



**DEPARTMENT OF PUBLIC WORKS**  
**TOWN OF WAYLAND**

*Entrusted To  
Manage The  
Public  
Infrastructure*


Thomas M. Holder  
*Director*

Joseph Doucette  
*Superintendent*

Don Millette  
*Superintendent*

Paul Brinkman  
*Town Engineer*

To: Sarkis Sarkisian, Town Planner

From: Paul Brinkman, Town Engineer 

CC: Tom Holder, DPW Director  
Don Millette, Water Superintendent  
Joe Doucette, Highway Superintendent

Date: July 30, 2020

Subject: Emmeline Path Conservation Cluster Development Application

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The DPW is in receipt of the Definitive Residential Subdivision Plan Approval documents for the Emmeline Path Conservation Cluster. The DPW was notified of the submittal and downloaded the documents from the Planning Department website for review. The submittal consists of a 6 sheet plan set and a detailed 34-page narrative describing the key considerations of the project. The DPW did not receive stormwater calculations. The DPW including the Water, Highway and Engineering Departments has performed a review of the plans and offers the following comments. In general, it was noted there are several typos on the plans which reference "Connorstone" and "Southborough", among others. The plans should be revised to provide accuracy for formal filing and approval. It should be noted that additional reviews, as well as several permits, will be required from the DPW prior to construction.

The plan set identified a single project, which will consist of a private shared driveway. As required by the Conservation Cluster permit, the plan set also included a version depicting the project as a customary subdivision with new road. The plan set identified the installation of a water main and hydrant to serve the three new proposed dwellings. No sizing, material or ownership was provided for the new water main.

**WATER**

The project is located in the base pressure zone of the Town's water system. The current water system has adequate capacity, but it is not known if the local piping system would be impacted by the additional demands on the system. The proponent is advised that fire flow testing will be required to evaluate the capacity of the local system to handle the additional load. The fire flow testing will need to be conducted by the project proponent at their expense. The proponent shall coordinate with the Water Department to conduct the necessary testing to ensure the local piping network is adequate to serve the proposed development.

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The Proponent will need to provide additional details on the sizing and materials of construction for the proposed private water main extension. The plans should be updated to depict the approximate location of the existing town-owned water main located within Plain Road. The configuration for the proposed water infrastructure will be privately owned and operated. The system shall conform to the Wayland Water Department standards and shall be tested in accordance with the Town's private water system requirements. It is presumed a homeowners' association (HOA) will be established for the purposes of the operation and maintenance of the private water infrastructure.

#### **DRAINAGE**

No information regarding capacity and configuration of the drainage system was provided outside of the plans. It appears the common driveway will be managed by an infiltration system and a rain garden at the entrance to the project. The plans identify superelevation of the driveway to direct runoff along the entrance of the common drive to the rain garden. The DPW is concerned that the details provided related to the rain garden that without frequent maintenance will potentially allow for runoff to be directed to Plain Road. Modification to the proposed construction is recommended to ensure the new common driveway does not discharge stormwater to the existing system on Plain Road. It appears the newly constructed stormwater management systems will be owned, operated, and maintained by the HOA.

#### **SCENIC ROAD**

The project is located along a Scenic Road and subject to Chapter 158 Article IV of the Town Code relative to Scenic Roads. The project will require a new curb cut, modification of the existing stone wall and the removal of trees within the Town's right-of-way. These actions will be subject to the Scenic Roads bylaw and will be required to meet the specific requirements of the Code before the DPW can issue any permits relative to the modification of the road and construction of the new common drive. The DPW will require specific written notification from the Planning Board prior to the issuance of any permits related to activities within limits of the Scenic Road.

#### **COMMON DRIVEWAY**

The access road to the development is proposed to as a private driveway. The plans provide some indication that an Access, Egress and Utility Easement will be placed over the private driveway, utilities and shared stormwater management systems. The line work on the plan only indicates the eastern limit of the easement. A revised plan clearly depicting all the limits of the easement should be provided. Ultimately the HOA will be responsible for all maintenance, snow removal, vegetation management and repair of the utilities and roadway features, including the water and drainage systems.

#### **PERMITS**

The proponent did not identify other permits that will be required for the project. The DPW notes that the proponent will require several permits from the DPW in order to construct the project.

These comments are relative to the current filing. Any changes to these plans will require review by the DPW to ensure the changes are consistent with DPW policies and design standards. All work will be subject to applications and permits associated with specific elements of the project. The proponent must ensure that all work conforms to Town standards where applicable.

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