

- LEGEND**
- IP Fnd. IRON PIPE FOUND
  - CBLP Fnd. CONCRETE BOUND W LEAD PLUG FOUND
  - CBDH Fnd. CONCRETE BOUND W DRILL HOLE FOUND
  - LCB Fnd. LAND COURT BOUND FOUND

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW,  
IS NOT REQUIRED.

**WAYLAND PLANNING BOARD**

*[Signature]*

DATE: March 6, 2018

THIS ENDORSEMENT OF THE PLANNING  
BOARD SHOULD NOT BE CONSTRUED TO  
BE A DETERMINATION OF CONFORMANCE  
WITH ZONING REGULATIONS



I HEREBY CERTIFY THAT THIS PLAN  
WAS PREPARED IN CONFORMANCE WITH  
THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS.

*[Signature]* 1/10/18  
VAROUIAN H. HAGOPIAN, P.L.S. 49865

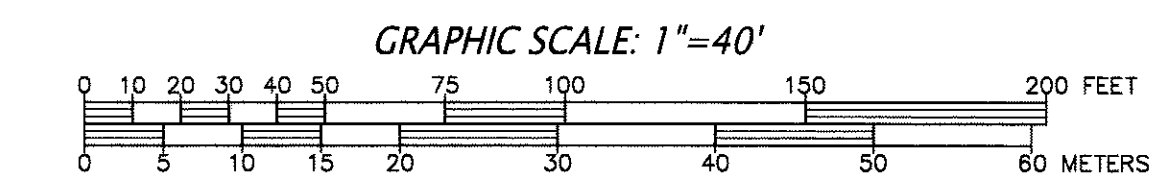
WAYLAND ASSESSOR MAP 11, PARCEL 14  
DEED BOOK 69220, PAGE 315 - TAMPOSI

LAND COURT PLAN 14145H  
LAND COURT PLAN 14145D  
LAND COURT PLAN 14145H  
PLAN No. 858 OF 1963  
PLAN No. 332 OF 1989  
PLAN No. 525 OF 2005  
PLAN No. 851 OF 2017  
MOORE RD RELOCATION, JULY 25, 1958

ZONED: SINGLE RESIDENCE  
CONSERVATION CLUSTER  
AREA = 20,000 sf  
FRONTAGE = 50 feet

NO LOT SHALL BE FURTHER DIVIDED SO AS  
TO CREATE ADDITIONAL LOTS.

ZONE 2 WATER RESOURCE PROTECTION DISTRICT  
FLOOD PLAIN OVERLAY DISTRICT EL=124



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 205 V5 of 2018  
Rec'd March 15 2018  
at 01 H 35 M P M

Attest  
*[Signature]*  
Register

- GENERAL NOTES:**
1. THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WAYLAND ASSESSORS RECORDS.
  2. THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY SULLIVAN CONNORS AND ASSOCIATES PERFORMED IN APRIL, 2017.
  3. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
  4. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, AN INDIVIDUAL BUILDING LOT.
  5. WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING AND LOCATED ON-THE-GROUND BY SULLIVAN CONNORS AND ASSOCIATES.
  6. A PORTION OF THE LOCUS HAS BEEN REMOVED FROM REGISTRATION. SEE BOOK 69354, PAGE 566 RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  7. AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION HAS BEEN FILED WITH THE TOWN OF WAYLAND CONSERVATION DEPARTMENT. SEE PLAN BY SULLIVAN CONNORS DATED MAY 15, 2017.
  8. THIS PLAN IS INTENDED TO SUPERSEDE A PLAN BY SULLIVAN CONNORS AND ASSOCIATES PREVIOUSLY ENDORSED BY THE TOWN OF WAYLAND PLANNING BOARD DATED JUNE 6, 2017.

F WAYLAND D  
I FEB 13 2018 E  
R APPROVED T

THIS PROJECT IS SUBJECT TO A SPECIAL PERMIT  
FROM THE WAYLAND PLANNING BOARD SEE DECISION  
DATED: DECEMBER 13, 2017.

**OWNERS:**

TAMPOSI BROTHERS I, LLC  
37 REVERE STREET, No. 8  
BOSTON, MA 02114

**SULLIVAN, CONNORS  
AND ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-8915

**PLAN OF LAND  
OF  
74 MOORE ROAD  
IN  
WAYLAND, MASS.**

**FOR RECORDING SHEET 1-OF-5**

REVISED: DESCRIPTION:  
DRAWN BY: REM CHECK BY: VHH  
DATE: JANUARY 10, 2018  
SCALE: 1"=40' SHEET 1 OF 1.

205 of 2018 1/5



TOWN OF WAYLAND

41 COCHITUATE ROAD  
MASSACHUSETTS  
01778

PLANNING BOARD

Findings and Decision

RE: Application of Tamposi Brothers I LLC ("Applicant") for a Conservation Cluster Development Special Permit at 74 Moore Road in order to develop and divide 6.04± acres into three (3) lots under the Wayland Zoning Bylaws, Conservation Cluster Bylaw (Article 18) and Chapter 301 of the Town Code, Conservation Cluster Development Regulations.

Date: December 13, 2017

Location: 74 Moore Road, Wayland, Massachusetts. Assessor's Map11, Lot 014.  
Title reference: Charles C. Cabot and Sarah Shoaf Cabot at Book 69220, Page 315, and Certificate of Title No. 264790 at Book 1507, Page 64, all recorded at the Middlesex South Registry of Deeds.

I. Procedural History

A) The site consists of approximately 6.04 acres and 357.11' linear feet of frontage along Moore Road that also includes an existing dwelling and barn, and two curb cuts on Moore Road. The total existing impervious area is 11,355 square feet. The remainder of the site is a mix of lawn/landscape areas and wooded areas. There is also a wetland system running south to north through the site, which contains two ponds. Site topography generally slopes from the front of the existing house toward Moore Road, and then from the rear of the house toward the wetland and ponds. Flood plain has also been delineated on-site with an elevation of 121 per the FEMA Flood Insurance Rate Maps, and the local flood plain overlay elevation is within the site at elevation 124. The underlying zoning in this area is Single Residential, requiring a minimum 180' of frontage and 40,000 square feet of lot area. The proposal is to construct 2 new houses and preserve the existing dwelling at 74 Moore Road including the barn and preserve approximately 2.3 acres of Open Land (the "Project") under a Conservation Cluster Subdivision Special Permit.

B) The Planning Board advertised the public hearing in the Metrowest Daily News for the weeks of August 31, 2017 and September 7, 2017. The public hearing opened on September 19, 2017 and was continued with the assent of the Applicant to October 24, 2017 November 7, 2017, November, 28 2017 and December 13, 2017 when the public hearing was closed.

C) Throughout its deliberations, the Planning Board took into consideration the statements of the Applicant and its representatives, abutters and neighbors, Town boards and commissions, and the general public, all as made either at the public hearing or in written submissions to the Planning Board while the hearing was open.

II. Application Submittals and Related Documents

A) Application Submittals

- Town of Wayland Application for Site Plan Special Permit – Conservation Cluster dated August 1, 2017.
- Application for Conservation Cluster dated August 1, 2017.
- Conservation Cluster Checklist dated August 2, 2017.
- Certification of abutters list.
- Traffic Report from Bristol Traffic & Transportation Consulting LLC.
- Presentation to Planning Board by Joe and Jake Tamposi dated September 19, 2017.
- Plan set 1 consists of three sheets
- Sheet 1. "Definitive Plan" Conventional Subdivision 74 Moore Road with Lot Yield Summary by Sullivan, Connors and Associates dated August 3, 2017 scale 1"=40'.
- Sheet 2. "Definitive Plan" Conventional Subdivision 74 Moore Road by Sullivan, Connors and Associates dated August 2, 2017 scale 1"=40'
- Sheet 3. "Definitive Plan" Cluster Site Plan 74 Moore Road

Final Plans (Sheets 1, 2 and 3 below) shall hereinafter be referred to as the "Final Plans."

- Sheet 1. Existing Conditions Plan 74 Moore Road in Wayland, MA by Sullivan, Connors and Associates dated August 3, 2017 revised October 18, 2017 and November 16, 2017 scale 1"=40'.
- Sheet 2. "Definitive Plan" Cluster Site Plan 74 Moore Road by Sullivan, Connors and Associates dated August 3, 2017 revised October 18, 2017 and November 16, 2017 scale 1"=40'
- Sheet 3. "Definitive Plan" Cluster Site Plan Construction Detail 74 Moore Road by Sullivan, Connors and Associates dated October 18, 2017 revised August 3, 2017 and November 16, 2017 scale 1"=40'
- Sheet 1 of 1 "Definitive Plan" Conventional Subdivision Plan by Sullivan, Connors and Associates dated August 3, 2017, revised August 3, 2017 and November 16, 2017

B) Documents including memos, emails, letters, reviews and other information submitted to the Planning Board regarding the applications. All such files are retained in the files of the board.

- Memo from Sarkis Sarkisian, Town Planner dated August 28, 2017
- Memo from Sarkis Sarkisian, Town Planner dated September 14, 2017
- Letter from Beveridge & Diamond regarding application for Conservation Cluster dated September 14, 2017.
- Memo from Paul Brinkman, Town Engineer dated September 19, 2017.
- Memo from Julia Junghanns, Director of Public Health dated September 18, 2017
- Soil Suitability assessment for On-Site Sewage Disposal.
- Planning Board Site Peer Review Cluster Layout BETA Engineering dated October 11, 2017.
- Planning Board Peer Review Civil/Stormwater report from TEC dated November 3, 2017.
- Planning Board Peer Review CIVIL conventional Layout Sketch dated November 3, 2017.
- Letter from Sullivan, Connors & Associates Peer review dated November 7, 2017.
- Memo from Tamposi Brothers I. LLC. Response to Municipal and Public Comments Dated October 16, 2017
- Letter from Andrew and Kaelyn Phillips of 8 Wayside Road dated September 15, 2017.
- Email from Maxine Giamma, 68 Moore Road dated September 18, 2017.
- Email from Joseph Tamposi, Applicant dated December 6, 2017.
- Email from Brian C. Levey, Applicant's attorney, dated December 5, 2017.
- Email from Peter Ellison, TEC dated December 5, 2017.
- Email/attachment from Gretchen Schuler, Chair of Historic District Commission dated December 5, 2017.
- Email from Linda Hansen, Conservation Administrator, dated December 4, 2017.

III. Findings

A) General Findings

1. The Applicant requires a Special Permit pursuant to Article 18 of the Wayland Zoning By-Laws, Conservation Cluster Development District.
2. The subject property is located at 74 Moore Road, as shown on the Plans.
3. The Applicant's Plans meet the submittal requirements and Conservation Cluster Development requirements, except as waived by the Board herein.
4. The Applicant's Plans maintain the rural, natural, historic and scenic character of the neighborhood and promotes the efficient use of land in harmony with its natural features.
5. The Applicant demonstrated its ability to construct three (3) single-family house lots in accordance with the requirements of the Zoning Bylaw, Article 18, and the Conservation Cluster Regulations, Chapter 301, as represented by Applicant's engineer and the professional peer review consultants to the Planning Board under § 1803.1.3.2, the Applicant provided proof to support the construction of four (4) single-family house lots.

B) Specific Findings for Conservation Cluster Special Permit Approval

1803.1.1 – The proposed conservation cluster development is in harmony with the purposes and intent of Article 18 of the By-Laws. The application promotes a more efficient use of the land in harmony with its natural features compared to alternative development option of a dead-end road with a cul-de-sac. It encourages the preservation of open land for conservation, open space, and passive recreation, most notably a significant portion of the bordering vegetated wetlands on the property. The Project provides an existing trail and will provide public access along the eastern bank of the ponds with potential connectivity to the Bay Circuit Trail and a wildlife corridor connected to Great Meadows National Wildlife Refuge which will serve as a shared public open space resource. The proposed development also does more to preserve the scenic character of Moore Road than the alternative conventional development build-out. The Project preserves the existing topography of the property more than the conventional development build-out. Environmentally sensitive areas such as the two ponds, bordering vegetated wetlands, and the 30' wetland "no disturb zone" have been avoided as much as possible in the proposed development and have been incorporated into the Open Land. The proposed common driveway avoids the need for a conventional subdivision road, respects existing natural topography and the natural character of the land, and minimizes future problems with maintenance, drainage and erosion control. These factors, as well as general aesthetic considerations including the preservation of the antique barn and existing 1820 colonial farmhouse, makes the conservation cluster plan superior to either the four or three-lot conventional development build-out.

1803.1.2 – The subject property consists of 6.04 acres, which satisfies the five-acre minimum for the Conservation Cluster Development District.

1803.1.3 – The Project consists of a three-lot Conservation Cluster Development, comprised of two new buildable lots and one existing dwelling and barn. The open space lot shall contain 2.3 acres or 37.9% of the whole lot. The number of lots was based on a calculation of lots as specified by § 198–1803.1.3.2. The Lot Yield Calculation was performed and showed 4 lots. The developer, after a Conventional Subdivision that showed three lots. The number of lots meets the requirements of Sections 1803.1.3 and of the Zoning By-Laws.

1803.1.4 – Each buildable lot has at least 50' of frontage on a public or private road. In this case, frontage is provided on Moore Road.

1803.1.5 – Each lot allows for a building site in harmony with natural terrain as cuts-and-fills are minimized and no lot is less than 20,000 square feet.

1803.1.6 – Front, side and rear yards are delineated on the Plans and comply with the 15-foot minimum setback from the tract perimeter and open land.

1803.1.7 – The Applicant proposes the dedication of 2.3 acres (37.9% of the site) as permanent Open Land in excess of the 35% requirement.

1803.1.8 – The 2.3 acres of the Open Land parcel shall be conveyed in fee simple to the Wayland Conservation Commission, if the Commission accepts the grant. If the Applicant desires to change the grantee of the Open Land parcel to another organization described in section 1803.1.8, the Applicants shall apply for a minor modification without the need for a noticed public hearing. If it takes title, the Conservation Commission may elect to create low-impact trails within the open space parcel.

IV. Conditions

Based on the aforementioned findings, application submittals, public comment, comments from boards and commissions, comments of peer review consultants, and the information submitted at the hearing or in written submissions to the Planning Board while the hearing was open, the Planning Board hereby approves said application for a Special Permit for a Conservation Cluster Development under Article 18 of the Zoning Bylaws, subject to the following conditions and limitations:

A) General Conditions

A.1 The Project shall be built in conformity, and shall be in compliance, with the Final Plans, as may be modified by the conditions set forth in this Decision, all of which shall appear on the final endorsed Mylar plans. Failure to so comply shall be cause for rescission of this Decision. All references to specific lots shall coincide with the designated numbers as shown on the Final Plans.

A.2 If there is no appeal of this decision, a reproducible set of the plans shall be revised to incorporate the conditions of this Decision, and returned to the Planning Board within fifteen (15) calendar days after the expiration of the appeal period and notification to the Planning Board by the Town Clerk that no appeal has been filed. If there is an appeal, the Applicant shall consult with the Planning Board regarding the resolution of the appeal and relevant timetables. The revised reproducible plans shall be endorsed by the Planning Board if the Board determines that the plans comply with this Decision.

A.3 A properly executed Form I, Approval with Covenant Contract, or its equivalent shall be submitted in a form acceptable to the Planning Board.

A.4 This Decision and the revised and endorsed plans, and the Form I, Approval with Covenant Contract, or its equivalent, if applicable, all properly executed, shall be recorded or registered, at the Middlesex South District Registry of Deeds within fifteen (15) calendar days after the endorsement of the revised plans by the Planning Board; and within the same fifteen (15)-day period, one reproducible set and four (4) sets of plans of the fully endorsed revised plans, plus a copy of the layout plan in electronic form suitable for use by the Town Surveyor, shall be returned to the Planning Board, together with documentation verifying that said recording(s) have been completed, noting the specific location (referenced by deed book and page, etc.) where said document(s) and plans have been recorded, and the date of recording; all recording information shall be attached to said notification. Neither the entire subdivision, nor any portion thereof, to include any lot or lots, shall be sold or offered for sale until said notification occurs.

A.5 The owners of Lots 2 and 3 shall be jointly and severally responsible and liable for the costs of the maintenance, snow plowing, repairs and construction of the common driveway serving those lots, and, to the extent applicable, all utilities the installation of which are required in connection with this approval, or which may be installed at any time, including, without limitation, water, sewer, stormwater management system, and other utilities, and including all actions of any kind or nature necessary or appropriate in order to maintain the common driveway in a good safe and passable condition, providing access from each lot to Moore Road, and to provide adequate services to Lots 2 and 3; provided, however, that the owner of Lot 1 shall also be jointly and severally responsible and liable for the stormwater management system along with the owners of Lots 2 and 3. For purposes hereof, "owner" shall mean the record owner of the said lot or lots as of the date that maintenance, repair or reconstruction work as the case may be is begun. All such maintenance, etc. shall be done under the supervision of the appropriate Town department if applicable, and shall comply with and conform to all requirements of the Town of Wayland and other requirements imposed by law or governmental authority. The appropriate Town officials, employees, agents and their designees shall have the right to enter upon the common driveway for all purposes for which ways are used in the Town of Wayland. The Applicant shall establish a homeowners association and execute and record a declaration of covenants and easements ("Declaration") to govern the common driveway and each lot owner's rights and responsibilities in the same. The Declaration shall include a snow and ice removal plan that does not rely on salt treatment. A copy of the draft Declaration shall be provided to the Town Planner for review and comment prior to the recording of the same. All easements, including the Declaration of Covenants and Easements for the common driveway, shall be reviewed and approved by the Planning Board prior to the release of any lots, and prior to recording with the Middlesex South Registry of Deeds. All easements, if any, shall be referenced in the deeds for the lots encumbered by and/or benefiting from said easements. Copies of said deeds shall be submitted to the Planning Board. The common driveway shall not be eligible for acceptance by the Town of Wayland as a public way, and the Applicant and its successors-in-title shall never petition the Town of Wayland, whether through town meeting or otherwise, for public acceptance of the common driveway as a public way.

A.6 With the exception of initial development and construction activities, the owners of Lots 2 and 3 shall not use or permit the use of the common driveway for any purpose other than utilities and ingress and egress from the lots by the residents of the lots and their guests and invitees, such use to be limited to pedestrian and private passenger vehicular traffic, delivery or customary and usual household services incidental to residential uses, and vehicles or equipment in connection with the maintenance, repair or reconstruction of the common driveway and any utilities installed thereon and thereunder. No owner or owners shall park or cause to be parked any motor vehicle on the common driveway, except for occasional, temporary and non-overnight parking that does not impede access to all of the lots.

A.7 Any and all maintenance, repair or reconstruction work performed on or to the common driveway or in connection with services and utilities installed thereon or thereunder shall be carried out so as to ensure that no fill material nor in products or erosion resulting from or arising in connection with such work shall be discharged into the storm drainage system or wetlands, and soil and other materials or debris shall be removed from the site only to the extent necessary in connection with such work and the construction of the subdivision and in any event shall be subject to any other By-Laws regulating the same and shall be subject to the Town's Earth Movement By-Law. For purposes of the Earth Movement Bylaw, the Project shall be subject to the 500 cubic yard limitation per lot applicable to districts where the minimum lot area is less than 40,000 square feet, and the common driveway shall be treated as a subdivision way for purposes of Section 504.4.

A.8 Pursuant to §198–1807 of the By-Laws, the Special Permit granted by this decision under Article 18 shall lapse within eighteen months of the date this Permit becomes final if substantial construction has not begun, except for good cause shown by the Applicant and approved by the Planning Board. Further, once excavation for foundation or footings begins on a lot, the construction of the home on the lot must be completed (certificate of occupancy) within two years of the start of such activities.

A.9 All easements, including the Declaration of Covenants and Easements for the common driveway, shall be reviewed and approved by the Planning Board prior to the release of any lots, and prior to recording with the Middlesex South Registry of Deeds. All easements, if any, shall be referenced in the deeds for the lots encumbered by and/or benefiting from said easements. Copies of said deeds shall be submitted to the Planning Board.

A.10 In any sale or transfer by the owner or any successor owner of the lots, the deed or other instrument of conveyance shall reference this Decision and its recording book and page.

A.11 No lot shall be further divided so as to create additional lots. This restriction shall be noted on the recorded plans. Additionally, the Declaration of Covenants and Easements governing the common driveway and Lots 1, 2 and 3 shall contain a covenant running to the benefit of each of the respective owners of Lots 1, 2 and 3 restricting any further division or subdivision of Lots 1, 2 and 3.

A.12 Any fill that is imported to the site shall be clean and any debris found within the fill, such as but not limited to asphalt, metal, and wood shall be removed.

A.13 The base coat of the common driveway shall be constructed and capable of providing safe vehicular access to Lots 2 and 3 prior to the commencement of construction of the homes on Lots 2 and 3.

A.14 Pursuant to §198–1803.1.6 and §301–17(c), except as waived for the preservation of the barn and relocation of the existing garage, there shall be no dwellings, accessory buildings, driveways, and roadways within the buffer strip around the perimeter of the tract.

A.15 Pursuant to §198–1806.1 the Open Land shall be conveyed prior to the Building Commissioner's issuance of a building permit for any lot, unless the Applicant shall provide a cash performance bond in an amount sufficient in the judgment of the Planning Board to guarantee the conveyance of the Open Land as required by the special permit. In any event, the Open Land shall be conveyed as required on or before one year after the conveyance of the first lot.

B) Special Conditions

B.1 The existing barn on Lot 3 shall not be demolished or substantially altered. Prior to the sale or transfer of Lot 3, the Applicant shall convey a permanent historic preservation restriction to the Town of Wayland which shall restrict the demolition or alteration of the exterior of the barn without permission from the Town of Wayland Planning Board or its delegate. The deed restriction shall be reviewed and approved by the Planning Board prior to recording, such approval not to be unreasonably withheld. To the extent possible, the form of the restriction shall conform to G.L. c. 184, §31 and 32 to ensure its perpetual enforcement, or the longest period allowed under law.

B.2 Simultaneous with the conveyance of the Open Land, the Applicant shall transfer \$1,500 to the Conservation Commission or its assign for the specific purpose of maintaining the existing trail on the Open Land.

B.3 During construction, the Applicant shall protect the 3 specimen trees as shown on the plans (shown on the Final Plans as "existing trees to remain during construction").

B.4 The dashed lines shown on Lots 2 and 3 on the Plans represent the area within which the single-family residential structures may be built on each lot (the "Building Envelope").

B.5 All utilities shall be installed and maintained underground.

B.6 All construction vehicles shall be parked on-site. If for a particular site development or construction-related activity it is necessary and unavoidable to temporarily station or park construction vehicles within the Moore Road right-of-way, the Applicant shall coordinate traffic control with the Wayland Police Department and notify the direct abutters and the Town Planner in writing at least 24 hours in advance of such activity. During construction, all local, state and federal laws and regulations shall be followed regarding noise, vibration, concussion, dust and blocking of Town ways. At all times the Applicant shall use diligent efforts to minimize inconvenience to the residents in the area. All trucks transporting earth materials of any type to and/or from the site shall be covered in compliance with state law. Any debris or materials that fall from such trucks onto public ways shall be removed and cleaned up promptly. The hours of construction shall be Monday – Friday from 7:00 AM to 5:00 PM and Saturdays from 8:00 AM to 4:00 PM. No work shall be take place on Sunday or federal holidays.

B.7 Prior to clearing and grading activity, straw wattles and properly entrenched silt fencing shall be installed down slope of all planned earth movement activities as shown on the Final Plans. The boundaries of all buffer areas and the Open Land parcel shall be delineated by silt fence to prevent any encroachment by construction equipment or workers except for the limited tree removal noted in Condition B.8.

B.8 The Applicant shall notify the Planning Board and its agent to schedule an inspection of the site prior to the clearing of land for the purpose of identifying trees to be removed. The Planning Board permits the removal of the tall pine trees referred to in the BETA report dated 10/11/17. All other trees in the 50-foot buffer along the westerly side of the Locust shall be preserved in accordance with customary landscaping maintenance practices.

B.9 The conveyance of the Open Land shall include the execution and recording of any and all conveyance documents as determined necessary by Town Counsel to ensure the perpetual protection of the parcel as open space.

B.10 The three specimen trees shown on the Final Plans shall be protected with staked orange snow fencing at the driplines during construction.

B.11 A proper construction entrance shall be constructed before construction begins. Any dewatering or draw down activities shall not be directly discharged into a resource area or catch basin. Any dewatering shall be approved, in advance, by the Conservation Commission or Conservation Administrator. Thereafter, prior to commencing any dewatering, the contractor shall provide 24 hours written notice (excluding holidays and weekends) to the Conservation Administrator.

B.12 Limit of Lawn: no expansion of the proposed lawn area within the wetland buffer zone (shown on the Final Plans) is allowed. Removal of invasive plants (by hand or with hand-held power tools) and establishment of native plants may be allowed within the wetland buffer zone under a valid Order of Conditions.

B.13 The applicant shall install permanent bounds demarking the property line of each individual lot with the open space parcel. The permanent bounds shall be installed by a professional land surveyor. Permanent bounds shall be installed at every angle point. Bounds shall be 4" x 4" granite or concrete bounds with a depth of at least three feet, and with at least three inches exposed above grade, except that bounds located in wetland resource areas may be comprised of iron pipes with at least three inches exposed above grade with a surveyor's cap.

B.14 In the event that the stormwater management conditions of any Order of Conditions or Stormwater Permit issued by the Conservation Commission (the "ConComm Conditions") conflict with the stormwater management conditions of this Special Permit, the ConComm Conditions shall govern and the Applicant need not return to the Planning Board for further revision of the stormwater management conditions of this Special Permit.

C) Waivers

C.1 The Planning Board hereby waives the requirement of Chapter 301–10(B) of the Conservation Cluster Development Rules and Regulations to file all requests for waivers prior to or with the special permit application. The Board determines that requiring strict compliance with this provision is not an efficient use of resources nor productive to the iterative planning process, since an applicant's development plans often change through the course of public hearing process (as they did here). Waiver of this provision allows public comments, peer review comments, Planning Board comments, Conservation Commission and other board comments, and staff comments discussed during public hearings to be incorporated into the Plans.

C.2 The Planning Board hereby partially waives the requirement of Chapter 301–15 of the Conservation Cluster Development Rules and Regulations for the Applicant to submit a site plan that conforms to the definitive subdivision plan submission requirements set forth in the Wayland Subdivision Rules and Regulations. Specifically the Board waives Section III.B.3, subsections (a), (c), (x) and (y) and Section III.B.5 (a) (iii) and Section III.B.5 (f). The Board finds that since the proposed Conservation Cluster does not propose to create a new subdivision road strict compliance with these definitive plan submission requirements is unnecessary for the Board to make an informed decision on this application, and further, the Project is consistent with approvals previously granted for other Conservation Cluster applications without new subdivision roads.

C.3 The Planning Board hereby partially waives the requirement of Chapter 301–17(C) of the Conservation Cluster Development Rules and Regulations that requires a 50-foot wide buffer strip around the perimeter of the development tract. Partial waiver of this requirement is necessary to allow for existing barn to remain in its current location and relocate the existing garage. Partial waiver of this requirement promotes the public interest and is consistent with conservation cluster development purposes as it preserves natural features, does not waste historical resources, and promotes re-use of existing buildings.

C.4 The Planning Board hereby waives the requirement of Chapter 301–17(E) of the Conservation Cluster Development Rules and Regulations that requires each principal building to have access from "a street contained within the cluster development and not in existence prior to the development of the cluster." Waiver of this provision promotes the public interest and is consistent with conservation cluster development purposes as it enables a project that does not require the construction and maintenance of a new road. By eliminating the need for each house to be served by a new road, the waiver reduces land disturbance, tree cutting, cuts-and-fills, curb cuts, and impervious surfaces.

C.5 The Board determines that its conditions set forth in this Decision serve substantially the same objectives as the provisions of the Conservation Cluster Development Rules and Regulations being waived herein.

PLAN NO. 205 OF 2018  
SHEET 2 OF 5

APPROVED SPECIAL PERMIT  
CONSERVATION CLUSTER DEVELOPMENT  
WAYLAND PLANNING BOARD

*[Handwritten signatures and initials]*

DATE: March 6, 2018

F WAYLAND D  
I FEB 13 2018 E  
E APPROVED T

THIS PROJECT IS SUBJECT TO A SPECIAL PERMIT  
FROM THE WAYLAND PLANNING BOARD SEE DECISION  
DATED: DECEMBER 13, 2017.

OWNERS:

TAMPOSI BROTHERS I, LLC  
37 REVERE STREET, No. 8  
BOSTON, MA 02114

SULLIVAN, CONNORS  
AND ASSOCIATES

LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-8915

SPECIAL PERMIT DECISION  
CLUSTER SITE LAYOUT

74 MOORE ROAD  
IN  
WAYLAND, MA



FOR RECORDING SHEET 2-OF-5

REVISED: DESCRIPTION:  
DRAWN BY: REM CHECK BY: VHH  
DATE: JANUARY 10, 2018  
SCALE: 1"=40' SHEET 1 OF 1.

205 of 2018 215



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

VAROJAN H. HAGOPIAN, P.L.S. 49665



N/F  
MARC & JILL BROFSKY  
MAP 10, PARCEL 66  
L.C. BOOK 1181, PG. 132

ABUTTING HOUSE LOCATIONS TAKEN FROM TOWN G.I.S.

N/F  
ANDREW & KAELEN PHILLIPS  
MAP 10, PARCEL 67  
L.C. BOOK 1439, PG. 65

N/F  
CARL & CHRISTINE BLOCK  
MAP 10, PARCEL 68  
L.C. BOOK 968, PG. 9

N/F  
WANG CHIM CHANG &  
CHANG TSUI LI  
MAP 10, PARCEL 1  
L.C. BOOK 1283, PG. 1

N/F  
MICHAEL & EMILY HOPPS  
MAP 11, PARCEL 13  
L.C. BOOK 1475, PG. 41

N/F  
SUDBURY VALLEY TRUSTEES, INC.  
MAP 11, PARCEL 14C  
DEED BK. 19730, PG. 502  
L.C. BOOK 1055, PG. 110

N/F  
PERRY BECKETT & GEORGE DELIGIANIDES, TRUSTEES  
MAP 10, PARCEL 64  
L.C. BOOK 1313, PG. 59

N/F  
THE UNITED STATES OF AMERICA  
MAP 10, PARCEL 65  
DEED BK. 11011, PG. 436

N/F  
THE WOOD REVOCABLE TRUST  
MICHAEL & ANNE WOOD  
MAP 11, PARCEL 26  
DEED BK. 58954, PG. 561

APPROVED SPECIAL PERMIT  
CONSERVATION CLUSTER DEVELOPMENT  
WAYLAND PLANNING BOARD

*[Signature]*  
*[Signature]*

DATE: March 6, 2018

N/F  
STEPHEN & SUSANNE GEIGER  
MAP 11, PARCEL 27  
DEED BK. 49679, PG. 398

HICKORY HILL ROAD  
(50' WIDE - PUBLIC WAY)

N/F  
MIDDLE STREET TRUST  
MAP 11, PARCEL 24  
DEED BK. 50818, PG. 255

N/F  
26 HICKORY HILL ROAD REALTY TRUST  
WILLIAM & MARTHA LERMAN TRUSTEES  
MAP 11, PARCEL 25  
DEED BK. 51055, PG. 29

N/F  
ELISABETH PEDERSEN  
MAP 11, PARCEL 16B  
DEED BK. 47920, PG. 416

N/F  
SUDBURY VALLEY TRUSTEES, INC.  
MAP 11, PARCEL 14A  
DEED BK. 19730, PG. 502  
L.C. BOOK 1055, PG. 110

N/F  
RITCHIE & BETTY LOWRY  
MAP 11, PARCEL 11  
L.C. BOOK 737, PG. 51

N/F  
STEVEN GERMAN & JOYCE LAUER  
MAP 11, PARCEL 12  
L.C. BOOK 1085, PG. 29

BENCHMARK  
X-MRK. HYD. BOLT  
ELEV. = 132.54  
(NGVD 1929)

MOORE ROAD  
(50' WIDE - PUBLIC WAY)

SELECTIVE BRUSH CLEARING  
& LIMB TRIMMING TO OBTAIN  
SIGHT DISTANCE

CONNORSTONE ENGINEERING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES, THAT ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN, OR THE CHARACTER OF SUBSURFACE GROUND CONDITIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND ELEVATION OF UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT THE TOWN DPW AND DIG SAFE (1-888-344-7233) FOR UTILITY LOCATIONS 72 HOURS BEFORE EXCAVATION.



- LEGEND**
- DRAIN MAN HOLE
  - DRAINAGE LINE
  - CATCH BASIN
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - APPROX. WATERLINE
  - HYDRANT
  - WATERGATE
  - APPROX. GAS LINE
  - GAS GATE
  - UTILITY POLE & GUY WIRE
  - CHAIN LINK FENCE
  - LIGHTPOST
  - ELECTRIC TRANSFORMER
  - SIGN
  - VERTICAL BENCHMARK
  - DECIDUOUS TREE >8"
  - CONIFEROUS TREE >8"
  - TREELINE
  - SPOT GRADE
  - ROOF DRAIN DOWNSPOUT

- MONUMENTS**
- CBDH Fnd. CONC. BOUND WITH
  - IP Fnd. IRON PIPE FOUND

F WAYLAND D  
R FEB 13 2018 E P  
E APPROVED T

GENERAL NOTES:

1. THIS PLAN IS BASED ON AN ON-GROUND SURVEY BY SULLIVAN, CONNORS & ASSOCIATES PERFORMED ON APRIL 2017.
2. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
3. WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING, LLC AND LOCATED BY: SULLIVAN, CONNORS & ASSOCIATES.
4. THE SITE IS LOCATED IN A ZONE 2 WATER RESOURCE PROTECTION DISTRICT.
5. ALL PROPOSED LANDSCAPING SHALL UTILIZE NATIVE PLANTINGS WITHIN THE BUFFER ZONES.
6. PROPOSED IRRIGATION SYSTEMS SHALL NOT BE ALLOWED WITHIN THE 100 FOOT BUFFER ZONE.

NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

ZONED: SINGLE RESIDENCE  
CONSERVATION CLUSTER  
AREA = 20,000 sf  
FRONTAGE = 50 feet

ZONE 2 WATER RESOURCE PROTECTION DISTRICT  
FLOOD PLAIN OVERLAY DISTRICT EL=124

THIS PROJECT IS SUBJECT TO A SPECIAL PERMIT FROM THE WAYLAND PLANNING BOARD SEE DECISION DATED: DECEMBER 13, 2017.

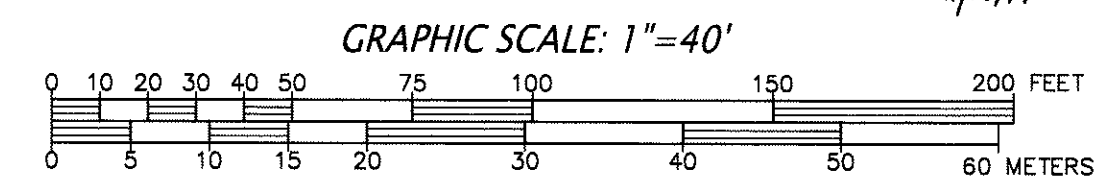
OWNERS:  
TAMPOSI BROTHERS I, LLC  
37 REVERE STREET, No. 8  
BOSTON, MA 02114

**SULLIVAN, CONNORS  
AND ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-8915

"DEFINITIVE PLAN"  
CLUSTER SITE PLAN  
EXISTING CONDITIONS  
74 MOORE ROAD  
WAYLAND, MA

FOR RECORDING SHEET 3-OF-5  
11-16-17 REVISE PER COMMENT LETTER  
10-18-17 RECONFIGURE OPEN SPACE, DRAINAGE  
REVISED: DESCRIPTION:  
DRAWN BY: REM CHECK BY: VC  
DATE: AUGUST 3, 2017  
SCALE: 1"=40' SHEET 1 OF 3.

PLAN NO. 205 OF 2018  
SHEET 3 OF 5

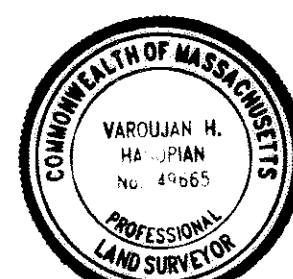




I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THE ACTUAL SURVEY OF THE BOUNDARY LINES OF THIS TRACT OF LAND WAS MADE IN ACCORDANCE WITH THE SPECIFICATIONS IN "THE ETHICAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS"

VAROUJAN H. HAGOPIAN, P.L.S. 49665



MARC & JILL BROFSKY  
MAP 10, PARCEL 66  
L.C. BOOK 1181, PG. 132

PROVIDE SILT SACKS IN ALL CATCH BASINS, UNTIL SITE IS STABILIZED (SEE DETAIL)

ABUTTING HOUSE LOCATIONS TAKEN FROM TOWN G.I.S.

ANDREW & KAEYLN PHILLIPS  
MAP 10, PARCEL 67  
L.C. BOOK 1439, PG. 65

TWO EXISTING TREES TO REMAIN, PROTECT DURING CONSTRUCTION

EXISTING TREE TO REMAIN, PROTECT DURING CONSTRUCTION  
CARL & CHRISTINE BLOCK  
MAP 10, PARCEL 68  
L.C. BOOK 968, PG. 9

LIMIT OF WORK

LOT 3 SEPTIC AREA  
GRADE OVER SYSTEM=132-133  
TOP TOP SYSTEM=130.95  
SYSTEM BOTTOM=129.75

WANG CHIM CHANG & CHANG TSUI LI  
MAP 10, PARCEL 1  
L.C. BOOK 1283, PG. 1

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IMPERVIOUS LOT COVERAGE SUMMARY  
EXISTING IMPERVIOUS AREA = 11,335 S.F.  
PROPOSED IMPERVIOUS AREA = 25,120 S.F.

OPEN LAND SUMMARY  
REQUIRED OPEN LAND = 92,175 S.F.(35% LOT AREA)  
PROPOSED OPEN LAND = 99,806 S.F.(37.9% LOT AREA)

SUDBURY VALLEY TRUSTEES, INC.  
MAP 11, PARCEL 14C  
DEED BK. 19730, PG. 502  
L.C. BOOK 1055, PG. 110

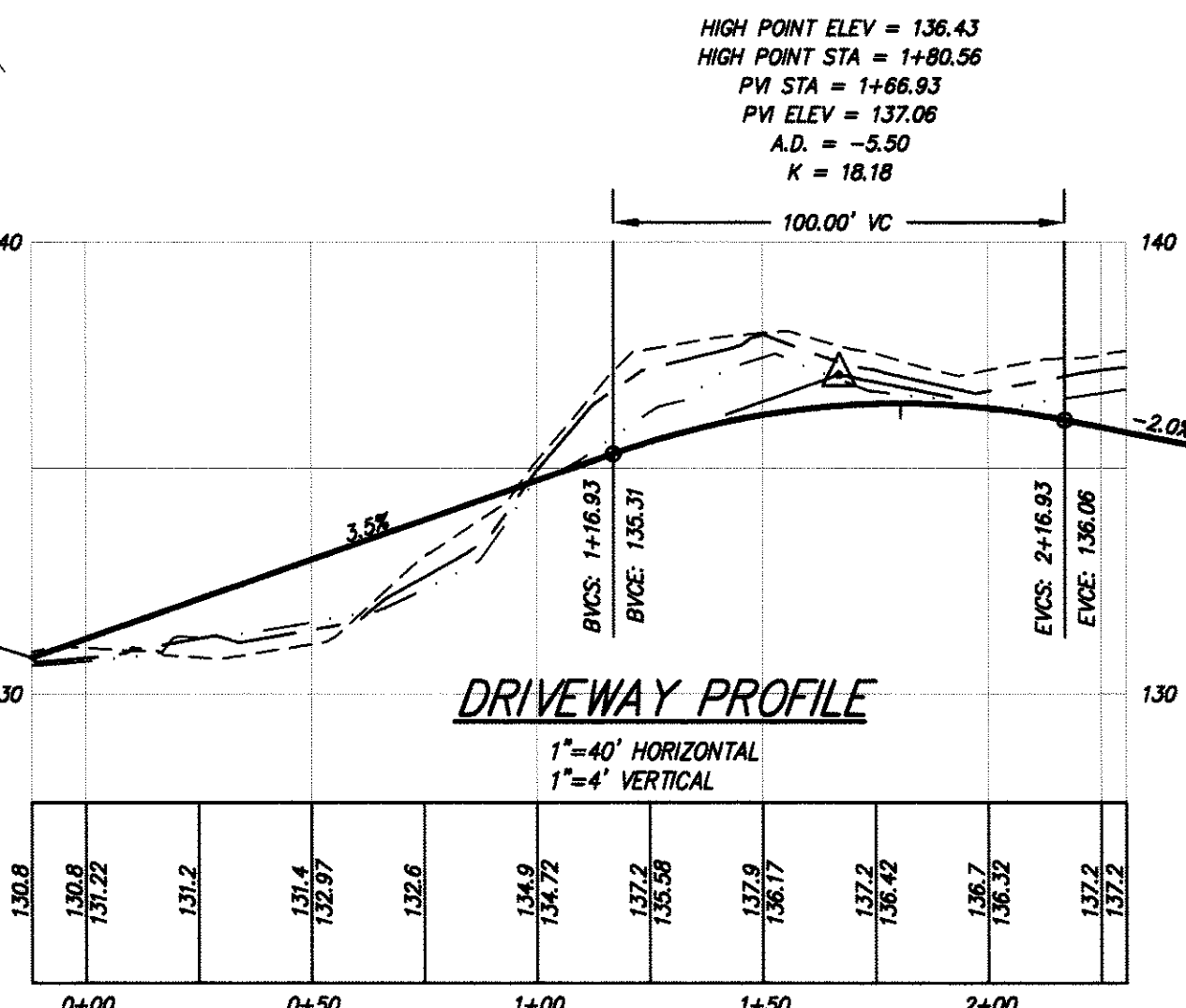
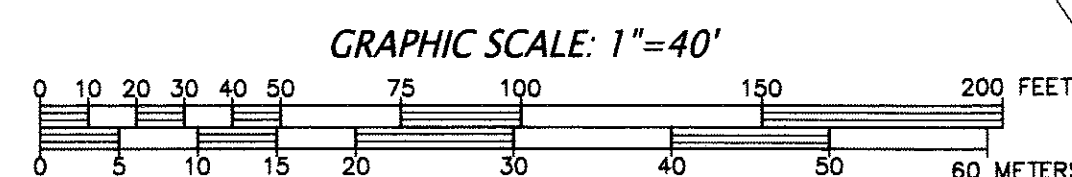
MOORE ROAD  
(50' WIDE - PUBLIC WAY)

PROVIDE STONE APRON AT ENTRANCE DURING CONST. (SEE DETAIL)

MICHAEL & EMILY HOPPS  
MAP 11, PARCEL 13  
L.C. BOOK 1475, PG. 41

STEVEN GERMAN & JOYCE LAUER  
MAP 11, PARCEL 12  
L.C. BOOK 1085, PG. 29

EASEMENT NOTE:  
DRAINAGE EASEMENT ON LOT 1 TO BENEFIT LOTS 2 & 3.  
ACCESS, EGRESS, & UTILITY EASEMENT ON LOTS 2 & 3 TO BENEFIT LOTS 2 & 3.  
OWNERS OF LOTS 2 & 3 WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF UTILITIES AND STRUCTURES WITH EASEMENTS



APPROVED SPECIAL PERMIT  
WAYLAND PLANNING BOARD  
DATE: March 6, 2018

LEGEND	
	DRAIN MAN HOLE
	DRAINAGE LINE
	CATCH BASIN
	BITUMINOUS CURBING
	EDGE OF PAVEMENT
	APPROX. WATERLINE
	HYDRANT
	WATERGATE
	APPROX. GAS LINE
	GAS GATE
	UTILITY POLE & GUY WIRE
	CHAIN LINK FENCE
	LIGHTPOST
	ELECTRIC TRANSFORMER
	VERTICAL BENCHMARK
	DECIDUOUS TREE >8"
	CONIFEROUS TREE >8"
	TREELINE
	SPOT GRADE
	ROOF DRAIN DOWNSPOUT
MONUMENTS	
	CBOD Fnd.
	CONC. BOUND WITH
	IRON PIPE FOUND
	F WAYLAND D
	P FEB 13 2018

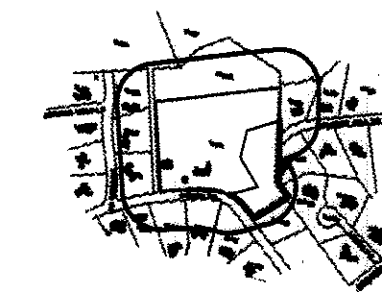
GENERAL NOTES:  
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2. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.  
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4. THE SITE IS LOCATED IN A ZONE 2 WATER RESOURCE PROTECTION DISTRICT.  
5. ALL PROPOSED LANDSCAPING SHALL UTILIZE NATIVE PLANTINGS WITHIN THE BUFFER ZONES.  
6. PROPOSED IRRIGATION SYSTEMS SHALL NOT BE ALLOWED WITHIN THE 100 FOOT BUFFER ZONE.  
ZONED: SINGLE RESIDENCE 40,000 AREA = 40,000 sf  
FRONTAGE = 180 feet  
LOT WIDTH/CIRCLE = 100 feet  
SETBACKS: FRONT = 30 feet  
STREET CENTERLINE = 55 feet  
SIDE = 25 feet  
REAR = 30 feet  
ZONED: SINGLE RESIDENCE CONSERVATION CLUSTER AREA = 20,000 sf  
FRONTAGE = 50 feet  
NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.  
ZONE 2 WATER RESOURCE PROTECTION DISTRICT FLOOD PLAIN OVERLAY DISTRICT EL=124  
THIS PROJECT IS SUBJECT TO A SPECIAL PERMIT FROM THE WAYLAND PLANNING BOARD SEE DECISION DATED: DECEMBER 13, 2017.  
OWNERS:  
TAMPOSI BROTHERS I, LLC  
37 REVERE STREET, No. 8  
BOSTON, MA 02114

SULLIVAN, CONNORS AND ASSOCIATES  
LAND SURVEYING AND CIVIL ENGINEERING  
121 BOSTON POST ROAD  
SUDBURY, MASSACHUSETTS 01776  
PHONE: 978-443-9566 FAX: 978-443-8915

"DEFINITIVE PLAN"  
CLUSTER SITE PLAN  
74 MOORE ROAD  
IN  
WAYLAND, MA

FOR RECORDING SHEET 4-OF-5	
11-16-17	REVISE PER COMMENT LETTER
10-18-17	RECONFIGURE OPEN SPACE, DRAINAGE
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: AUGUST 3, 2017	
SCALE: 1"=40'	SHEET 2 OF 3.





LOCUS: 1"=1000'

GENERAL NOTES:

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F WAYLAND D  
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APPROVED T

NO LOT SHALL BE FURTHER DIVIDED SO AS TO CREATE ADDITIONAL LOTS.

ZONED: SINGLE RESIDENCE  
CONSERVATION CLUSTER  
AREA = 20,000 sf  
FRONTAGE = 50 feet

ZONE 2 WATER RESOURCE PROTECTION DISTRICT  
FLOOD PLAIN OVERLAY DISTRICT EL=124

THIS PROJECT IS SUBJECT TO A SPECIAL PERMIT FROM THE WAYLAND PLANNING BOARD SEE DECISION DATED: DECEMBER 13, 2017.

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"DEFINITIVE PLAN"  
CLUSTER SITE PLAN  
CONSTRUCTION DETAILS  
74 MOORE ROAD  
WAYLAND, MA

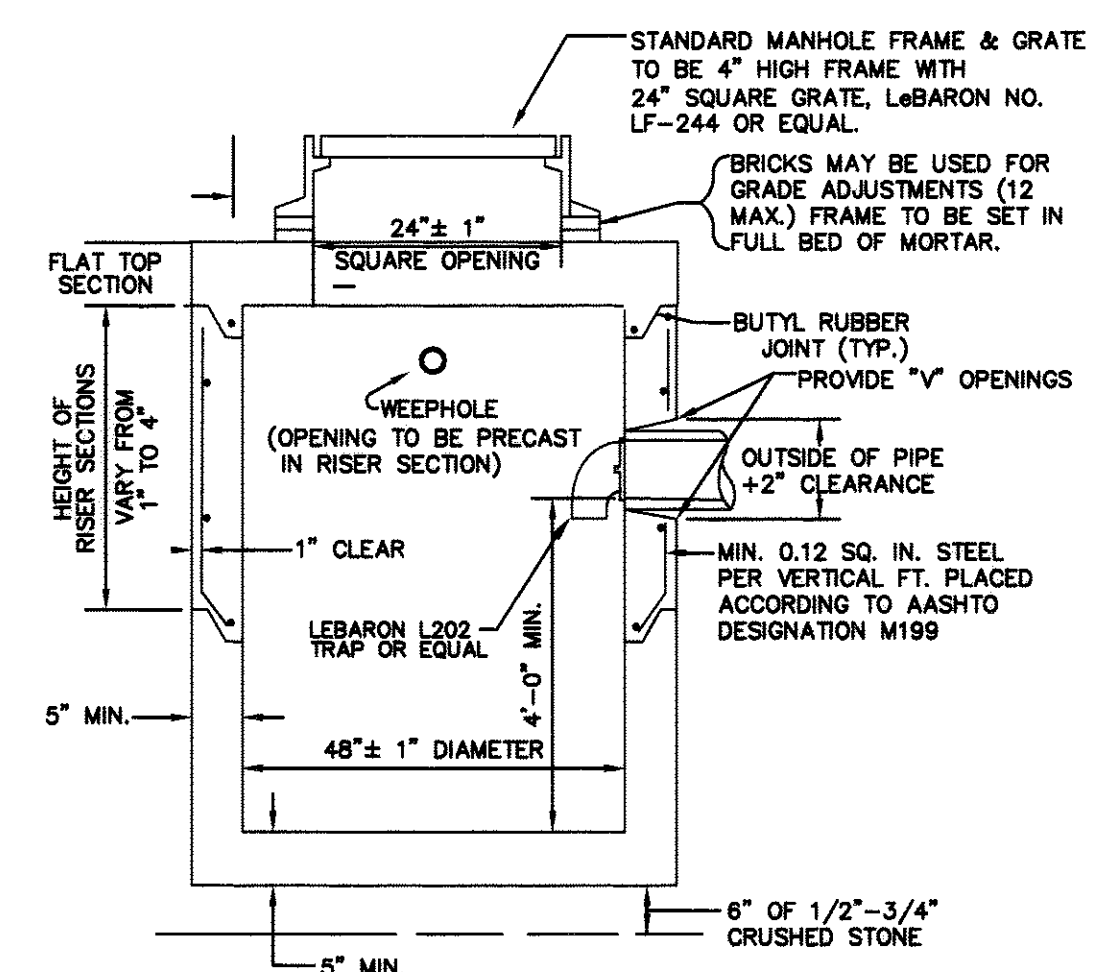
FOR RECORDING SHEET 5-OF-5

11-16-17 REVISE PER COMMENT LETTER  
10-18-17 RECONFIGURE OPEN SPACE, DRAINAGE

REVISED: DESCRIPTION:

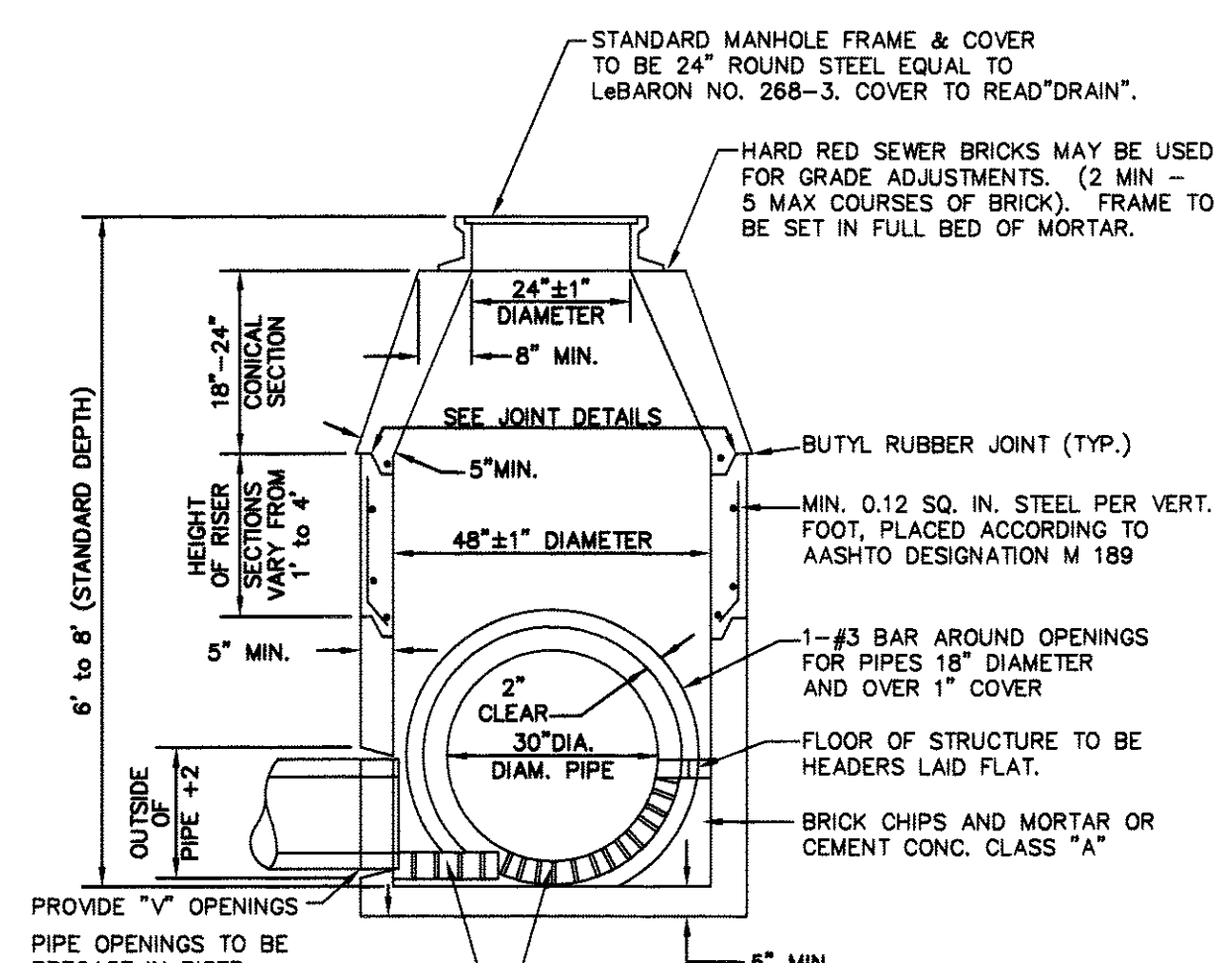
DRAWN BY: REM CHECK BY: VC  
DATE: AUGUST 3, 2017

SCALE: AS SHOWN SHEET 3 OF 3.



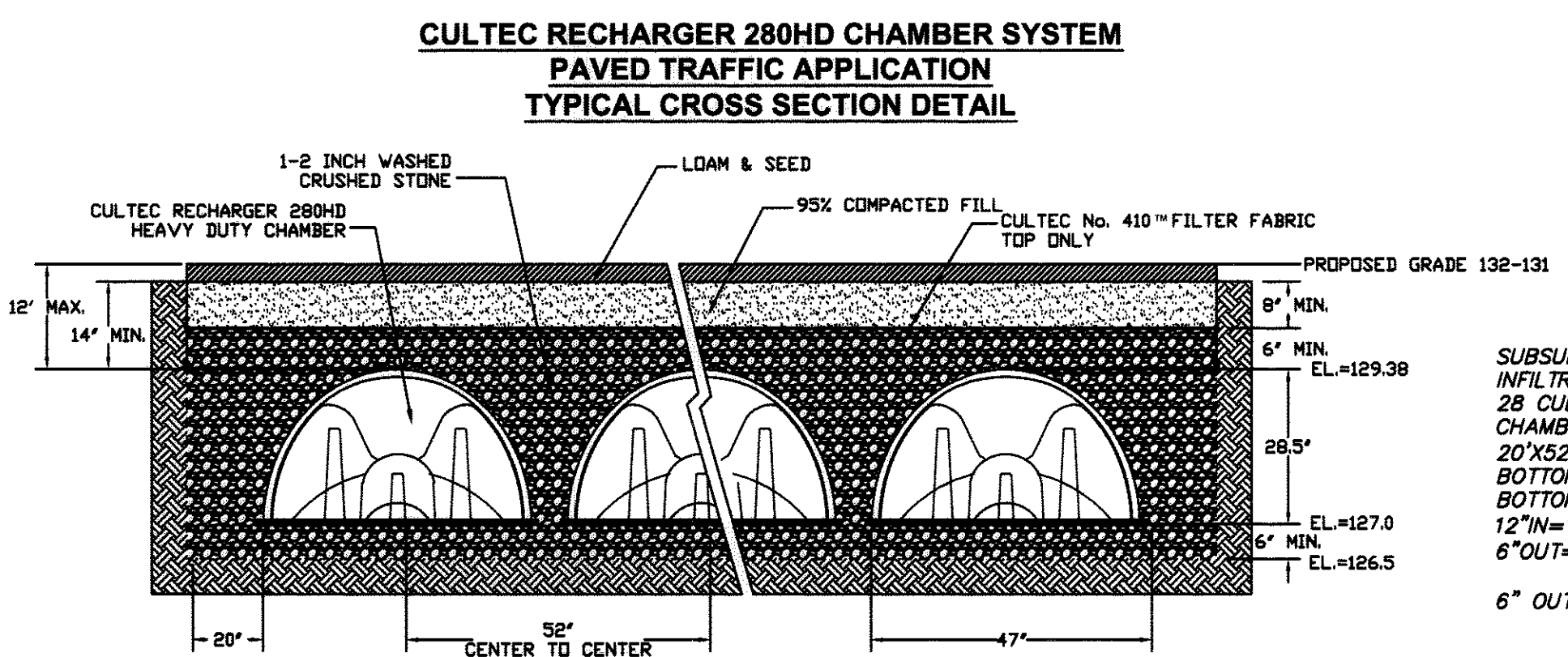
NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE DRAIN CATCH BASIN DETAIL  
NOT TO SCALE

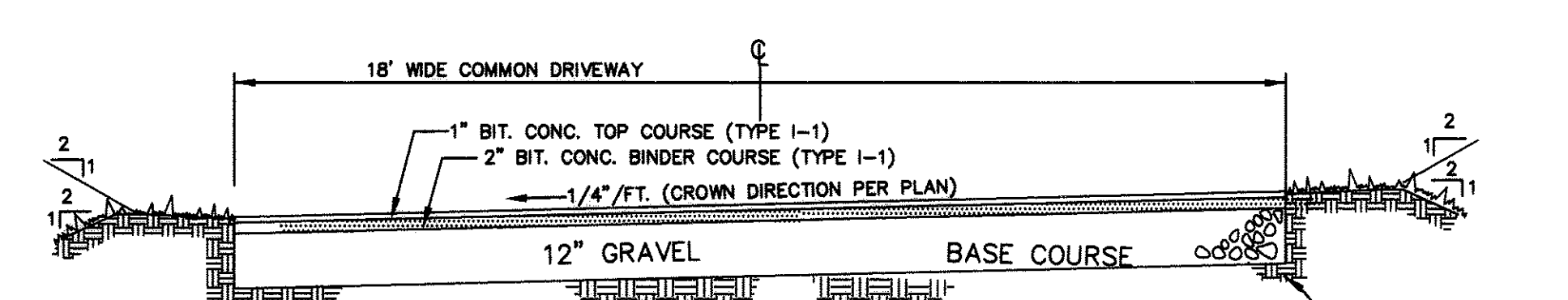


NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE MANHOLE DETAIL  
NOT TO SCALE



E.S.H.G.W.=124.5

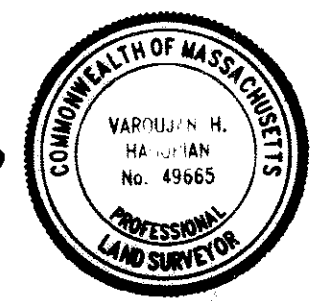


TYPICAL COMMON DRIVEWAY SECTION  
NOT TO SCALE

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VAROUJAN H. HAGOPIAN, P.L.S. 49685

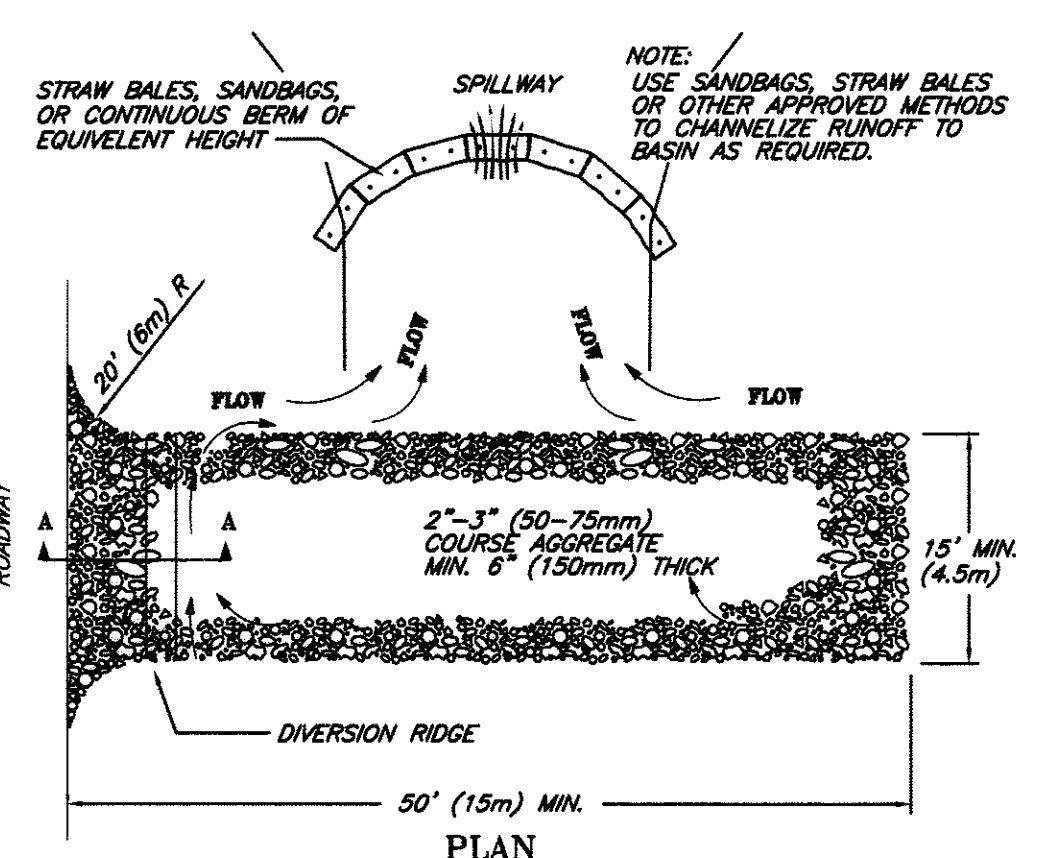
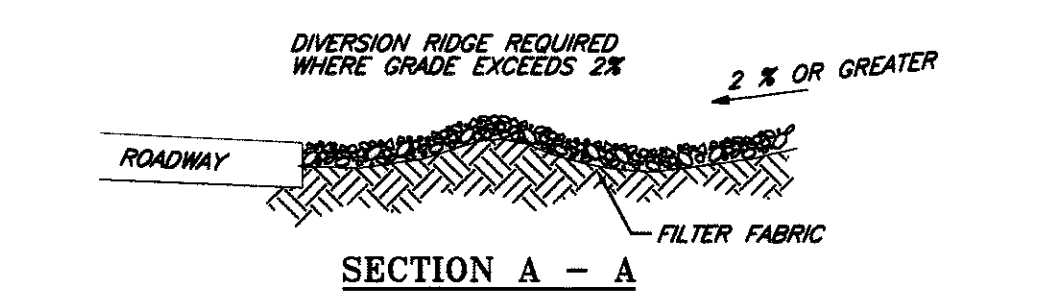


APPROVED SPECIAL PERMIT  
CONSERVATION CLUSTER DEVELOPMENT  
WAYLAND PLANNING BOARD

DATE: March 6, 2018

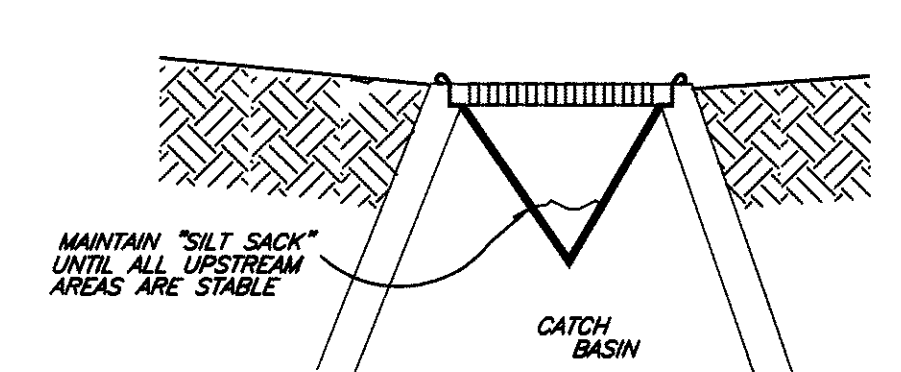
EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS, CHAPTER 194 PERMIT, AND CHAPTER 193 PERMIT (IF REQUIRED) ISSUED BY THE TOWN OF WAYLAND CONSERVATION COMMISSION.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/2 THE HEIGHT OF SEDIMENT BARRIER, HAYBALE, OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD, WITHIN 7 DAYS AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
7. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA (INCLUDING SITE ACCESS DRIVEWAYS) SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
8. DUST CONTROL MEASURES THROUGH WATER SPRINKLING SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
9. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE. IF THE SITE CONDITIONS ARE SUCH THAT THE GRAVEL PAD DOES NOT REMOVE THE MAJORITY OF THE MUD AND DEBRIS, THEN THE TIRES SHALL BE WASHED BEFORE ANY VEHICLES ENTER ADJACENT ROADWAYS. ALL WATER USED FOR TIRE WASHING SHALL BE COLLECTED AND TREATED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.



NOTES:  
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.  
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.  
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY  
GRAVEL  
CONSTRUCTION  
ENTRANCE/EXIT  
© 1984 JOHN MCDONALD



NOTES:  
1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.  
2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

SILT SACK OR EQUAL  
SEDIMENT CONTAINMENT SYSTEM  
NOT TO SCALE

