



Tamposi Brothers Development

T: 978-419-1720

32 Pine Hill Rd, Unit A, Nashua, NH 03063

tamposibros@gmail.com

May 18, 2020

Mr. Ira Montague
Wayland Planning Board
41 Cochituate Rd
Wayland, MA 01778

RE: 105 Plain Rd Conservation Cluster Development: Emmeline Path

Dear Mr. Montague,

Enclosed please find Tamposi Brothers I, LLC's application for a Special Permit for a Conservation Cluster Development for the property at 105 Plain Road, Wayland. The following materials have been included in addition to the full-size engineered plans:

1. Chapter 301 Attachment 1: Application for Site Plan Special Permit Conservation Cluster
2. Project Narrative: Emmeline Path
3. Letters of Support from Abutters:
 - a. Dan and Melissa Haley, 101 Plain Road
 - b. Marie Debrue and Eric Jacquinet, 104 Plain Road
4. Conservation Cluster Checklist
5. Certified Abutter's List
6. Site Plan (definitive plan) set, proposed landscape plan, and stormwater report by Sullivan Connors & Associates, (full size plans and report submitted separately)
7. Scope and list of Requested Waivers
8. Impact statement on Water Resources, Landscape, and Traffic
9. Form O
10. Copy of Checks payable to Town of Wayland for \$500 and \$2,000

Sincerely,

Joe Tamposi
978-419-1720

CONSERVATION CLUSTER DEVELOPMENT

301 Attachment 1

Town of Wayland
Application for Site Plan
Special Permit Conservation Cluster District

Wayland, MA
May 13, 2020

To the Wayland Planning Board:

The undersigned, being the applicant for a special permit for a conservation cluster development shown on the accompanying development plan, titled "'Definitive Plan' Cluster Site Plan 105 Plain Road, Wayland, MA" and dated 4/20/2020, submits such plan and makes application to the Planning Board for consideration of a special permit for said conservation cluster development.

This application is accompanied by the following items:

- ☒ Site plan (definitive plan)
- ☒ Evaluation of impact on water resources
- ☒ Evaluation of impact on landscape
- ☒ Evaluation of impact on traffic
- N/A Proposed instruments to be recorded with the plans
- N/A Evidence of approval by the Board of Health
- N/A Form S-1 (none exists)
- ☒ Form O
- ☒ Required filing fee

The applicant's title to the land is derived under deed from Shaun M. McConnon and Bonita C. McConnon dated December 10, 2019 and recorded in the Middlesex District Registry of Deeds, Book 73882, Page 41.

The application was received on

_____ day of _____, 2020

Town Clerk's Office

By: _____



By: Tamposi Brothers I, LLC
Joseph A Tamposi, Manager
Applicant(s)

32 Pine Hill Rd, Unit A
Nashua, NH 03063
Address(es)



Tamposi Brothers Development

Emmeline Path Project Narrative

Since purchasing 105 Plain Road in December of 2019, Tamposi Brothers has undertaken extensive explorations of the property, its history, and development options for the site. During the preceding months, we have had the opportunity to discuss the project with all of the property's direct abutters and many of its neighbors. After careful consideration, we believe that the proposed 4-lot Conservation Cluster results in a superior project design, particularly when compared to a 4-lot, "by-right" Definitive Subdivision under MGL Chapter 41.

Site Context

105 Plain Road is a 5.5-acre property located in Wayland's Claypit Hill neighborhood. The property abuts Plain Road to the north, the Mass Central Rail Trail to the south, and the homes at 111 and 101 Plain to the east and west, respectively. The frontage along Plain Road is improved by a stone wall located on the property, with two curb cuts: one for the driveway of the existing 1889 home on the site and one for a gravel path used to access the rear of the property.

The land is very flat, with a total grade change of less than fifteen feet over the course of the entire site. Mature landscaping and natural vegetation line the property, with existing buffers that will be improved and significant natural pines in the rear of the site. The property contains no wetlands or wetlands buffer zones, is not located in a Zone II Aquifer Protection District or Flood Plain, and has no known development constraints. Except for a private stable located at 111 Plain Road, all of the immediate neighboring properties are single-family homes and are described in more detail in the following section. All of the new proposed homes will be setback 150 feet or more from the private stable, in accordance with Board of Health regulations.

Historical Context

105 Plain Road contains the prominent 1889 Dr. Frank W. Draper House. The home is one of six homes constructed by four successive generations of the Draper family between 1815 and 1897. Five of the six original homes in the "Draper Collection" are 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.)

As noted in the Massachusetts Historical Commission's inventory of the area, "the cluster of houses at the intersection of Claypit, Plain and Draper Roads represent Wayland's

development during the course of the 19th Century...the houses also have important associations with locally significant persons or events.” The eventual builder and owner of 105 Plain Road—Dr. Frank W. Draper—was born to James and Emmeline (Reeves) Draper at the house across the street at 110 Plain Road, next door to his grandfather’s house at 116 Plain Road. Dr. Draper was educated in Wayland’s public schools, attended Brown University, and served honorably in the Civil War, before establishing a successful medical practice in Boston to which he commuted from his Wayland property. In his later years, he subdivided his land to allow his two sons to build summer homes at 101 and 111 Plain Road.¹

The Draper Collection reflects a multigenerational history of Wayland from its initial agricultural roots and municipal incorporation (Deacon James Draper of 116 Plain Road donated the land for Wayland’s very first municipal building) to its evolution into a semi-rural haven for commuters in the 20th Century. The proposed four-lot conservation cluster maintains the continuity of the Draper Collection. Whereas a conventional subdivision would require the construction of a full roadway—bisecting the land and demolishing the historic house—the cluster plan seeks to preserve the relationship between the Draper houses and the streetscape along Plain Road. By requesting a waiver to allow the common driveway to reuse the existing curb cut in the stonewall and gravel path, the proposed design preserves the stonewall along Plain Road and the stone terraces identified in the Massachusetts Historical Commission’s inventory of 105 Plain Road. This driveway design also drastically reduces the clearing, disturbance, and impervious surface associated with a conventional subdivision. Finally, by clustering the three new homes in the rear of the site behind the existing house, the proposed plan avoids new construction in the immediate frontage of Plain Road and substantial changes to its character.²

Open Space Context

As early as the 1730’s, the land in the vicinity of the Draper property was known as “Pine Plain” in recognition of the area’s expansive pine forests. James Draper rhapsodized these pines in his poetry, writing:

*“There, on the verge, erect in form,
Conspicuous rise the lofty pines;
Pointing to heaven, alike in storm
As when the sun-god brilliant shines”³*

Although the “Plain” half of “Pine Plain” lives on in the naming of Plain Road, most of the pines themselves have since been cut.

¹ Massachusetts Historical Commission, Form B, “105 Plain Road”, September 1982; “Frank W. Draper” in *The Town of Wayland in the Civil War of 1861-1865: As Represented in the Army and Navy of the American Union*, 1871, p 180. Sources show numerous spellings for Mrs. Emmeline Draper’s first name, including Emmeline, Emeline, Emmiline, Emiline.

² Ibid; Alfred Hudson, *Annals of Sudbury, Wayland and Maynard*. 1891: Appendix by James S. Draper, “Location of Homesteads” p. 108 #8.

³ James S. Draper, “I Think I am like the Pine Tree,” *The Magazine of Poetry* Volume 3, compiled by Charles Wells Moulton, 1891, 468.

The proposed conservation cluster allows for a portion of the property's pine forest to be preserved in perpetuity as open space. The cluster plan results in smaller lots, smaller lawns, and less clearing than the conventional plan; the conventional plan's required road would cut deep into the property's undisturbed rear. Although the cluster's open land is not necessarily suitable for active recreation, it preserves many large pines and adds to a total of over 20 acres of contiguous open land owned by the Town of Wayland on either side of the rail trail at this location.

Finally, the existing vegetated buffers along the property will be protected and enhanced in accordance with the proposed Landscape Plan.

Dan and Melissa Haley
101 Plain Road
Wayland, MA 01778
Dhaley25@me.com
617.543.0322

April 24, 2020

Dear Members of the Wayland Planning Board,

Our family has lived at 101 Plain Road since 2016. As you may know, the adjacent property at 105 Plain has been on the market for much of that time. We were pleased, therefore, when the property was recently sold.

Although we were moderately concerned (though unsurprised) when we learned that the new owner is a developer, our concerns in that regard were allayed considerably when Jake and Joe Tamposi took the time to meet with us and share detailed plans of the various options they are considering for development of the property.

Although the four-lot conservation cluster subdivision with a shared driveway would place a new house closer to our property than would conventional subdivision and subdivision road plan, we respectfully ask that you grant the required special permit to allow the owners to proceed with the conservation cluster plan. We prefer that plan for five important reasons:

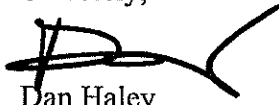
1. First and foremost, the conservation cluster plan would preserve much of the existing street view of the property, including the stone wall, trees, and the existing 110-year-old home. In our view, an outcome that results in the demolishing and replacement of that historic home would be truly unfortunate.
2. The new cluster lots would access Plain Road via a new driveway in roughly the same location as the existing gravel driveway, eliminating the need for significant new disturbance along Plain Road. The aesthetics of the property would remain more or less as they are from the road, rather than becoming a very conventional subdivision (one of which already abuts our property on the other side).
3. We are informed that the conservation cluster will have a lesser impact on the environment relative to a conventional subdivision. It would create less pavement and impervious surface, requiring less drainage and site disturbance than a conventional plan.
4. We are also told that the conservation cluster would preserve more of the land as permanent open space. Crucially from our perspective, a large number of mature trees on the site would be preserved, maintaining the currently healthy buffer between our properties. This item is of particular importance to us.
5. Finally, we are told that the conservation cluster would create smaller house lots, encouraging more efficient development and less disturbance than a conventional plan.

The owners of 105 Plain have assured us that the conservation cluster plan will both preserve the current street view aesthetics of the property, and also—again, crucially for us—will preserve or replicate the current visual and auditory vegetation buffers between that property and ours. We

hope that the Planning Board will recognize the relative benefits of the conservation cluster plan and grant a special permit with any waivers deemed necessary to help minimize disturbance. While we trust the new owners of 105 Plain to live up to their representations to us, we recognize that there is always the possibility of the property changing hands again prior to full development. Therefore, if it is appropriate for such a special permit to require maintenance or replacement of the current vegetation buffer between 105 Plain and our property at 101 Plain, we would appreciate inclusion of such a condition.

We are reachable at any time at dhaley25@me.com or 617-543-0322 if you have any questions for, or require additional information from, us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Haley', with a stylized flourish extending to the right.

Dan Haley
101 Plain Road

April 16, 2020

Dear Wayland Planning Board,

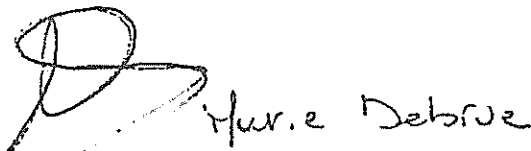
My husband and I live at 104 Plain Road, and we are abutter to the proposed development at 105 Plain Road. We believe that a four-lot conservation cluster subdivision with a shared driveway that preserves the existing home would be a better development alternative than a four-lot conventional subdivision. The proposed cluster plan is preferable for the following reasons:

1. The cluster would preserve much of the existing streetview of the property, including the stone wall, trees, and the existing 110-year-old home.
2. The new cluster lots would access Plain Road via a new driveway in roughly the same location as the existing gravel driveway, eliminating the need for significant new disturbance along Plain Road.
3. The cluster is better for the environment. It would create less pavement and impervious surface, requiring less drainage and site disturbance than a conventional plan.
4. The cluster would set aside 35% of the land as permanent open space, which will protect a large number of mature trees on the site.
5. The cluster would create smaller house lots, encouraging more efficient development and less disturbance than a conventional plan.

My family has met with the owners of 105 Plain Road and understands that they intend to develop the property either as a four-lot conservation cluster or a four-lot conventional subdivision. Given these alternatives, we prefer the conservation cluster development. We hope that the Planning Board will recognize the relative benefits of the conservation cluster plan and grant a special permit with any necessary waivers to help minimize disturbance.

Sincerely,

Marie Debrue and Eric Jacquinet
104 Plain Road
Wayland
01778 MA
(508) 358.2629
mariedebrue@hotmail.com

A handwritten signature in black ink, appearing to read "Marie Debrue". The signature is stylized with a large, looped initial "M" and a cursive "Debrue".

**Wayland Planning Board
Conservation Cluster Checklist**

105 Plain Road - APPLICATION FOR CONSERVATION CLUSTER SPECIAL PERMIT-SITE PLAN

LAW	PROCEDURAL REQUIREMENTS	SATSIFIED?
1803.1	Must be held within 65 days after the filing of the application with the Planning Board.	
G.L. c. 40A, §9	Decision must be made within 90 days of the public hearing.	
G.L. c. 40A, §9	Chair may designate associate member to sit on application in case of absence of conflict of regular member	
G.L. c. 40A, §9	The affirmative vote of four members is required to issue a special permit (for a 5-member board).	
G.L. c. 40A, §9 §1805.2	If no action within 90-day period, constructive approval subject to petitioner filing notice of claim of constructive approval within 14 days of the 90-day deadline with the Town Clerk, and statutory notice to abutters. A record of the Board's vote must be filed with the Town Clerk within the 90-day period. (<i>Maniace</i>) The decision must be sent to the petitioner within the 90-day period (§1805.2)	
G.L. c. 40A, §9	Board must make a detailed record of proceedings, including roll call vote. Decision must be filed with the Town Clerk within 14 days of the Board's vote.	
G.L. c. 40A, §9	Notice of the Decision must be mailed to the petitioner and all parties in interest "forthwith."	
301-21(B)	Definitive plan. A site plan submitted under § <u>198-1802</u> will be acted upon in the manner of a definitive plan, except that the hearing required on a definitive plan and the hearing required for a special permit may be held simultaneously.	

301-23	<u>Review; public hearing; decision; conditions.</u> Review, public hearing, notification and recording shall be in the same manner as is required for a definitive plan. Reasonable conditions may be incorporated in the decision to approve a special permit, which shall include all requirements of § 198-1806 and may also include but are not limited to hours of construction, measures to mitigate adverse impacts, review of floor plans for phases after the first phase (which phase is reviewed with the original submission) and provision of a clerk of the works.	
301-26	<u>Communications.</u> Except as otherwise required by law, all communications with town officials or consultants must be forwarded through the Chairman of the Planning Board or his/her designee.	
1803.1	After notice and public hearing in accordance with law, which public hearing shall be held within 65 days after the filing of the application with the Planning Board, the Planning Board may, after due consideration of the reports and recommendations of the Conservation Commission, Historical Commission, and the Board of Health, grant such a special permit	
LAW	SUBMISSION REQUIREMENTS	SATISFIED?
1802.1	A site plan, which plan shall show all of the information required for a definitive subdivision plan as specified in the Planning Board Subdivision Regulations.	Yes; see below
1802.1	Such additional information required by § 198-601 through 605 of this Zoning Bylaw, as the Planning Board deems necessary.	Yes; no additional information deemed necessary at this time
1802.1	To the extent applicable, all proposed instruments to be recorded with the plan	N/A
301-9	The Rules and Regulations Governing the Subdivision of Land as revised from time to time shall apply to the development unless	Yes, subject to Requested Waivers

	inconsistent with these regulations, in which case these regulations shall control.	
301-10	Any request from an applicant for a waiver of these regulations must be submitted in writing to the Board at the time of, or prior to, submission of the application and must clearly identify the provision or provisions of these regulations from which relief is sought. Such request must be accompanied by a statement setting forth the reason or reasons why, in the applicant's opinion, the granting of such a waiver would be in the public interest and not inconsistent with the intent and purpose of the Zoning Bylaws and these regulations.	Yes; see Requested Waivers for 301-10(B)
301-15	A site plan as required in § <u>198-1802</u> of the Zoning Bylaws shall be filed in the same manner as a definitive plan under the Rules and Regulations. The site plan may be submitted at the same time as the application for a special permit for a conservation cluster development described in § <u>301-16</u> of these regulations.	Yes; see Requested Waivers for 301-15
301-15(B)	<p>Contents. The site plan shall include all the item listed below:</p> <p><u>(1)</u> All the requirements of the Rules and Regulations, Section III.B.3.</p> <p><u>(2)</u> All the information required in the Zoning Bylaws, §§ <u>198-1801</u> through <u>198-1805</u>.</p> <p><u>(3)</u> To the extent applicable, all proposed instruments to be recorded with the plans.</p> <p><u>(4)</u> A plan showing:</p> <p><u>(a)</u> The number of building lots which could be created in the tract shown on such plan without a special permit; and</p> <p><u>(b)</u> The number of building lots obtained by dividing 90% of the total area of the tract, exclusive of land situated within the floodplain or designated as wetlands by the Conservation Commission, by the minimum lot size permitted in the district within which the tract is located.</p> <p><u>(5)</u> The front, side and rear yards of each lot shown on the plan by dashed lines indicating the area within which a building may be built.</p> <p><u>(6)</u></p>	Yes; see Requested Waivers for 301-15

	<p>The use and ownership of adjacent land and the location and use of any buildings thereon within 200 feet of the boundary of the tract.</p> <p><u>(7)</u> Provisions for screening, surfacing, lighting and landscaping, including fences, walls, planting areas and walks.</p>	
301-15(C)	<p><u>Format.</u></p> <p><u>(1)</u> The site plan shall be prepared by a land surveyor, landscape architect or professional engineer registered in the Commonwealth of Massachusetts. Said plan shall be drawn at a scale of one inch equals 40 feet, or such other scale approved by the Planning Board. Sheet size shall be no larger than 24 by 36 inches. When more than one sheet is submitted, a key sheet shall be provided.</p> <p><u>(2)</u> Each sheet shall have a title.</p>	Yes
LAW	DEFINITIVE PLAN SUBMISSION REQUIREMENTS	
§III.B.2	<p><u>Filing Procedure</u></p> <p>a. The original drawing of the Definitive Plan; ten (10) contact prints thereof, dark lines on white background; one reduced 11" by 17" set of drawings, and one electronic copy. This shall also apply for subsequent revisions submitted during the review process.</p> <p>b. [filing fee]</p> <p>c. The Applicant shall simultaneously apply for a Request for Determination or Notice of Intent and receive a Determination or Order of Conditions from the Conservation Commission for any wetland impacts resulting from the Subdivision and present this information as part of the Definitive Plan process.</p> <p>e. A signed certificate must be written or printed on each copy of the Definitive Plan filed with the Board, as follows: "I certify that the actual survey of the boundary lines of this tract of land was made on the ground in accordance with the specifications in the "Ethical Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts" as prepared and adopted by the Massachusetts Association of Land Surveyors and Civil Engineers, Inc., Part II, II Technical Standards, A., 2."</p>	Yes

§III.B.3	<p><u>Contents</u></p> <p>The Definitive Plan shall be clearly and legibly drawn in black waterproof ink on tracing cloth and of an overall size 36" x 24" with a margin of 1 ½" on left 24" side for binding unless otherwise directed by the Planning Board. If multiple sheets are used, they shall be accompanied by an index sheet showing the entire development. The Definitive Plan shall contain the following information and shall include by reference the profiles required by paragraph 4 following of this subsection.</p> <ol style="list-style-type: none"> a. Subdivision name including the way or ways on which it is situated, boundaries, north point, date, scale, benchmark and datum. All elevations to refer to U.S.C. & G.S. bench marks. b. Name and address of record owner, subdivider and engineer or surveyor. c. Names and addresses of all abutters as they appear in the most recent tax list. d. Existing and proposed lines of streets, ways, lots, easements, waterways and public or common areas within the subdivision. The proposed street names shall be shown in pencil until they have been approved by the Planning Board. e. Sufficient data to determine readily the location, bearing and length of every street and way line, lot line and boundary line and to reproduce same on ground; all bearings to be referred to magnetic meridian. Wherever a boundary line of the subdivision is within 500 feet of a Massachusetts Coordinate Survey Monument, the survey of the subdivision shall be tied to said monument or monuments. f. Location of all permanent monuments properly identified as to whether existing or proposed. The distance and bearing to the nearest town, county or state monument on an accepted way and monuments at all points of curvature and changes in direction of street side lines, or where designated by the engineer retained by the Town. g. Location, names, elevations and present width of streets, bounding, approaching or within reasonable proximity of the subdivision. h. Suitable space to record the action of the Board and the signatures of the members of the Board. i. Existing and proposed topography at a one (1) foot contour interval for gentle slopes and at a five (5) foot contour interval for steep slopes. j. Length, radii and central angles of all curves in lot lines and street lines. k. Zoning classifications of all areas shown on the Plan. 	<p>Yes; see Requested Waivers III.B.3.q, o, x, y</p>

	<p>l. Areas of lots with lot numbers and areas of other adjoining land of applicant not included in the subdivision.</p> <p>m. Size and location of existing and proposed storm drainage and water supply facilities.</p> <p>n. All information required on the Preliminary Plan shall be shown on the Definitive Plan.</p> <p>o. A storm drainage system will be shown on a separate sheet. The Plan shall include invert and rim elevations of all catch basins and manholes together with surface elevations of all waterways within the subdivision at 100 foot intervals and approximate depth of water at these points. Surface elevation and approximate depth of water shall be shown at each point where drainage pipe ends at a waterway. Drainage calculations prepared by the applicant's engineer, including design criteria used, drainage area and other information sufficient for the Board to check the size of any proposed drain, culvert or bridge</p> <p>p. Subsurface conditions on the tract, location and results of tests made to ascertain subsurface soil, rock and ground water conditions, depth to ground water, and location and results of soil percolation tests if individual sewage disposal systems are proposed (on a separate sheet). Percolation tests satisfactory to the Board of Health are to be taken on each lot within the subdivision.</p> <p>q. Water courses, ponds, marshes, flood plains, rock outcrop, trees of over 10 inch caliper (unless otherwise specified by the Board), and other significant natural features.</p> <p>r. Key plan, showing location of the subdivision at a scale of 1 inch equals 1000 feet and an accurate index plan at a scale of 1 inch equals 200 feet or 1 inch equals 100 feet as required for the Town Atlas.</p> <p>s. Minimum building set-back lines on all lots and a sketch plan showing proposed house sites.</p> <p>t. Location of all the following improvements unless specifically waived in writing by the Board: street paving, sidewalks, street signs, street lighting standards, all utilities above and below ground, curbs, gutters, street trees, storm drainage, all existing and proposed easements, and fire alarm boxes (on a separate sheet).</p> <p>u. A legend denoting any signs and symbols used on the plan and not otherwise explained.</p> <p>v. A sketch plan, acceptable to the Board, showing a possible or prospective street layout for any adjacent land owned or controlled by the owner or the applicant of the subdivision.</p> <p>w. The filing of Form O, detailing environmental data. A copy of this form is available from the Planning Board.</p> <p>x. Within seven (7) days after the time of submittal of the initial Definitive Plan to the Planning Board, the Applicant shall have filed application for all other local, state, and federal permits</p>	
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	<p>required for the construction of streets, easements, utilities, and other improvements of the subdivision as provided for in these Rules and Regulations. Evidence of such filing, in the form of a copy of such application, shall be submitted to the Planning Board within the above time period.</p> <p>y. Copies of all reports, permits, etc., and all amendments thereto, filed by the applicant with all federal, state and local agencies, and all responses from these agencies.</p>	
§III.B.4	[street profile requirements]	Yes
§III.B.5(a)	<p>For all subdivisions, the Applicant shall be required to submit a technical memorandum prepared in conformance with the latest version of AASHTO Standards and by a qualified traffic engineer to provide the following existing street information at proposed new street intersections:</p> <p>(i) representative daily traffic and peak hour volumes</p> <p>(ii) available horizontal and vertical sight distance</p> <p>(iii) travel speed measurements and calculation of 85th percentile speed.</p>	See Requested Waivers III.B.5.a.iii
§III.B.5(b)	<p>In addition, for all residential subdivisions over five (5) lots and for commercial subdivisions over two (2) lots, or where otherwise deemed necessary by the Board, the Applicant shall furnish a traffic analysis of the impact of the additional traffic to be generated by the proposed development on the adjacent ways and intersections. The study shall be compiled in accordance with the most recent AASHTO criteria.</p>	N/A
§III.B.5(d)	<p>Within seven (7) days after the time of submittal of the initial Definitive Plan to the Planning Board, the Applicant shall have filed applications for or submit a plan for obtaining all other local, state, and federal permits required for the construction of streets, easements, utilities, and other improvements of the subdivision as provided for in these Rules and Regulations. Evidence of such filing, in the form of a copy of such application, shall be submitted to the Planning Board within the above time period.</p>	See, Requested Waiver
§III.B.5(f)	<p>Staking - To facilitate review of the Definitive Plan by the appropriate authorities, at the time of filing the Definitive Plan, the Applicant shall stake the center line, right-of-way, and</p>	Yes; see Requested Waivers III.B.5.f

	approximate limits of grading of all proposed streets on fifty foot (50') center line stations. Cut or fill dimensions to finished grade profile shall be marked on the stakes. The Developer shall also stake the center line of all trails at a minimum of every one hundred feet (100').	
BYLAW	SUBSTANTIVE REQUIREMENT	
1803.1.1	the proposed plan is in harmony with the purposes and intent of this Zoning Bylaw and this article.	Yes
1803.1.2	The area of the tract of land is not less than 5 acres.	Yes
1803.1.3	<p>The total number of dwelling units on the tract of land, including any affordable units required by Section 2204, does not exceed the larger of the following:</p> <ul style="list-style-type: none"> (a) The number of building lots that could be created in the tract shown on such plan without a special permit hereunder, plus one lot for each 10 of such building lots that could otherwise be created; or (b) The number of building lots obtained by dividing 90% of the total area of the tract, exclusive of land identified as a protected resource area under the Wayland Wetlands and Water Resources Protection Bylaw (excluding buffer zones), by the minimum lot size permitted in the district within which the tract is located, plus one lot for each 10 lots so arrived at from such division. 	Yes
1803.1.3.1	For purposes of demonstrating the number of lots under Subsection 1803.1.3(a) above, an applicant under this Bylaw shall submit a dimensioned lotting plan signed and stamped by a registered professional engineer or land surveyor which shows the maximum number of lots which can be created on a conventional subdivision plan meeting all dimensional and other requirements of the Zoning Bylaw and being in compliance with the Subdivision Rules and Regulations, which submittal shall include a list of requested waivers necessary to implement the subdivision plan, which the Planning Board shall review and consider.	Yes

1803.1.4	Each of the building lots shown on the site plan shall have adequate frontage, but no less than 50 feet, on a public or private way.	Yes
1803.1.5	Each of the building lots shall be of a size and shape as shall provide a building site that shall be in harmony with the natural terrain and other features of the tract, but no such lot shall have an area of less than 20,000 square feet as shown on the plan.	Yes
1803.1.6	The front, side and rear yards of each lot shall be shown on the plan by dashed lines indicating the area within which a building may be built. All dwellings, accessory buildings, driveways and roadways shall be set back at least 50 feet from the perimeter of the tract, except that the Planning Board may reduce this set back to not less than 15 feet if it furthers the interest of this bylaw, and 15 feet from any open land, except for that portion of a driveway or roadway that intersects a public or private way for access to the development.	Yes; see Requested Waiver
1803.1.7	For Conservation Cluster Developments consisting of at least a majority of single-family detached dwellings, at least 35% of the land area of the tract, exclusive of land set aside for road and drainage areas, shall be designated as Open Land. For Conservation Cluster Developments consisting of at least a majority of single-family attached dwellings, at least 50% of the land area of the tract, exclusive of land set aside for road and drainage areas, shall be designated as Open Land. For the purpose of this article, "Open Land" is defined as a parcel or parcels of land, or an area of water, or a combination of land and water, not including roads or ways, whether public or private. The Open Land shall be reserved for open space, conservation, agriculture, passive recreation, park purposes or some combination of the foregoing.	Yes
1803.2 1803.2.1 1803.2.2 1806.1 301-26	<u>1803.2.1</u> - The Open Land shall be conveyed either: (a) To the Town, or its Conservation Commission, but only if the Town or Conservation Commission agrees to accept title to the Open Land; (b) To the Sudbury Valley Trustees, Inc., and its successors or to another nonprofit conservation organization approved by the Planning Board, the principal purpose of which is the conservation of open space; or	Yes; ownership to be determined

	<p>(c) To a corporation, trust or association owned, or to be owned, by the owners of lots or residential units within the tract, provided that if such a corporation, trust or association holds title, ownership thereof shall pass with conveyance of the lots or residential units.</p> <p><u>1803.2.2</u> - If title to the Open Land is held by an entity other than the Town, provisions shall be made satisfactory to the Planning Board that the Town, through its Conservation Commission, Planning Board, or other board, can enforce restrictions or easements imposed upon the Open Land by the Planning Board as conditions of its special permit grant.</p> <p><u>1806.1</u> - If a special permit is granted, the Planning Board shall impose as a condition that the Open Land shall be conveyed, free and clear of any liens or encumbrances except those that may be permitted by the Planning Board, and subject to a perpetual restriction of the type described above (if applicable), prior to the Planning Board's release of any lots from the subdivision restriction covenant or, if there is no such covenant, prior to the Building Commissioner's issuance of a building permit for any lot, unless the petitioner 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. The petitioner shall provide satisfactory assurance of said conveyance and recording, in the form of copies of the recorded instruments bearing the recording stamp, and of such freedom from encumbrances. In any event, the Open Land shall be conveyed as required on or before one year after the conveyance of the first lot.</p> <p><u>301-26 Title certification.</u> Whenever the fee or any lesser interest in land is offered to the town under these regulations, conveyance of the same shall be by a deed granting good and clear record and marketable title thereto, subject only to such exceptions as the Planning Board may approve. Further, at least 10 days before such conveyance, the party offering such interest shall, at its expense, deliver to Town Counsel an opinion of counsel certifying that the title is of the quality required hereby, which opinion shall be updated and confirmed to the time of conveyance.</p>	
1803.2.3	Subject to the approval of the Board of Health, as otherwise required by law, the Planning Board may permit the Open Land to be used for subsurface waste disposal where the Planning Board	N/A

	finds that such use will not be detrimental to the character or quality of the Open Land.	
1803.3	If the tract of land proposed for the Conservation Cluster development is located in two or more residential districts, the entire tract, for all purposes of this, shall be considered as lying entirely within the district having the largest area and frontage requirements, except that if 75% or more of the total area shown on the plan as building lots lies within one residential district, all of the land shall be considered as lying within that district	Yes
1803.4	No lot shown on the plan for which a permit is granted under this article may be further subdivided, and a notation to this effect shall be shown on the approved, recorded plan.	Yes
301-17(B)	Each building site shall have access by way of a relatively level drive which shall not have a grade in excess of 10%.	Yes
301-17(C)	There shall be a buffer strip at least 50 feet wide around the perimeter of the tract when the abutting use is not a conservation cluster development or dedicated open space or dedicated to conservation purposes.	Yes; see Requested Waivers 301-17(C)
301-17(D)	There shall be a buffer strip at least 30 feet wide between the groupings of building lots within the conservation cluster development.	Yes
301-17(E)	Each principal building shall have access from a street: Contained within the conservation cluster development; and Not in existence prior to the development of the cluster.	Yes; see Requested Waivers 301-17(E)
301-17(F)	No building, structure or pavement shall be located within areas which are required to be maintained as open land.	Yes
301-17(G)	Buildings shall be compatible with other buildings in the conservation cluster development.	Yes
301-17(H)		Yes

	Buildings, open spaces, driveways and other development features shall be located and designed in a manner which conforms to the existing natural terrain of the site.	
301-17(l)	All existing or proposed utilities shall be installed underground at the time of initial construction.	Yes
301-19	<p><u>A.</u> The applicant shall design, install and maintain all improvements in accordance with the requirements and procedures, including performance guaranty, as required by the Rules and Regulations.</p> <p><u>B.</u> All elements of the development shall be installed in a sequence acceptable to the Planning Board. Phases shall include complete building lot groups.</p>	Yes
301-20	<p><u>A.</u> General. The minimum specifications of the Rules and Regulations and of this article shall govern the installation of all roadways, walkways, utilities and other improvements in all conservation cluster developments.</p> <p><u>B.</u> In addition, the following improvements are required: <u>(1)</u> All trees to be taken down in the development shall be visibly marked in the field at the request of the Planning Board, and such markings shall be maintained until the trees are cut. No marked trees shall be cut until approved by the Planning Board.</p>	Yes
LAW	DECISION REQUIREMENTS	
1805.1	<p>In connection with the granting or denying of a special permit under this article, the Planning Board shall issue to the applicant and shall file with the Town Clerk a written decision that shall include, at a minimum:</p> <p><u>1805.1.1.</u> A determination of the maximum number of lots upon which dwellings could be constructed (without a special permit</p>	

	<p>hereunder) and a determination of the area of the tract usable for residential construction in accordance with § 198-1803.1.3 herein.</p> <p><u>1805.1.2.</u></p> <p>A general description of the neighborhood in which the tract lies and the effect of the plan on the area.</p> <p><u>1805.1.3.</u></p> <p>The relation of the proposed development to long-range plans of the Town, if any.</p> <p><u>1805.1.4.</u></p> <p>The extent to which the proposed development is designed to take advantage of the natural terrain of the tract.</p> <p><u>1805.1.5.</u></p> <p>The extent to which the proposed open land is of such a size, shape and location and has such adequate access so as to benefit the Town.</p> <p><u>1805.1.6.</u></p> <p>If the Planning Board grants the special permit, the finding required by § 198-1803.1.1 above.</p> <p><u>1805.1.7.</u></p> <p>If the Planning Board denies the special permit, its reasons for so doing.</p> <p><u>1805.1.8.</u></p> <p>If the Planning Board disagrees with the recommendations of the Conservation Commission, Historical Commission, or the Board of Health, it shall state its reasons therefor in writing.</p> <p><u>1805.1.9.</u></p> <p>If, by the terms of the special permit, the Planning Board permits the open land to be used for subsurface waste disposal, the finding required by § 198-1803.2.3 above.</p>	
301-22	<p>Prior to granting a special permit, the Planning Board must make findings that:</p> <p><u>A.</u></p> <p>The objectives of the Zoning Bylaws and in particular of §§ <u>198-203</u> and <u>198-1803</u> are met; and</p> <p><u>B.</u></p> <p>All other requirements of the Zoning Bylaws of the Town of Wayland and of the Rules and Regulations are met.</p>	
301-23	<p><u>Review; public hearing; decision; conditions.</u></p> <p>Review, public hearing, notification and recording shall be in the same manner as is required for a definitive plan. Reasonable conditions may be incorporated in the decision to approve a special permit, which shall include all requirements of § <u>198-1806</u> and may</p>	

	also include but are not limited to hours of construction, measures to mitigate adverse impacts, review of floor plans for phases after the first phase (which phase is reviewed with the original submission) and provision of a clerk of the works.	

10325396v1 BDFIRM 017438



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL 508.358.3788

OFFICE STAFF
Bruce Morgan Director of Assessing
Don Clarke, MAA, Assistant Assessor
Jessica Merchant, MAA Administrative Assessor
Savita Ramgoolam, Department Assistant

BOARD OF ASSESSORS
Susan M. Rufo, Chair
Jayson Brodie, Vice Chair
Zachariah L. Ventress
Steven Glavsky

Certification of Abutters

Date of request _____

Please plan your submission accordingly. The Assessors' office has 10 business days to certify an abutters list Per MGL Ch. 66, S 10

Address to be certified _____ Parcel ID _____ Map Loc. _____

Owner's Name (PLEASE PRINT) _____

Owner's Mailing Address _____

Name of Applicant (PLEASE PRINT) _____ Telephone: _____

Mailing Address of Applicant _____ City/Town _____ State _____ Zip _____

Signature of Applicant _____

Reason for List (check one) ☐ Conservation ☐ Health ☐ Planning ☐ Zoning ☐ Board of Selectmen

**Please check with the Board/Commission for their guidelines regarding the number of feet required for notification. Each Board/Commission has its own regulations for their abutters listing. There's no fee for certification, however the list's of abutters must be provided by the person or company requesting certification.

For use by Assessors _____

This is to certify that at the time of the last assessment for taxation made by the Town of Wayland, the names and addresses are the assessed owners to these parcels.

Certified By *[Signature]*

Date 4-22-2020

☐ Conservation ☐ Health ☒ Planning ☐ Zoning ☐ Board of Selectmen

Abuttersreq-aform.doc



300 foot Abutters List Report

Wayland, MA
April 21, 2020

Subject Property:

Parcel Number: 20-030
CAMA Number: 20-030
Property Address: 105 PLAIN RD

Mailing Address: ~~MCCONNOR SHAUN M MCCONNOR~~
~~BONITA C~~
~~105 PLAIN ROAD~~ TAMPOSI BROTHERS I, LLC
~~WAYLAND, MA 01778~~ 37 REVEREST, NO. 8
BOSTON, MA 02114

Abutters:

Parcel Number: 19-080
CAMA Number: 19-080
Property Address: 3 DECATUR LN

Mailing Address: SCHAMBERG STEVEN I SCHAMBERG
GALIT T/E
3 DECATUR LN
WAYLAND, MA 01778 ✓

Parcel Number: 19-081A
CAMA Number: 19-081A
Property Address: 6 HIDDEN SPRINGS LN

Mailing Address: CHEN CHUN-YU T/E KWON YOUNG-
SOON
6 HIDDEN SPRINGS LN
WAYLAND, MA 01778 ✓

Parcel Number: 19-081B
CAMA Number: 19-081B
Property Address: 14 HIDDEN SPRINGS LN

Mailing Address: JOHNSON STEPHEN D & NANCY U
TRUSTEES STEPHEN AND NANCY
JOHNSON TRUST
14 HIDDEN SPRINGS LN
WAYLAND, MA 01778 ✓

Parcel Number: 19-081C
CAMA Number: 19-081C
Property Address: 22 HIDDEN SPRINGS LN

Mailing Address: ~~NASH DARYL TRUSTEE 22 HIDDEN~~
~~SPRINGS REALTY TRUST~~ LESLEY MICHAEL
~~150 NORTH RD UNIT 43~~ RINEHART
~~SUDBURY, MA 01776~~ 22 HIDDEN SPRINGS LN
WAYLAND, MA 01778 ✓

Parcel Number: 19-081D
CAMA Number: 19-081D
Property Address: 26 HIDDEN SPRINGS LN

Mailing Address: BERG GARY
13 PRISCILLA PATH
WAYLAND, MA 01778 ✓

Parcel Number: 19-083
CAMA Number: 19-083
Property Address: 87 PLAIN RD

Mailing Address: TOWN OF WAYLAND CONSERVATION
COMMISSION
41 COCHITUATE RD
WAYLAND, MA 01778 ✓

Parcel Number: 20-029
CAMA Number: 20-029
Property Address: 117 PLAIN RD

Mailing Address: SMITH ALAN EDWARD
111 PLAIN RD
WAYLAND, MA 01778 ✓

Parcel Number: 20-029A
CAMA Number: 20-029A
Property Address: 111 PLAIN RD

Mailing Address: SMITH ALAN EDWARD
111 PLAIN RD
WAYLAND, MA 01778 ✓

Parcel Number: 20-031
CAMA Number: 20-031
Property Address: 104 PLAIN RD

Mailing Address: JACQUINET ERIC DEBRUE MARIE T/E
104 PLAIN RD
WAYLAND, MA 01778 ✓



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4/21/2020

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Page 1 of 2

Abutters List Report - Wayland, MA



300 foot Abutters List Report

Wayland, MA

April 21, 2020

Parcel Number: 20-031A CAMA Number: 20-031A Property Address: 106 PLAIN RD	Mailing Address: STAITI MICHAEL J & SANDRA JEAN TRUSTEE PLAIN RD FAMILY TRUST U/D/T 106 PLAIN RD WAYLAND, MA 01778 ✓✓
Parcel Number: 20-031B CAMA Number: 20-031B Property Address: 106B PLAIN RD	Mailing Address: STAITI MICHAEL J & SANDRA JEAN TRUSTEE PLAIN RD FAMILY TRUST U/D/T 106 PLAIN RD WAYLAND, MA 01778 ✓✓
Parcel Number: 20-031C CAMA Number: 20-031C Property Address: 106C PLAIN RD	Mailing Address: STAITI MICHAEL J & SANDRA JEAN TRUSTEE PLAIN RD FAMILY TRUST U/D/T 106 PLAIN RD WAYLAND, MA 01778 ✓✓
Parcel Number: 20-032 CAMA Number: 20-032 Property Address: 110 PLAIN RD	Mailing Address: SHELTON STANLEY W & DOROTHY F TRUSTEES PLAIN RD OPEN SPACE B REALTY TRUST 110 PLAIN RD WAYLAND, MA 01778 ✓
Parcel Number: 20-033 CAMA Number: 20-033 Property Address: 116 PLAIN RD	Mailing Address: DONNELLY JOHN III T/E DONNELLY STEPHANIE S 116 PLAIN RD WAYLAND, MA 01778 ✓
Parcel Number: 20-040 CAMA Number: 20-040 Property Address: 6 DRAPER RD	Mailing Address: ROSENFELD PHILIP I ROSENFELD JUDITH I 6 DRAPER RD WAYLAND, MA 01778 ✓
Parcel Number: 24-149 CAMA Number: 24-149 Property Address: 101 PLAIN RD	Mailing Address: HALEY DANIEL P HALEY MELISSA R 101 PLAIN RD WAYLAND, MA 01778 ✓
Parcel Number: 24-151 CAMA Number: 24-151 Property Address: 50 MICHAEL RD	Mailing Address: TOWN OF WAYLAND CONSERVATION COMMISSION 41 COCHITUATE RD WAYLAND, MA 01778 ✓
Parcel Number: 25-015 CAMA Number: 25-015 Property Address: 42 RICH VALLEY RD	Mailing Address: TOWN OF WAYLAND CONCOM 41 COCHITUATE RD WAYLAND, MA 01778 ✓✓
Parcel Number: 25-016 CAMA Number: 25-016 Property Address: 43 RICH VALLEY RD	Mailing Address: LIS JOHN S JR 43 RICH VALLEY RD WAYLAND, MA 01778 ✓
Parcel Number: 25-017 CAMA Number: 25-017 Property Address: 46 RICH VALLEY RD	Mailing Address: SKLAR SIDNEY J & RAZEL F TRUSTEES R SKLAR REALTY TRUST 46 RICH VALLEY RD WAYLAND, MA 01778 ✓



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4/21/2020

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Page 2 of 2

Abutters List Report - Wayland, MA

REQUESTED WAIVERS 105 Plain Road

Statement Regarding Scope of Requested Waivers

Section 1802.1 of the Wayland Zoning Bylaw, governing the Site Plan for a Conservation Cluster Development outlines the required information for this application as follows:

In addition to any other documents or information required by the Planning Board pursuant to its rules and regulations adopted hereunder, application for a special permit pursuant to this article shall be accompanied by a site plan (the "plan"), which plan shall show all of the information required for a definitive subdivision plan as specified in the Planning Board Subdivision Regulations, such additional information required by § 198-601 through 605 [Site Plan Approval] of this Zoning Bylaw, as the Planning Board deems necessary, and, to the extent applicable, all proposed instruments to be recorded with the plan.

Accordingly, this list of requested waivers is based on the assumption that waivers from the following sources must be identified:

- I. Waivers from the Zoning Bylaw, Article 18, Conservation Cluster Development District;
- II. Waivers from Town Bylaws, Chapter 301, Conservation Cluster Development (Planning Board's Cluster Regulations);
- III. Waivers from the following sections of the Planning Board's Subdivision Rules and Regulations:
 - A. Section III.B, Definitive Plan. See, Zoning Bylaw, § 301-15.B(1);
 - B. Section IV, Design Standards. See, Zoning Bylaw, § 301-17;
- IV. Waivers from the Zoning Bylaw, Article 6, Site Plan Approval. (Section 198-605, Application Requirements, is the pertinent section.); and
- V. Any other documents or information requested by the Planning Board pursuant to Chapter 301.

Waivers Requested

- I. Waivers from the Zoning Bylaw, Article 18, Conservation Cluster Development District

No waivers requested

- II. Waivers from Town Bylaws, Chapter 301, Conservation Cluster Development
301-10(B) – Waiver from filing all waivers prior to or with application to allow for additional waivers to be discussed and established during public hearing process.

Basis: Promotes public interest/consistent with cluster purposes: allows public comments, Planning Board comments, Conservation Commission and other board comments, and staff comments discussed during public process to be incorporated into plan.

301-15 – Waiver from Wayland Subdivision Rules and Regulations, §§ III.B.3 and IV. See below.

301-17(C) – Waiver from 50-foot perimeter to allow maintenance of existing carport and garage on Lot 1, as well as the common driveway serving Lots 2, 3, and 4 to be located in roughly the same location as the existing gravel drive.

Basis: Promotes public interest/consistent with cluster purposes: preserves natural features and buildings, open space and screening of development through reduced land disturbance, tree cutting, cuts-and-fills and impervious surfaces. Locating the common driveway approximately over the existing gravel drive also preserves more of the stone wall and trees along Plain Road as well as the scenic view.

301-17(E) – Waiver from each principal building having access from a street contained within the conservation cluster development and not in existence prior to the development of the cluster in order to construct and maintain common driveway for Lots 2, 3, and 4 and allow Lot 1 to continue using its existing driveway.

Basis: Promotes public interest/consistent with cluster purposes: preserves natural features, open space and screening of development through reduced land disturbance, tree cutting, cuts-and-fills and impervious surfaces. Saves resources by using existing curb cuts.

III. Waivers from the following sections of the Planning Board's Subdivision Rules and Regulations

A. Section III.B, Definitive Plan. See, Zoning Bylaw, § 301-15.B(1).

III.B.3 q – Waiver from showing trees over 10 inch caliper.

Basis: The majority of large mature trees onsite are located on the dedicated Open Land and will not be touched except to the extent they may be hazardous. The removal of any other large trees not within the Open Land will be done in coordination with the Applicant's professional Landscape Architect. Aesthetically, the removal of some of these trees will not have a negative impact on the public interest.

III.B.3 o – Waiver from a storm drainage system shown on a separate sheet

III.B.3 x – Waiver from filing all other local, state, and federal permits within seven (7) days of submittal of application

III.B.3 y – Waiver from including all reports, permits, etc. from local, state, and federal agencies required for the construction of roads

III.B.5. a.iii – Waiver from including all travel speed measurements and calculation of 85th percentile speed for proposed new street intersection in memorandum from qualified traffic engineer.

III.B.5. f – Waiver from staking the centerline, right-of-way, and approximate limit of grading of all proposed streets

Basis: *The proposed Conservation Cluster does not propose to add a street; therefore, compliance with these requirements is not necessary to protect the public interest and, further, is consistent with waivers previously granted for other Conservation Cluster applications without streets. These waivers promote the public interest and are consistent with cluster purposes generally insofar as reduced infrastructure and associated engineering encourage the use of the Conservation Cluster bylaw while also preserving natural features, open space, and screening of the development through reduced land disturbance, tree-cutting, cuts-and-fills, and impervious surface compared to conventional subdivisions.*

B. Section IV, Design Standards. See, Zoning Bylaw, § 301-17.

No waivers requested

IV. Waivers from the Zoning Bylaw, Article 6, Site Plan Approval. (Section 198-605, Application Requirements, is the pertinent section.)

No waivers requested. At this time, no additional information pertinent to 198-605 has been deemed necessary by the Planning Board.

V. Any other documents or information requested by the Planning Board pursuant to Chapter 301.

At this time, none requested by Planning Board.

IMPACT ON WATER RESOURCES

There are no wetlands or water resources on the property. The site is not in a Zone II Aquifer Protection District or Flood Plain. The Subsurface Disposal Systems and leaching facilities will be designed in full compliance with applicable state and local regulations. Stormwater management will be designed in full compliance with applicable state and local regulations. The proposed conservation cluster better protects water resources by creating less impervious surface and requiring less land disturbance than a conventional subdivision.

IMPACT ON LANDSCAPE

The proposed cluster is designed to help minimize impact on the existing landscape. The proposed cluster preserves the existing views, much of the stone wall and vegetation from Plain Road by requesting a waiver to use the existing gravel path as the location for the Common Driveway entrance. The cluster preserves the existing Dr. Frank W. Draper home on the property built in the late 1800s visible from Plain Road and an important part of the neighborhood fabric, which includes several other historical homes built by various generations of the Draper family. The proposed cluster plan also preserves 35% of the property as permanent protected Open Land. The Open Land preserves many large, soaring pine trees, which historically covered much of this part of Wayland known as the "Pine Plain" from which the name of Plain Road derives. Vegetated buffers will be provided/enhanced along the property lines.

IMPACT ON TRAFFIC

The addition of 3 new single-family homes will result in minimal impact on traffic in the area. The proposed new homes will add approximately 2 weekday AM peak hour vehicle trips and approximately 3 weekday PM peak hour vehicle trips based on ITE trip generation data.

Form O (page 1 of 5)
ENVIRONMENTAL DATA FORM

IMPACT ON DRAINAGE

1. How much run-off will be generated by the proposed development as compared to the run-off prior to development? Show as time-volumes and locations.
The proposed development will match the existing conditions rate, run-off time, and volume. The Stormwater report provides detailed calculations and additional descriptions.
2. Describe the proposed requirements for drainage and the system to collect and distribute drainage. Will the new system be tied into an existing system? Describe.
The proposed system includes collection and infiltration of all runoff from the proposed common driveway and portions of the roof areas. This includes standard catch basins for collection and subsurface drywells and a surface rain garden for infiltration. All structures are sized for the 100 year storm event. The system will not require a connection to an existing drainage system.
3. Can the existing system adequately handle the additional drainage? Explain and show calc's.
A connection to an existing system is not required.
4. If not, what do you propose?
On-site collection and infiltration.
5. What is the destination(s) of run-off water (ponds, streams, reservoirs, etc.)? Current and proposed.
Runoff from the site flows overland to the rear (east) property line. There are no wetlands/streams within 100 feet of the site.
6. Will the areas handle this additional runoff? Give specific reasons to support your answer.
There will be no increase or additional runoff due to the development. Therefore the discharge areas would be unaffected by the proposed drainage system.
7. What is the average, maximum and minimum depth to seasonal high water table on the site prior to development and projected after development.
Soil testing has shown groundwater approximately 5 to 7 feet below grade. This will remain after construction.
8. What pollution to groundwater or other effluent problems do you anticipate and how do you propose to deal with them?
None anticipated. The sewage disposal will be treated per Title 5 requirements and the stormwater will be treated per MassDEP Stormwater Standards.

IMPACTS ON SEWAGE DISPOSAL

1. What type of sewage disposal will be used (Septic tank and leaching fields, sewage disposal system, etc.)?
Septic tank with leach field per Title 5 and local Board of Health regulations.
2. What is the hourly and daily capacity?
Daily flow = 550 gallons per house x 4 Lots = 2,200 gallons per day
Peak hour = 550 gallons
3. Where will it be located?
On each individual lot, refer to site plan for specific locations.
4. What is the expected daily and peak hour volumes of sewage?
Daily flow = 550 gallons per house x 4 Lots = 2,200 gallons per day
Peak hour = 550 gallons
5. What is the expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals)?
Typical domestic sanitary sewage only.

IMPACT ON SOILS

1. What soils will be removed and/or dumped?
All soils should remain on-site, except unsuitable materials that may be encountered.
2. Where will the dumped material(s) come from? Where will the removed material(s) be placed?
All imported materials would be obtained from known gravel pit operations (not imported from unknown sites).
3. What is the permeability of the soil?
Soil testing showed coarse to medium sands, which have a permeability of 8.3 inches per hour or greater.
4. What is the rate of percolation of water through the soils where development is proposed?
Percolation rates were less than 2 minutes per inch.

Form O (Page 3 of 5)

5. Describe procedures and findings of percolation tests, groundwater feasibility tests and other related test.
Soil testing including test pits and percolation tests were performed on March 31, 2020 and witnessed by the Board of Health agent.

IMPACT ON SCHOOLS

1. What is the projected number and school level (elementary, junior high, high school) of school children?
2-4 children per house of mixed ages.
2. Which elementary school will they attend?
Claypit Hill
3. How will they get there – walk, bus?
School Bus

IMPACT ON TRAFFIC

1. What is the nearest intersection and its distance to the proposed development?
250 feet to Draper Road
2. What is the traffic flow (total number of cars/day, number of car per hour throughout the day) now and after development on the nearest existing intersections of roads leading to the development.
Due to the very low volume of projected vehicle trips, the proposed project will not have any impact on nearby roadways or intersections. The proposed traffic flow from the common driveway is estimated based upon current ITE data as follows:
AM peak hour = 2 vehicles
PM peak hour = 3 vehicles
Daily total = 28 vehicles (14 existing & 14 entering)
3. What is the average speed of cars at peak hour on the nearest existing roads now and after development?
30 mph
4. Do all existing and proposed connecting roads provide visibility meeting current Planning Board standards. If no, what modifications are proposed?
Yes.

IMPACT ON NATURAL RESOURCES

1. Are there and unusual or unique natural features (Mineral resources, scenic views, geological occurrences, etc.)?
None present
2. If so, describe and identify. ***N/A***
3. How will they be affected by the proposed activity? ***N/A***
4. Are there any unusual plant specimens or historic sites, which will be affected? Can they be relocated, protected or otherwise saved?
None present
5. What majority vegetation / cover exists on site and what will be removed?
Existing vegetation is lawn (front half) and wooded (rear half). Wooded areas will be cleared as required for the development.
6. What actions are proposed to minimize erosion and sedimentation problems?
Minimize active areas and clearing by utilizing the cluster development option. During construction temporary controls will be implemented including erosion control barriers and silt traps. Upon completion final vegetative stabilization will be provided.

IMPACT ON SLOPES

1. What changes in topography are proposed and why?
The proposed design closely matches the existing topography. The topography changes, where required, are due to septic system requirements, to accommodate the driveway(s), and house foundations.
2. What effect will these changes have on erosion, drainage, existing vegetation and on access ways.
The topography changes are minimal and would not substantially affect the items above. Any minor changes have been mitigated through the temporary erosion controls and site drainage system.

IMPACT ON LANDSCAPING

There should be minimal impact on the existing landscape as viewed from Plain Road. The existing house and driveway will remain, and the proposed common driveway has been aligned over an existing gravel path off Plain Road. Vegetated buffers will be provided along the side and rear property lines including retention of existing trees/vegetation and supplementation with proposed landscaping.

IMPACT ON WATER RESOURCES

There are no known wetlands or other water resource areas within the site or within 100 feet of the site.

TAMPOSI BROTHERS I LLC
JOSEPH A TAMPOSI
JACOB B TAMPOIS
600 W TED WILLIAMS CT
HERNANDO FL 34442

1391

53-7054/2113
4882

DATE 5/13/20

CHECK AMOUNT

PAY
TO THE
ORDER OF

Town of Wayland

\$ 500.00

Five hundred and

00 DOLLARS



Bank

America's Most Convenient Bank®

FOR 105 Plain Rd Cluster application fee

John A. Tampo

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TAMPOSI BROTHERS I LLC
JOSEPH A TAMPOSI
JACOB B TAMPOIS
600 W TED WILLIAMS CT
HERNANDO FL 34442

1392

53-7054/2113
4882

DATE 5/13/20

CHECK AMOUNT

PAY
TO THE
ORDER OF

Town of Wayland

\$ 2,000.00

Two thousand and

00 DOLLARS



Bank

America's Most Convenient Bank®

FOR 105 Plain Rd Cluster deposit

John A. Tampo

Photo
Safe
Deposit
Box