



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
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DATE: January 27, 2021
TO: Planning Board; Town Planner
CC: Sean Fair, Conservation Commission
FROM: Linda Hansen, Conservation Administrator
SUBJECT: Proposed Cluster site development at 105 Plain Road

The Conservation Department is in receipt two sets of plans prepared by Sullivan, Connors and Associates titled “Definitive Plan” Cluster Site Plan of Emmeline Path (3 sheets) and “Definitive Plan” Cluster Site Plan Concept Building Plan. Both sets of plans are dated (rev) January 13, 2021. All previous versions of these plans were not provided to the Conservation Commission for their review with the exception of the original plan dated April 20, 2020. The comments provided below addresses the current plan without any knowledge of discussions regarding the previous submittals.

This memo does not address the stormwater management proposed for this concept plan, however it doesn’t appear that roof runoff from the proposed houses is being managed. The project will require a permit under the Chapter 193 bylaw, at which time the Conservation Commission will have the opportunity to review and approve the stormwater management. As I said previously in the Five Paths comment memo, stormwater management review by the Planning Board should be done in tandem with the Conservation Commission. The Commission was not consulted regarding the selection of a peer reviewer or the scope of work for the peer review or received any documentation from the peer review.

The open space shown on the Concept Building Plan appears fragmented and poorly laid out. This design appears advantageous to the owner of the existing front lot that gains tax free front and side yards whereas the small houses end up with one large yard in common ownership. What is the purpose of the ‘no disturb area’? Why is that not part of the open space rather than the frontage? Will a homeowners association own the open space? If so, who will be responsible for compliance with a conservation restriction? Was a landscape plan prepared? How will the open space be delineated? Will there be public access to the rail trail? This design appears to be fraught with all kinds of challenges, nor does it appear to be consistent with the purpose and objectives of the Conservation Cluster bylaw.