



105 Plain Road  
Emmeline Path Conservation Cluster Subdivision  
By Tamosi Brothers Development

August 4, 2020

# Proposed Development

## Neighborhood Outreach

---

- Tamposi Brothers purchased the property at 105 Plain Road in December 2019
- Beginning in January 2020, Tamposi Brothers sent correspondence to all direct abutters to discuss potential development
  - In person meetings with owners of 101, 111, 104, and 110 Plain Road; phone call with 106 Plain Road
- Key takeaways from meetings with abutters:
  - Minimize disturbance to existing streetscape
  - Sensitivity to cutting and clearing of trees, impervious surface
  - Historical significance of the existing house and Draper collection
    - Six homes constructed by four generations of the Draper family between 1815 and 1897. Five of the six original homes still standing at 104, 105, 110, 111, and 116 Plain Road. The Arthur Derby Draper House at 101 Plain Road was demolished in the 1990's
  - Landscaping/screening
  - Site access—do not want full subdivision road

# Proposed Development

## Overview and Purpose (Section 198.1801.1)

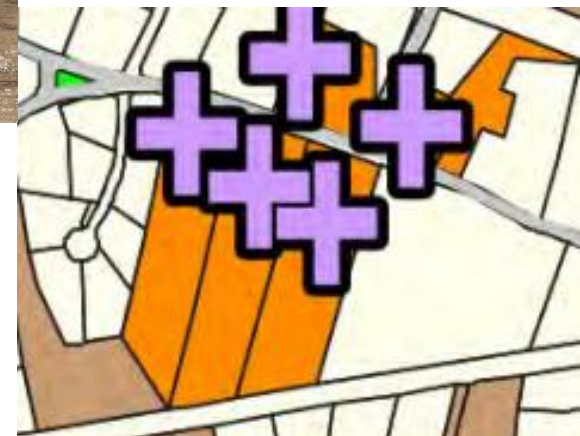
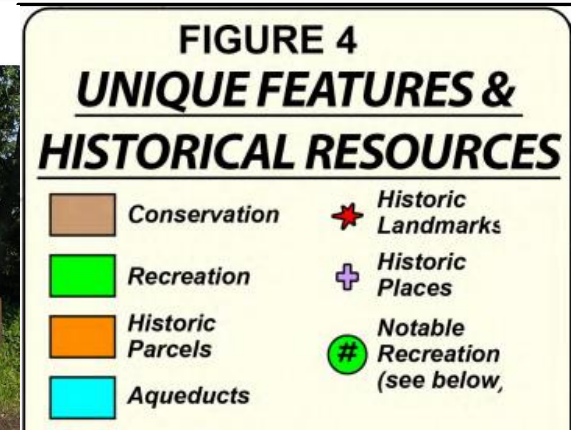
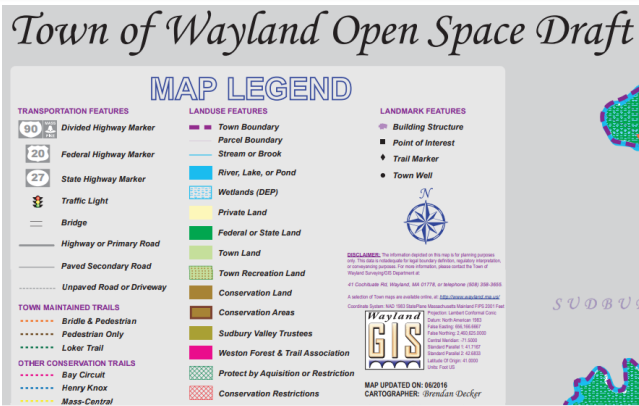
---

- Two possible plans for development:
  - Conventional Subdivision; new road and 4 new house lots demolishing existing historical home
  - Conservation Cluster; common driveway over existing path and 3 new house lots plus maintaining the existing historical home
- Purposes of Conservation Cluster under Wayland Bylaw:
  - “Promoting the more efficient use of land in harmony with its natural features”
  - “Encouraging the preservation of open land for conservation, agriculture, open space and recreational use”
  - “Preserving historical and archaeological resources”
  - “Protecting existing or potential municipal water supplies”
  - “Protecting and promoting the health, safety, convenience and general welfare of the inhabitants of the Town of Wayland”



# Proposed Development

## Relation to Wayland Long-Term Plans (Section 198.1805.1.3)



### • 2016 Open Space and Recreation Plan

- Rear portion of 105 Plain Road (G20) identified as valuable open space and as a Historical Place
- Recommends obtaining conservation restriction or easement on part of the property

### • 2004 Town Master Plan Goals

- Encourage low-density, low infrastructure development
- Maintain Wayland's semi-rural character
- Preserve cultural and historical resources

## Proposed Development

### Value of Open Land (Section 198.1805.1.5)

---

- Defined in Zoning Bylaw as “*land, or an area of water, or a combination of land and water...reserved for open space, conservation, agriculture, passive recreation, [or] park purposes*”
- Proposed Open Land is well-suited for conservation land, open space, and wildlife habitat
- Provides permanent protection for one of the last remaining portions of the “Pine Plain”
- Directly abuts Rail Trail
- Adds to over 20 acres of Town-owned land on either side of Rail Trail at this location
- Access via frontage on Plain Road
- Proposed Open Land is specifically identified in Wayland’s 2016 Open Space and Recreation Plan and “Action Plan”

# Conclusion

---

- A Conservation Cluster provides a better and more flexible way to develop the property than a Conventional Subdivision
- The Conservation Cluster site plan promotes the neighborhood and public welfare for a variety of reasons, including but not limited to the following:
  - Conservation Cluster complies with Bylaw and Regulations
  - More in harmony with the natural features
  - Preserves view from Plain Road
  - Has abutter support
  - Provides better landscape screening and buffering
  - Preserves historical 1889 Dr. Frank W. Draper house as part of Draper Collection
  - Minimizes cutting, filling, and removal of trees—less disturbance
  - More flexible siting of houses
  - Adds less impervious surface to the site, protecting water resources
  - Common driveway reduces the maintenance burden and cost for the Town of Wayland
  - Permanently preserves and protects mature trees and wildlife habitat as Open Land specifically targeted in Wayland's 2016 Open Space and Recreation Plan

# Neighborhood Map

