

- b) *Stormwater is managed according to standards established by the Department in its Stormwater Policy.*

Stormwater management practices are proposed as a key element to this project, and will incorporate low-impact design and other best management practices. As a redevelopment project, this project is required to comply with the Massachusetts Stormwater Management Standards (MASWMS) to the maximum extent practicable. A discussion of compliance with the MASWMS and a drainage report with drainage calculations will be developed as part of the NOI submittal.

- c) *Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.*

While this area is mapped by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), this project is not anticipated to impair the capacity of the riverfront to provide wildlife habitat functions and values. While the existing building occupies a portion of the Riverfront Area, no new structures are proposed within the Riverfront as a result of the proposed project. As such, no adverse impacts to wildlife habitat are anticipated. Furthermore, a formal Rare Species Information Request and Massachusetts Endangered Species Act (MESA) Project Review will be filed with NHESP for their review and comment as part of the permitting process. Initial correspondence with NHESP indicates there is no adverse effect from the potential project as proposed at this conceptual stage (see below).

- d) *Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.*

Erosion and sedimentation controls will be installed prior to the start of work and will be routinely inspected and maintained in good condition for the duration of the project, until any exposed soils have been properly stabilized with vegetation. In addition, the proposed stormwater management practices will capture and treat currently untreated stormwater that flows overland from the presently degraded site. This will ultimately improve the quality of groundwater and surface water discharging to the Riverfront Area, BVW, and Sudbury River.

Will there be any impact and/or encroachment effect on the habitat of rare species and has MA NHESP been consulted?

Based on the site layout and the location of NHESP *Priority Habitats of Rare Species* and *Estimated Habitats of Rare Wildlife*, as shown on the drawing included in Attachment A, the project is likely to include temporary and permanent disturbances within Priority and Estimated Habitat areas. During the Town Center development process, NHESP was consulted for review under the Massachusetts Endangered Species Act, and found the project would not adversely affect the actual Resource Habitat Area of state-protect rare wildlife species and stated that they anticipated being able to issue a determination that the project will not result in a prohibited "take" of state-listed species, but a complete MESA filing was needed. Attachment D includes a copy of this letter and the location of the NHESP habitat areas with respect to the existing building.

Since our meeting with you on February 10, 2016, we have communicated with NHESP. On February 17, 2016, we received a response from Ms. Lauren Glorioso, NHESP Endangered Species Review Assistant, stating "Based on the location and size of the building, I do not expect that this will cause concerns for rare species, therefore I do not anticipate that NHESP would issue a determination of "Adverse" under the WPA or a "take" under MESA. Please keep in mind that these are preliminary comments and a project it must be filed for review pursuant to the MESA for a formal determination letter when completed site plans, etc. are available."

We anticipate that a Rare Species Information request will be submitted prior to filing a NOI to obtain further information on type of species present in the Priority Habitat and Estimated Habitat, and that the NOI will serve as a Joint MESA Review and will include a discussion about mitigation of impacts to these species both during and post-construction.

Should alteration of up to 5,000 square feet or 10% of the Riverfront Area within the lot, whichever is greater, be allowed?

According to the site layout, there is approximately 114,450 sf of total Riverfront Area on site. There is 63,900 sf within the 100' Riverfront Area and 50,550 sf in the 100' to 200' Riverfront Area. Ten percent of the Riverfront Area on the lot equals approximately 11,445 square feet.

The current building occupies approximately 10,900 square feet in Riverfront Area (9.5%). As shown on the figure in Attachment A, our proposed project will result in a new total disturbance of a total permanent and temporary area of approximately 7,710 sf in the 100' to 200' Riverfront Area (which will disturb approximately 6.7% of the total Riverfront Area on site, which is far less than 10% allowable maximum). This includes both temporary (3,120 sf) and permanent (4,600 square feet) of disturbance. Our temporary disturbance is a conservative estimate, and further work to refine the extent of work will need to be completed as part of developing the Notice of Intent.

TABLE 1

Summary of Riverfront Area Existing and Proposed Conditions

Resource Area	Riverfront On-Site	Existing Conditions	Proposed Conditions (Permanent)	Proposed Conditions (Temporary)	Total Proposed Conditions
0 to 100-foot Riverfront Area ³	63,900 sf	1,100 sf	0 sf	0 sf	
100 to 200-foot Riverfront Area ⁴	50,550 sf	9,800 sf	3,120 sf	4,590 sf	7,710 sf
Total	114,450 sf	10,900 sf	3,120 sf	4,590 sf	7,710 sf
Percentage of Riverfront Area	100%	9.5%	2.7%	4%	6.7%

If such alteration is allowed, will a 100 foot area of undisturbed vegetation be provided?

Based on the preliminary layout, we do not anticipate that vegetation within the 100 foot Riverfront Area will be disturbed. As you are aware, a small portion of the existing building occupies the 100' Riverfront Area (approximately 1,100 square feet). Construction of new structures and parking, and associated grading, is not planned to be completed in the 100' Riverfront Area. Depending on the final needs to address means of fire egress from the building, there may need to be areas to provide walkways from the buildings. This will need to be confirmed with the Fire Marshall and Building Department. We look forward to discussing this further at our meeting with you on February 25, 2016.

What areas of original Raytheon property are included in the calculation of square footage of alteration?

Attachment E includes two figures that shown the extent of the original Raytheon Property, including a figure showing the full extent of the former Raytheon Property by CMG Environmental, Inc. and Figure 3: Historical Site Plan prepared by CMG Environmental, Inc., which shows the former Raytheon buildings and associated parking areas with respect to the Municipal Parcel.

What is the area that has been considered redevelopment?

As we have discussed at our previous meeting with you, the only area of the project we are currently considering for redevelopment is the current building. Redevelopment will be further assessed and discussed as part of the Notice of Intent.

What restoration and/or mitigation is required and/or proposed?

Restoration and mitigation requirements and opportunities will be further explored as part of developing the Notice of Intent, but could include vegetation restoration in the Riverfront Area and/or invasive species management. We look forward to further discussions about this topic at our meeting on February 25th, 2016.

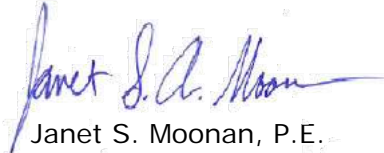
If you need any more information, please don't hesitate to contact me or Janet Moonan.

Very truly yours,

TIGHE & BOND, INC.



Ian B. Catlow, P.E.
Senior Project Manager
Ph: 508-471-9605
IBCatlow@tighebond.com



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

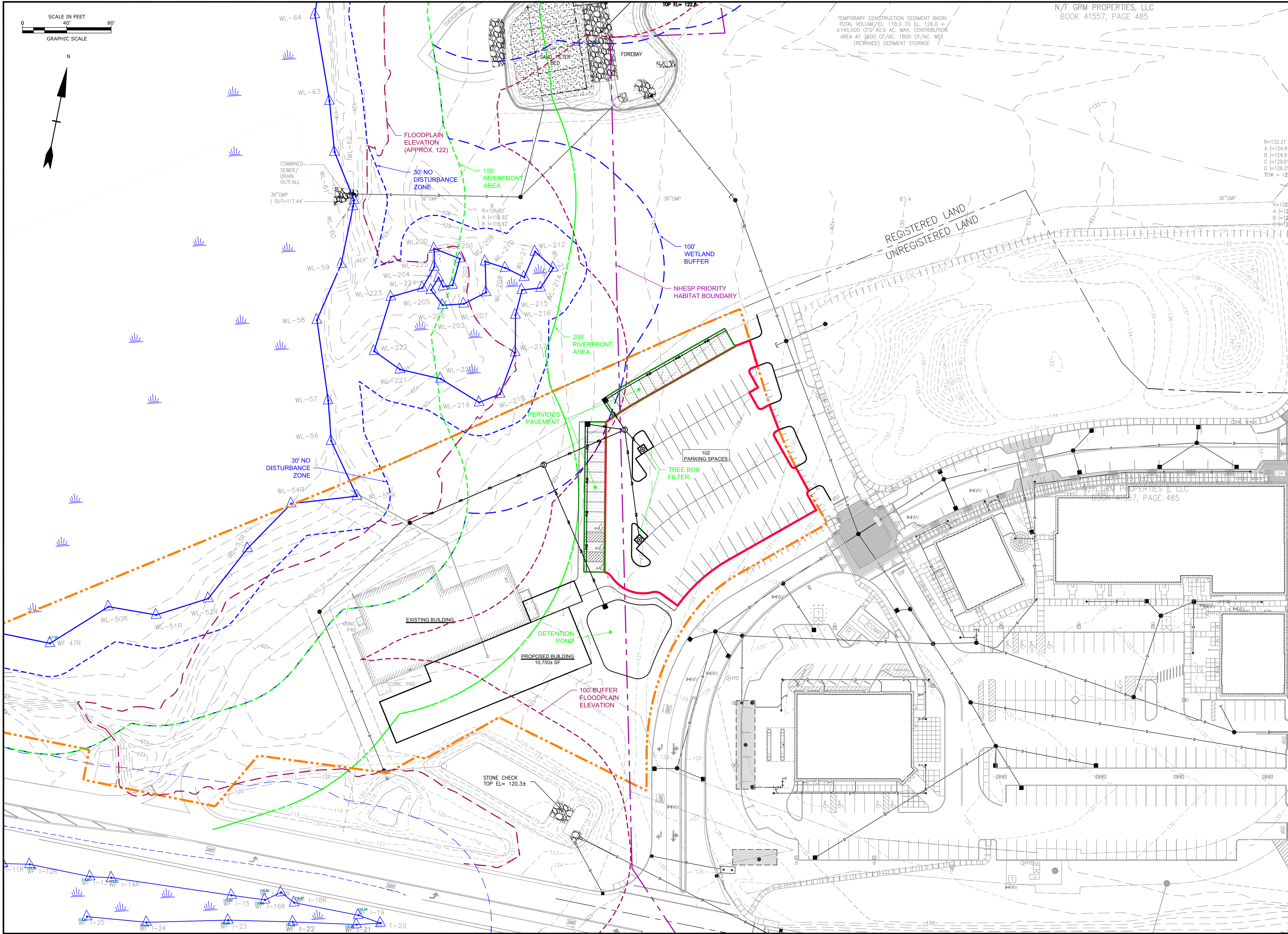
Enclosures:

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\2016.02.17 Documents To Concomm\Cover Letter
Wayland Concomm 2.12.16.Doc

ATTACHMENT A

FILENAME: \\SRV\PROJECTS\W1685 WAYLAND\TASK ORDER #6 - COACC SITE ASSESSMENT\CAD\DWG\W1685_SCHEME_F.DWG
SAVE DATE: 2/18/2016 10:31 AM
PLOT DATE: 2/18/2016 12:50 PM



TEMPORARY CONSTRUCTION SEDIMENT BASIN
TOTAL VOLUME/EL. 118.0 TO EL. 126.0 =
±145,000 CFS/40.0 AC. MAX. CONTRIBUTION
AREA AT 3600 CF/AC. 1800 CF/AC. WET
(RETAINED) SEDIMENT STORAGE

N/F GRM PROPERTIES, LLC
BOOK 41557, PAGE 485

R=132.21'
A=124.91'
B=124.91'
C=129.61'
D=126.21'
TOW = 12'

Tighe&Bond

www.tighebond.com

PRE-PERMITTING CONCEPTUAL DESIGN NOT FOR CONSTRUCTION

COACC SITE ASSESSMENT

Town of Wayland,
Massachusetts

February 17, 2016

VERIFY SCALE

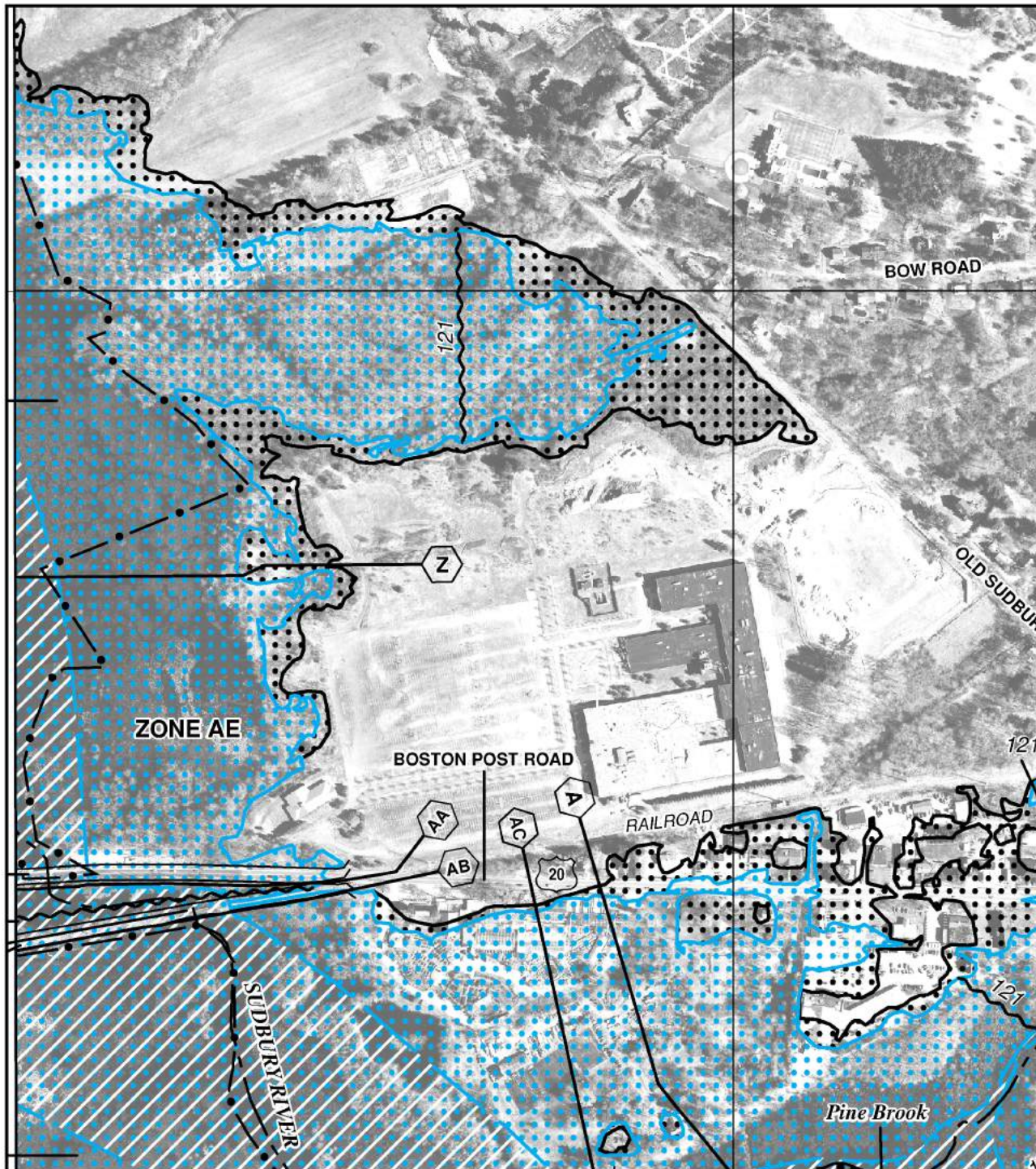
BAR IS 1 INCH ON
ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

Mark	Date	Description
PROJECT NO: W1685		
FILE: W1685_AERIAL_CONCEPTS.DWG		
DRAWN BY: TPD, MAH		
CHECKED: JSM		
APPROVED BY: IBC		

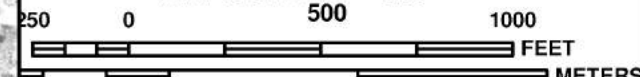
SCHEME - F

SCALE: AS SHOWN

ATTACHMENT B



MAP SCALE 1" = 500'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0526F

FIRM

FLOOD INSURANCE RATE MAP
MIDDLESEX COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 526 OF 656

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WAYLAND, TOWN OF	250224	0526	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
25017C0526F

MAP REVISED
JULY 7, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ATTACHMENT C

WAYLAND PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
NOT REQUIRED.

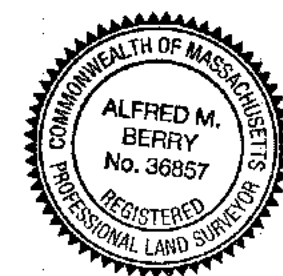
Dan F. Berry
7-28-2015.

CERTIFICATIONS

I CERTIFY THAT THE PREPARATION OF THIS PLAN
CONFORMS TO THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

Alfred M. Berry
PROFESSIONAL LAND SURVEYOR

DATE: 7/21/2015

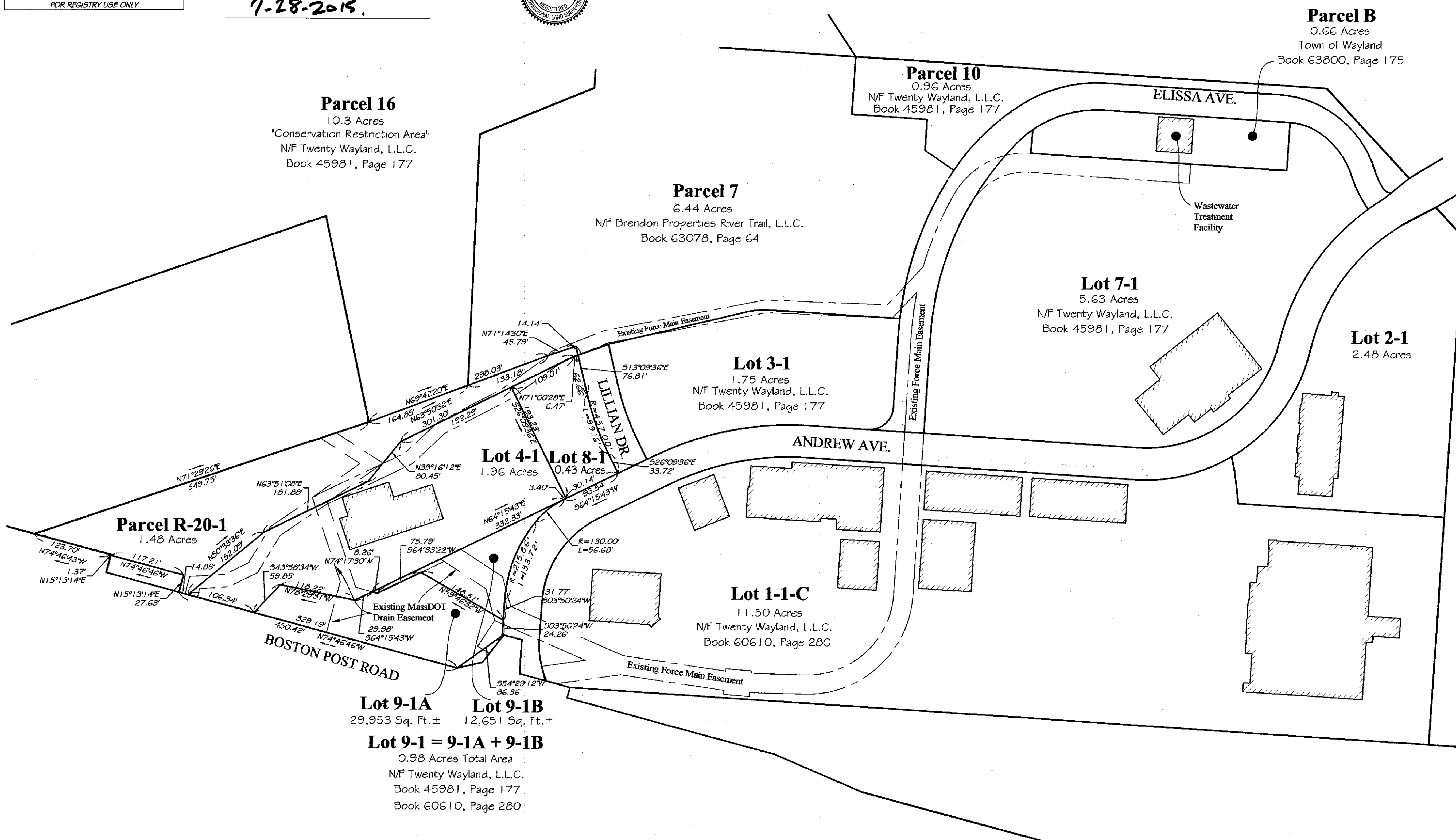


REFERENCE PLANS

- 1.) PLAN NUMBER 305 OF 2012.
- 2.) PLAN NUMBER 1008 OF 2013.
- 3.) PLAN NUMBER 294 OF 2014.

NOTES

- 1.) PARCEL AND LOT NUMBERS ARE AS SHOWN ON
REFERENCE PLANS #1 AND #2.
- 2.) LOT #9-1 AS SHOWN ON REFERENCE PLAN #1 IS
THE COMBINATION OF PARCEL R-21 AND PARCEL
1-1-A. THE CONFIGURATION OF LOT #9-1 AS SHOWN
ON THIS PLAN REFLECTS A 2014 MASSDOT TAKING
AS SHOWN ON REFERENCE PLAN #3.
- 3.) LOT 9-1B IS TO BE ACQUIRED BY THE TOWN OF
WAYLAND. LOT 9-1A IS TO BE RETAINED BY TWENTY
WAYLAND, L.L.C.



General Notes

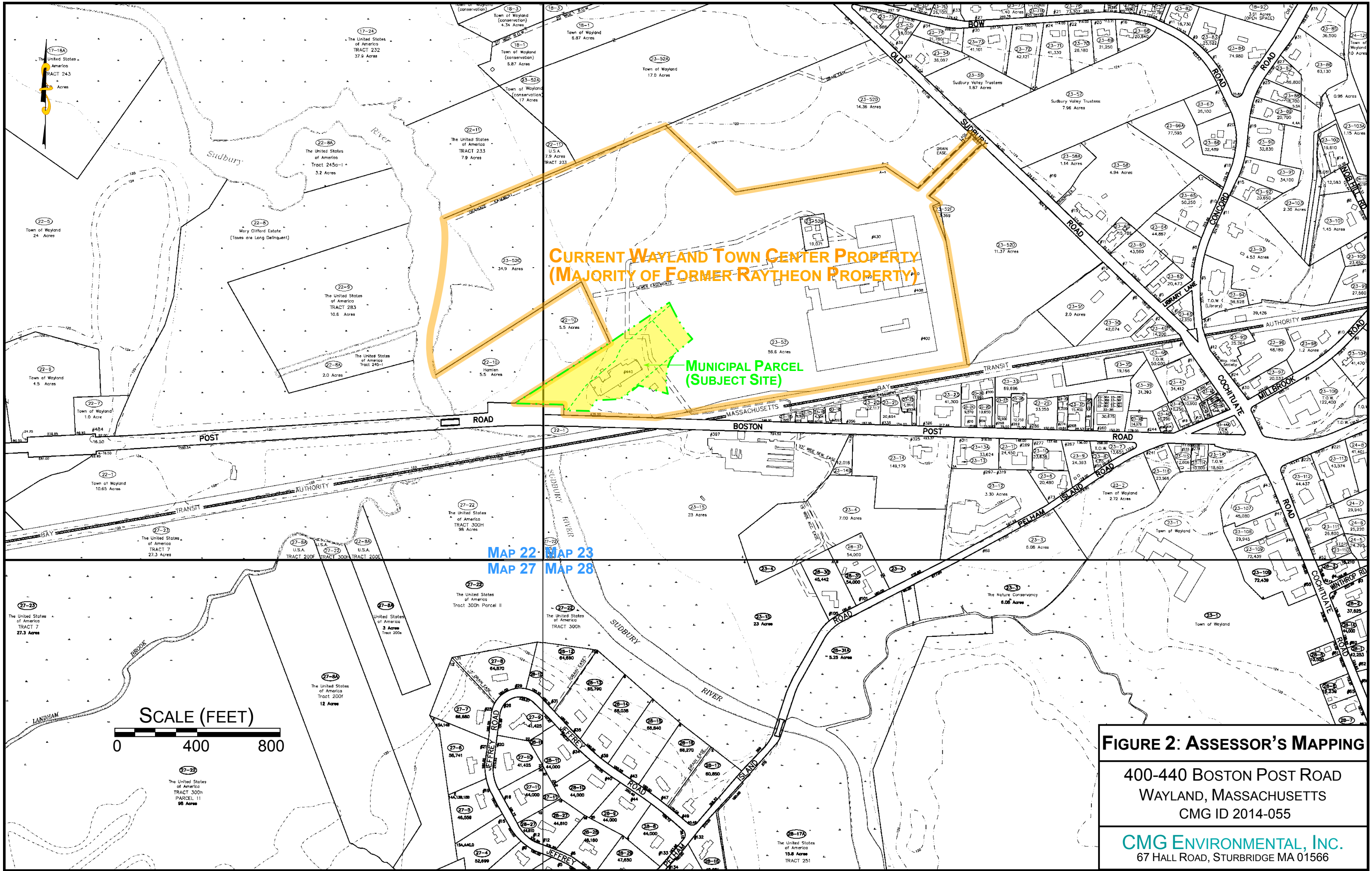
No.	Revision/Issue	Date

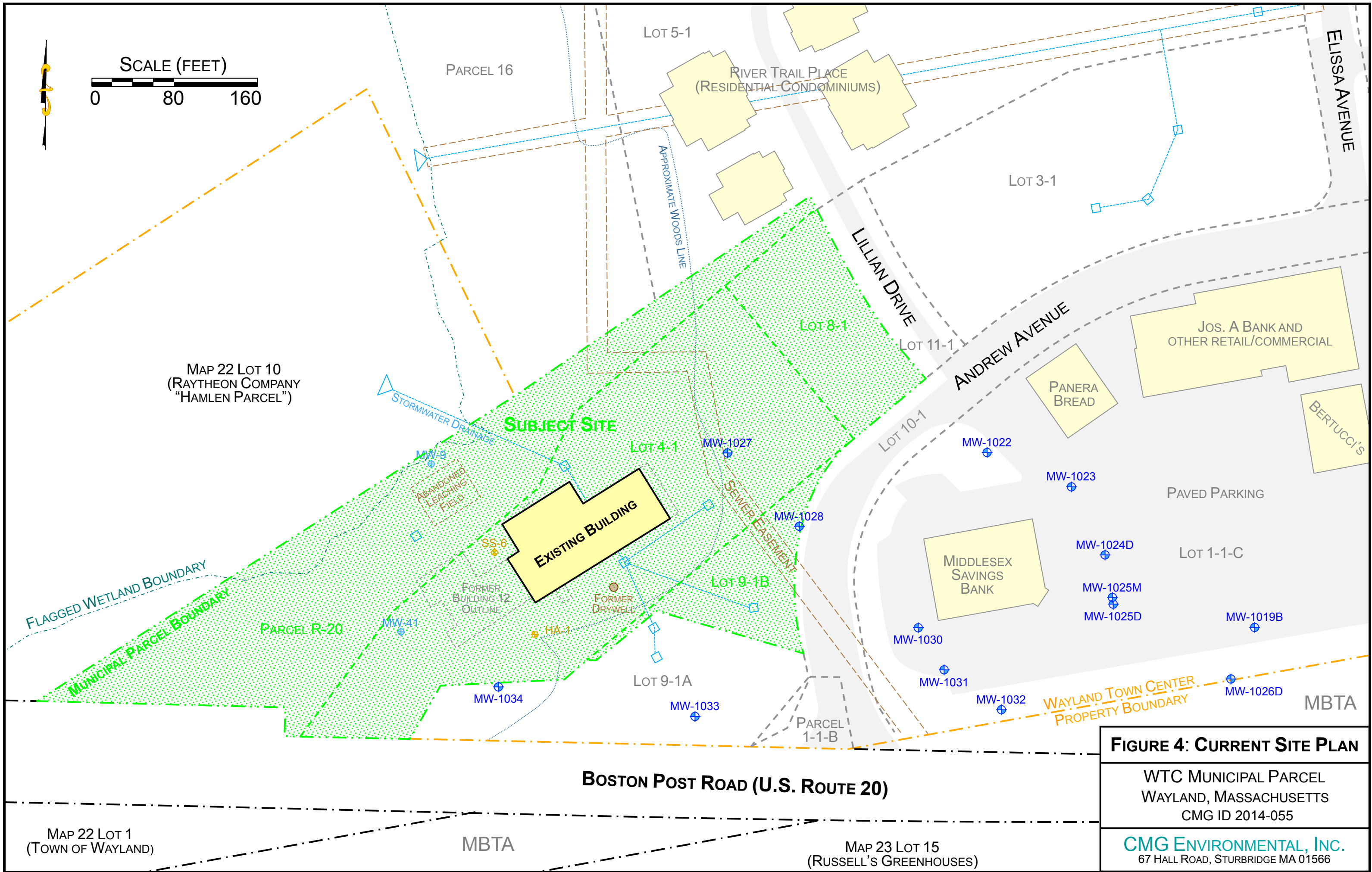
Town of Wayland
Massachusetts

Town Surveyor's Office
41 Cookhouse Road, Wayland, MA 01978

Plan of land
Wayland, Massachusetts
Showing Proposed
Municipal Parcels

Project Town Center Municipal Parcel	Sheet
Date July 21, 2015	
Scale 1" = 80'	





ATTACHMENT D





MassWildlife

Commonwealth of Massachusetts

Division of Fisheries & Wildlife

Wayne F. MacCallum, *Director*

July 1, 2008

Wayland Conservation Commission
Town Building
41 Cochituate Rd
Wayland MA 01778

RECEIVED

JUL 03 2008

WAYLAND CONSERVATION COMMISSION

RE: Applicant: Frank Dougherty, Twenty Wayland, LLC
 Project Location: 400 – 440 Boston Post Road
 Project Description: Construction of a mixed-use development
 DEP Wetlands File No.: 322-0701
 NHESP Tracking No.: 06-20298

To Whom It May Concern:

The applicant listed above has submitted a Notice of Intent with site plans (dated 6/2/2008) to the Natural Heritage & Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries & Wildlife, in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.58(4)(b) & 10.59).

MA WETLANDS PROTECTION ACT (WPA)

Based on a review of the information that was provided and the information that is currently contained in our database, the NHESP has determined that this project, as currently proposed, **will not adversely affect the actual Resource Area Habitat of state-protected rare wildlife species**. Therefore, it is our opinion that this project appears to meet the state-listed species performance standard for the issuance of an Order of Conditions.

Please note that this determination addresses only the matter of rare wildlife habitat and does not pertain to other wildlife habitat issues that may be pertinent to the proposed project.

MA ENDANGERED SPECIES ACT (MESA)

To date, the NHESP has not received a complete filing pursuant to the MESA. The proponent has elected to engage in informal consultation with the NHESP to address state-listed species concerns associated with this project. Based on a preliminary review of the information provided and contained in our database, the NHESP anticipates being able to issue a determination that this project will not result in a prohibited "take" of state-listed species. However, please note that the NHESP will not make a final determination until we receive a complete MESA filing.

If you have any questions regarding this letter please contact Rebecca Skowron, Endangered Species Review Biologist, at (508) 389-6343 or at rebecca.skowron@state.ma.us.

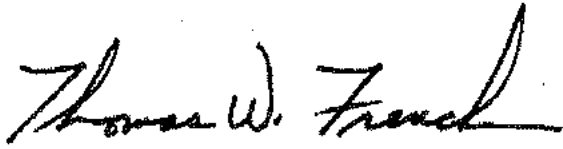
www.masswildlife.org

Division of Fisheries and Wildlife

Field Headquarters, One Rabbit Hill Road, Westborough, MA 01581 (508) 389-6300 Fax (508) 389-7891

An Agency of the Department of Fisheries, Wildlife & Environmental Law Enforcement

Sincerely,

A handwritten signature in black ink, reading "Thomas W. French". The signature is fluid and cursive, with the first name "Thomas" and last name "French" clearly legible, and "W." as a small middle initial.

Thomas W. French, Ph.D.
Assistant Director

cc: Frank Dougherty, Twenty Wayland, LLC
Andrew Magee, Epsilon Associates, Inc.
DEP Northeast Office, Wetlands Section

ATTACHMENT E

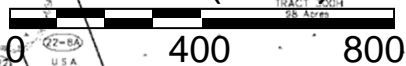
**WAYLAND TOWN
CENTER PROPERTY
56.6 ACRES**

**Former Raytheon Property
(shown in red)**

**MUNICIPAL PARCEL
4.16 ACRES**

**FULL EXTENT OF
FORMER RAYTHEON PROPERTY
(AS OF 1995): ~83 ACRES**

SCALE (FEET)



CMG ENVIRONMENTAL, INC.
67 HALL ROAD, STURBRIDGE MA 01566

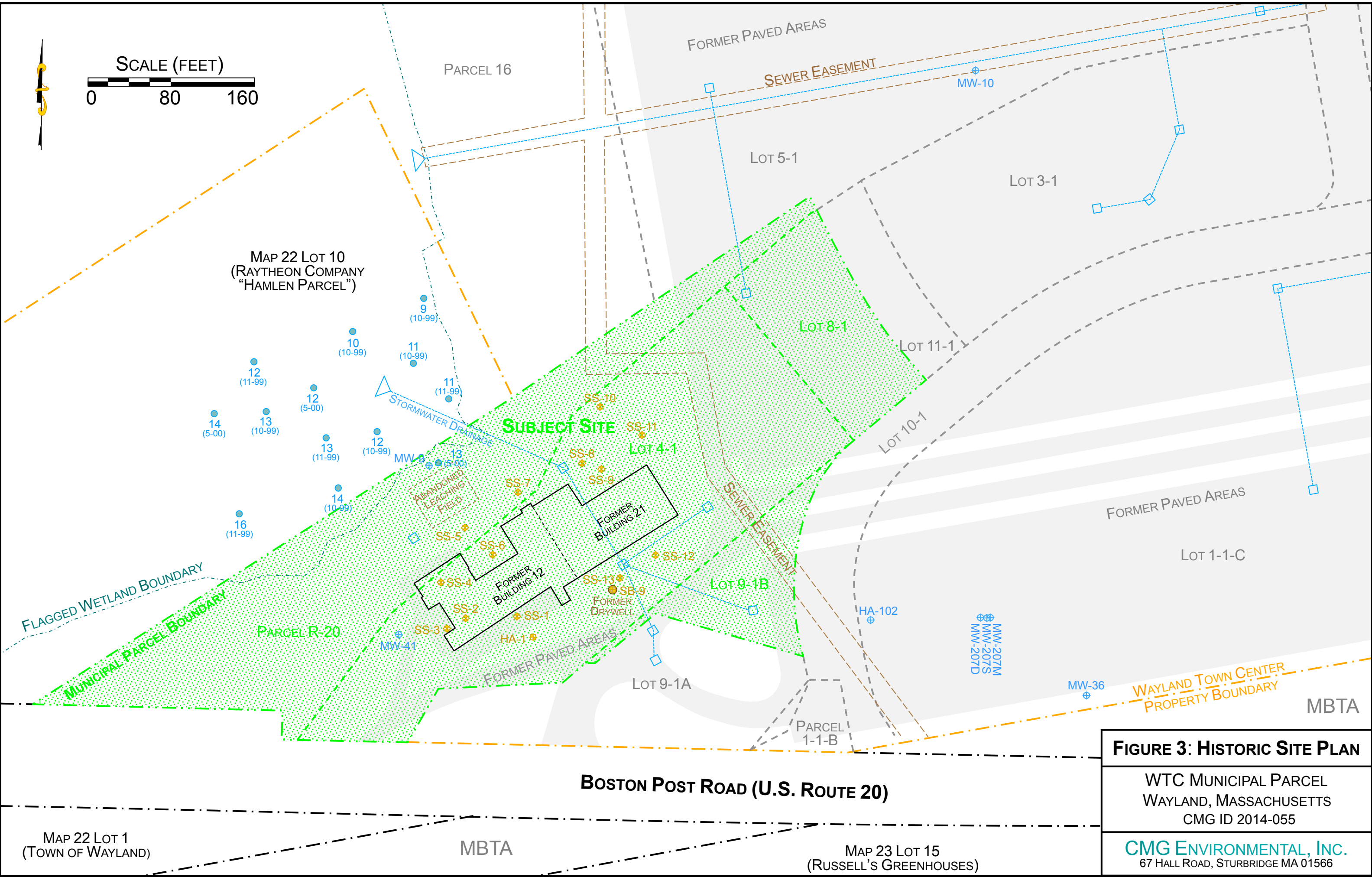


FIGURE 3: HISTORIC SITE PLAN

WTC MUNICIPAL PARCEL
WAYLAND, MASSACHUSETTS
CMG ID 2014-055

CMG ENVIRONMENTAL, INC.
67 HALL ROAD, STURBRIDGE MA 01566