

May 18, 2018

**BY HAND**

Wayland Planning Board  
c/o Sarkis Sarkisian, Town Planner  
41 Cochituate Road  
Wayland, MA 01778

*Re: Congregation Or Atid, 97 Concord Road, Wayland -  
Application for Amended Site Plan Review*

Dear Sarki:

In support of Congregation Or Atid's Application for Amended Site Plan Review and Approval, I enclose one original and ten (10) copies of the following materials:

1. Application for Amended Site Plan Review and Approval;
2. April 23, 2001 Amended Planning Board Decision regarding Congregation Or Atid Site Plan Review and Approval Application (the "Decision");
3. A plan entitled "Proposed Utilities Plan" for Congregation Or Atid prepared by Bruner/Cott and dated March 8, 2001;
4. A plan entitled "Planting Plan" for Congregation Or Atid prepared by Bruner/Cott and dated March 8, 2001;
5. Congregation Or Atid On-Street Parking Plan dated May 18, 2018 (the "Draft Parking Plan");
6. Document prepared by Or Atid entitled "Draft: Plan for Overflow Parking for Congregation Or Atid" dated March 15, 2018 (the "Draft Conditions");
7. A Certified List of Abutters for 97 Concord Road, Wayland, MA;

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8. A check made payable to the Town of Wayland in the amount of \$250.00 for the filing fee; and
9. A check made payable to Community Advertising in the amount of \$25.00 for the newspaper fee to advertise the public hearing.

I understand that you will (i) file a copy of these materials with the Town Clerk, (ii) mail notices to the certified list of abutters and (iii) coordinate the newspaper with the local paper. Please let me know if you need any assistance.

Supporting Statement

Since the Or Atid's opening in 2001, it has engaged a police detail for the four days during which religious services are held for the Jewish High Holidays. The police detail directs traffic and increases security. Also, beginning in 2001, Or Atid hired a shuttle service for this period to shuttle congregants and guests from the Claypit Hill Elementary School to our synagogue at 97 Concord Road since not all cars could be parked on-site. Approximately 5 or 6 years ago, the police detail began directing individuals to park their cars on the street during the High Holidays. The shuttle service saw a sharp decrease in ridership, became essentially unused, and was eventually discontinued. The evolution from the shuttle service to on-street parking was organic and not initiated by Or Atid.

Or Atid believes that up to 50 cars park on the street during the High Holidays. In addition, perhaps once a year, there may have an occasion when there was on-street parking in connection with a particularly large funeral. In all events, on-street parking is generally confined to the time frame of the particular religious service and does not last continuously for the entire day.

Or Atid now seeks to formalize the arrangement that has been in place for the past several years by amending the Decision. Specifically, Or Atid respectfully requests that the Planning Board strike Condition 6(b) of the Decision and replace it with the following Condition:

The applicant's congregants and guests shall not park on or along town/public ways in the neighborhood, including Concord Road, Glezen Lane, Training Field Road, and Claypit Hill Road, except on each of the four Jewish High Holidays and other days approved in advance by the Town of Wayland Chief of Police. Such on-street parking is limited to the east side of Concord Road between Claypit Hill Road and Glezen Lane and on one side of the street on Training Field Road, all as shown on the "Congregation Or Atid On-Street Parking Plan" dated May 18, 2018, on file with the Planning Board. No vehicles shall be parked within 20 feet of any intersection or block any driveways. The applicant shall

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provide for a police detail to oversee any such on-street parking. The Parking Plan's implementation will be reviewed annually with the Police Chief.

Please note that this proposed amended condition for the Decision, including the location of the on-street parking, is in accordance with the enclosed Draft Conditions and Draft Plan which the Police Chief reviewed and approved subject, of course, to this Board's approval.

Or Atid requests that the Planning Board allow its congregants and guests to park on the street on limited basis similar to other religious institutions in Wayland by approving this amendment to the Decision at the public hearing on June 19, 2018.

Thank you in advance for your consideration.

Very truly yours,

  
Brian C. Lévey

cc: Beth R. Klein, Town Clerk (w/encl.)(By Hand)  
Michael Tichnor, Congregation Or Atid (w/encl.)

Amended SITE PLAN REVIEW AND APPROVAL

SPA Form C

Application for Amended Site Plan Review and Approval

Application is hereby made for site plan review and approval under the Zoning Bylaws, Article 6. As required by the Site Plan Review and Approval Regulations, § 302-16B, the applicant shall submit one original and 10 copies of this Form C at the Planning Board office, together with one original and five copies of all plans and other required materials. One copy of this Form C shall be filed at the Town Clerk's office at the time of said submittal, with a receipt for said filing included as part of the Planning Board submittal. The information on this Form C shall be shown on the site plan. Attach additional pages if necessary.

1. Name, address and telephone number of applicant(s):  
Congregation Or Atid, 97 Concord Road, Wayland, MA, (508) 358-9623
2. Name, address and telephone number of owner(s) of record (if different from applicant):  
N/A
3. Name, address and telephone number of design engineer(s)/surveyor(s)/architect(s):  
N/A
4. Name, title and/or other identification of proposed development/activity:  
Amendment to Site Plan Approval to allow for parked cars on adjacent streets
5. Other information: during Jewish High Holidays.
  - a. Recording information for deed(s) of property recorded in the South District Middlesex Registry of Deeds and/or Land Court (include copies of deeds):  
Book 32973, page 73; or Land Court Cert. No. \_\_\_\_  
Book \_\_\_\_\_, page \_\_\_\_\_; or Land Court Cert. No. \_\_\_\_  
Book \_\_\_\_\_, page \_\_\_\_\_; or Land Court Cert. No. \_\_\_\_  
Book \_\_\_\_\_, page \_\_\_\_\_; or Land Court Cert. No. \_\_\_\_  
Book \_\_\_\_\_, page \_\_\_\_\_; or Land Court Cert. No. \_\_\_\_
  - b. Zoning district(s), and acreage for each district, in which the site is located:  
Zoning district: Residence; Acreage: 60,000  
Zoning district: \_\_\_\_\_; Acreage: \_\_\_\_\_  
Zoning district: \_\_\_\_\_; Acreage: \_\_\_\_\_
  - c. Information from Assessor's office:  
Map No. 14; Lot No. 075  
Map No. \_\_\_\_\_; Lot No. \_\_\_\_\_  
Map No. \_\_\_\_\_; Lot No. \_\_\_\_\_
  - d. Other permits, licenses, approvals, etc., required prior to commencement of construction: N/A

WAYLAND CODE

Special permit: \_\_\_\_\_  
Variance: \_\_\_\_\_  
Subdivision approval not required under  
MGL c. 41, § 81P: \_\_\_\_\_  
Subdivision approval under MGL c. 41, § 81U: \_\_\_\_\_  
Conservation Commission order of conditions: \_\_\_\_\_  
Board of Health construction works permit: \_\_\_\_\_  
Massachusetts Environmental Protection  
Act (MEPA) review: \_\_\_\_\_  
Massachusetts Highway Department curb cut permit: \_\_\_\_\_  
All other required permits, licenses, approvals, etc.: \_\_\_\_\_

Type: \_\_\_\_\_; Issuing authority: \_\_\_\_\_  
Type: \_\_\_\_\_; Issuing authority: \_\_\_\_\_  
Type: \_\_\_\_\_; Issuing authority: \_\_\_\_\_  
Type: \_\_\_\_\_; Issuing authority: \_\_\_\_\_  
Type: \_\_\_\_\_; Issuing authority: \_\_\_\_\_

- e. Describe the timing of all permit, etc., applications listed in Paragraph d above (include copies of all permits already obtained):

N/A

6. History of the use of the site:

- a. Past uses, as researched from readily obtainable sources (cite sources): N/A
- b. Present use(s): Synagogue
- c. All zoning variances granted, listed chronologically by case number, with brief descriptions of each: N/A
- d. All special permits granted, listed chronologically by case number, with brief descriptions of each: Site Plan Approval last amended 04/23/2001.
- e. If any part of the site is protected as a nonconforming use or structure, describe: N/A
- f. If any part of the site is part of an approved subdivision under MGL c. 41, name of subdivision and date of approval: N/A

Name: \_\_\_\_\_ Date of approval: \_\_\_\_\_

7. Existing site characteristics: N/A

- a. Total acreage of site: \_\_\_\_\_

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- b. Total acreage in Floodplain District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- c. Total acreage in Aquifer Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- d. Total acreage in Watershed Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, § 40:  
Wetlands: \_\_\_\_\_; % of total acreage: \_\_\_\_\_  
Buffers: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- f. Total acreage of legally dedicated open space: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
8. Proposed site characteristics: N/A
- a. Total acreage of site: \_\_\_\_\_
- b. Total acreage in Floodplain District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- c. Total acreage in Aquifer Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- d. Total acreage in Watershed Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, § 40:  
Wetlands: \_\_\_\_\_; % of total acreage: \_\_\_\_\_  
Buffers: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- f. Total acreage of legally dedicated open space: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
9. Existing and proposed site improvements: See Cover Letter.
- a. Existing structures, with name and total square footage of footprint and gross floor area of each:
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_
- Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

WAYLAND CODE

Gross floor area: \_\_\_\_\_

Grand totals: Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

- b. Proposed structures, with name and total square footage of footprint and gross floor area of each:

Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

Grand totals: Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

- c. Total square footage and number of spaces by type of existing parking:  
Area: \_\_\_\_\_; Spaces: \_\_\_\_\_
- d. Total square footage and number of spaces by type of proposed parking:  
Area: \_\_\_\_\_; Spaces: \_\_\_\_\_
- e. Describe existing and proposed materials used for any impermeable surfaces:
- f. Method of sewage disposal and summary of drainage impacts:
- g. Describe existing and proposed access to the site:

10. Submit the following written documents and materials: N/A

- a. List of and justification for requested waivers:  
Date received: \_\_\_\_\_
- b. Drainage calculations:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- c. Statement of water resources impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- d. Statement of landscape impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- e. Statement and report of traffic impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_

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- f. Statement of waste disposal impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- g. Receipt from Town Clerk:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- h. Fee: Amount: \_\_\_\_\_;  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_

Amendment of the Original Amended

I hereby request site plan approval under the Zoning Bylaws, Article 6.

Signature and printed name of applicant(s):

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Signature and printed name of owner(s) of record, if different:

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

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Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Form C received by (signature): \_\_\_\_\_ Date: \_\_\_\_\_  
Printed name: \_\_\_\_\_

(Cont'd on page 30237)

CONGREGATION OR ATID

By: Brian C. Levey  
Brian C. Levey, Esq.  
Its duly authorized attorney

Dated: 5/15/18