
Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Wayland Conservation Commission
Town Building
41 Cochituate Road
Wayland, MA 01778

February 17, 2021

Attention: Ms. Linda Hansen, Conservation Administrator

Subject: Chapter 193 Application
105 Plain Road, Wayland, MA

Dear Ms. Hansen:

On behalf of the applicant (Tamposi Brothers I, LLC), Sullivan Connors & Associates, Inc., is pleased to submit the enclosed Chapter 193 Application related to the above referenced project. Please find the enclosed.

1. Copies of the application forms and documentation package:
 - Completed Chapter 193 Application & Checklist;
 - Stormwater Management Report:
 - Project narrative
 - Locus Mapping
 - Documentation of MassDEP Stormwater Standards
 - Drainage Pipe Sizing Calculations
 - Stormwater Operations and Maintenance Plan
 - Construction Period Stormwater Pollution Prevention Plan
2. Copies of the Proposed Definitive Plan, Cluster Site Plan of Emeline Path, prepared by Sullivan Connors & Associates, Inc., dated April 20, 2020, and revised through 2/10/2021.
3. A check in the amount of \$100.

The proposed project includes a Conservation Cluster Subdivision at 105 Plain Road, Wayland. The project would create two (2) residential lots. Lot 1 near Plain Road would contain and preserve the existing historic home at #105 Plain Road. The intent is to not only preserve the existing home, but also the existing view and appearance from the public roadway. Lot 2 is located to the rear, and would contain four detached dwelling units. The work would also include a 495-foot long private road, utility infrastructure, stormwater management, septic system, and miscellaneous site work as shown on the attached plans. The proposed development would preserve roughly half of the lot area through either Open Space Land or No Disturb Easements. See the attached reports and plans for additional details.

We look forward to discussing the proposed project at the next available meeting date, and should you have any questions please contact our office.

Sincerely,
Sullivan Connors & Associates, Inc.



Vito Colonna, PE

121 Boston Post Road • Sudbury, Massachusetts 01776
TEL (978) 443-9566 • FAX (978) 443-8915



TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

CHAPTER 193 APPLICATION
Stormwater Management and Land Disturbance Bylaw

A. General Information

1. Project Location

105 Plain Road
a. Street Address
Wayland
b. City/Town
01778
c. Zip code
Map 20, Lot 30
d. Parcel/ Lot Number

2. Applicant:

Tamposi Brothers I, LLC
a. First Name
32 Pine Hill Road, Unit A
b. Last Name
c. Street Address
Nashua, NA 03063
d. City
978-419-1699
e. State
f. Zip Code
g. Work/ Cell Phone #
jake.tamposi@gmail.com
h. Email Address

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

Same as applicant
a. First Name
b. Last Name
c. Street Address
d. City
e. State
f. Zip Code
g. Work/ Cell Phone #
h. Email Address

4. Representative (if any):

Vito
a. First Name
Colonna
b. Last Name

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Stormwater Management and Land Disturbance Bylaw

Sullivan Connors & Associates, Inc.

c. Company

121 Boston Post Road

c. Street Address

Sudbury, MA

01776

e. State

f. Zip Code

d. City

g. Work/ Cell Phone #

508-393-9727

vc@csei.net

h. Email Address

5a. Project Type Checklist (check all that applies):

1. ☒ Creation of new or increasing existing impervious surface of 500 sq. ft. or more.

Impervious Surface: Is any material or structure on or above the ground that prevents water infiltration to the underlying soils. Impervious surface includes without limitation roads, paved parking lots, sidewalks, stone patios, decking, and rooftops.

2. ☒ Alteration and/or land disturbance of at least 5,000 sq. ft. or 10% of the parcel; whichever is less.

Alteration and/or land disturbance as defined in Chapter 193 Bylaw.

5b. General Project Description:

Proposed Conservation Cluster Subdivision to create two (2) lots. Lot 1 would contain and preserve the existing historic home at #105 Plain Road, and Lot 2 would contain four proposed dwelling units. The work would also include a 495 foot long private road, utility infrastructure, stormwater management, septic system, and miscellaneous site work as shown on the attached plans. The proposed development would preserve roughly half of the lot area through either Open Space Land or No Disturb Easements. See the attached reports and plans for additional details.

B. Additional Information

By submitting an application for coverage under the Stormwater Management and Land Disturbance Permit, the Applicant agrees to the following:

1. At a minimum, the proposed project complies with the performance standards of the most recent version of the Massachusetts Stormwater Management Handbook including but not limited to:
 - a. Employing environmentally sensitive site design
 - b. Evaluation of Low Impact Development practices
 - c. Incorporation of source controls of contaminants and employing BMPs to minimize stormwater pollution
 - d. Sizing of water quality volume of BMPs are based on 1-inch of runoff
 - e. Methodology for hydrologic analyses (if necessary) is based on TR-55/TR-20 methodology
 - f. Designing redevelopment of existing sites must provide a net improvement to stormwater conditions at the site.
2. The activity shall not increase either the rate or volume of stormwater runoff leaving the site, nor shall it alter stormwater flow to any adjoining properties, public ways, or any wetland resource areas, unless otherwise permitted based on improvements over existing conditions.

Please check all that apply to this project:

CHAPTER 193 APPLICATION

Stormwater Management and Land Disturbance Bylaw

- ☒ Roadway Drainage
- ☒ ~~Roof drains~~ emptying into dry wells/recharge basins
- ☐ Grassed swales constructed
- ☐ Porous pavement installed; _____ sq. ft.
- ☐ Water quality swale
- ☐ Rain barrels/cisterns for irrigation
- ☒ Other methods (please list/describe): Hydrodynamic Separators

3. The Applicant shall provide and maintain Erosion and Sedimentation controls as necessary until the site is permanently stabilized. BMP's selected for erosion controls shall be chosen to minimize site disturbance from erosion control installation. As soon as the site is stabilized, such measures shall be removed.

Please check all that apply to this project:

- ☒ Sediment filter fence with either hay bales or straw wattles
- ☐ Mulch filled fabric sock
- ☒ Construction entrance
- ☒ Temporary vegetative cover – mulch, netting
- ☒ Permanent vegetative cover – hydro seeding, seeding, sodding
- ☐ Slope stabilization
- ☐ Retaining Walls
- ☐ Slope drains
- ☐ Other methods (please list/describe): _____

4. The Applicant shall ensure that the site and stormwater management systems are perpetually inspected and maintained to function as designed.

Please check all that apply to this project:

- ☒ Visual inspections by contractor
- ☒ Visual inspections by homeowner's Association
- ☒ Operation and Maintenance Plan
- ☐ Maintenance contract for stormwater components
- ☐ Other methods (please list/describe): _____

5. Other Jurisdiction

- ☐ Massachusetts Wetlands Protection Act (310 CMR 10.00) and it's implementing Regulations
- ☐ Wayland's Wetlands and Water Resource Protection Bylaw – Chapter 194

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Stormwater Management and Land Disturbance Bylaw

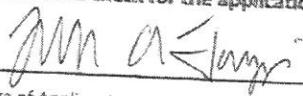
- ☒ Subdivision Approval
☒ Board of Health Permit
☒ Special Permit or Site Plan Review
☒ Building Permit

C. Fees

Applicants must submit a \$100 application fee.

D. Signatures and Submittal Requirements

I certify that I have reviewed the design standards above and the information contained herein, including all attachments, is true, accurate, and complete to the best of my knowledge. Further, I grant the Wayland Conservation Commission and its authorized Agents permission to enter the property to review this application and make inspections before, during and after construction. I have included a check for the application fee of \$100.




Signature of Applicant

2/17/21

Date

Signature of Property Owner (if different)

Date



Signature of Representative (if any)

2/17/21

Date

For Conservation Commission:

Two copies of the completed Stormwater Management and Land Disturbance Bylaw (Chapter 193), including plans and documents, and the bylaw fee payment, to the Conservation Commission by mail or hand delivery.



TOWN OF WAYLAND

41 COCHITUATE ROAD

WAYLAND, MASSACHUSETTS 01778

CHAPTER 193 APPLICATION

Stormwater Management and Land Disturbance Bylaw Checklist

Submittal Requirements:

The applicant shall file eight copies of the completed application package to the Conservation Commission for a Stormwater Management and Land Disturbance Permit. The application package shall include:

- ☒ Application form with original signatures of all owners and representatives.

Two copies of the completed application form

Two copies of 11x17 size site plans

One copy of a full size site plan.

All documents emailed to rbrown@wayland.ma.us

- ☐ Number and size (dbh) of proposed trees to be removed. Replanting will be based on Replacement Tree and Shrub Schedule.

- ☒ Locus map showing location of the property.

- ☒ Any and all applications fees (\$100 transmittal fee)

- ☒ Stormwater Management and Land Disturbance Plan (per the Massachusetts Stormwater Management Regulations and Massachusetts Stormwater Management handbook as applicable for the scope of the project.)

- ☒ Supporting Stormwater Management Report and engineering calculations (per the Massachusetts Stormwater Management Regulations and Massachusetts Stormwater Management handbook as applicable for the scope of the project.) The report must contain a narrative describing the project and how the project will comply with the Wayland Stormwater Management and Land Disturbance Bylaw. List any requested waivers and the reasons the standards cannot be met.

- ☒ Stormwater Pollution Preventative Plan (SWPPP) if coverage is required under the U.S. EPA Construction General Permit, Multi-Sector Permit or an individual permit under the NPDES Phase II requirements.

- ☒ Long-term Pollution Prevention Plan

- ☒ Erosion and Sediment Control Plan

☒ Stormwater System Operation and Maintenance Plan

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.

Jim a Stagn
Signature of Property Owner

2/17/21
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.

Jim a Stagn
Signature of Applicant

2/17/21
Date