

Town of Wayland Planning Board Application
Council on Aging and Community Center Project

TABLE OF CONTENTS

- Planning Board Narrative
- SPA Form C – January 18, 2023, Revision
- Master Special Permit Application Checklist – Dated January 18, 2023
- Deeds for Property (3 in total)
- Project List of Consultants
- Project and Program Narrative
- Traffic Engineering Review
- Stormwater Management Plan – January 18, 2023, Revision
- Draft Release Abatement Measure Plan – November 2022
- Certified Abutter List – Submitted physically on December 28, 2022
- Plans: Overall Ground and Floor Mezzanine Floor Plan & Exterior Elevations
Dated January 3, 2023
- Site Plans: January 17, 2023, Revision



January 18, 2023

Mr. Robert Hummel
Town Planner
Town Building
41 Cochituate Road
Wayland, MA 01778

RE: Supplemental Submission for the Town of Wayland Planning Board
Application for the Council on Aging and Community Center Project at 8
Andrew Avenue, Wayland.

Dear Mr. Hummel and Members of the Planning Board:

On behalf of the applicant/owners, Town of Wayland, City Point Partners (Owner's Project Manager) is pleased to submit the attached SPA Form 3 "R1" Application to the Planning Board for the proposed Council on Aging and Community Center Project at 8 Andrew Avenue, Wayland.

The Project is proposing renovations to the existing building and other improvements including parking areas, sidewalks that connect to Andrew Avenue and Lillian Way, patio, stormwater management system, site grading, utility connections, stone dust trails and two (2) overlooks to the Sudbury River, landscaping, hardscaping, and lighting.

Project Summary:

The renovation of the existing building located at 8 Andrew Ave will consist of a full interior fit-out and full envelope upgrade for municipal use. Keeping energy-efficiency design goals in mind, the new roof and exterior wall systems will be constructed with insulation ratings to reduce the energy demand of the building's all-electric HVAC system. The exterior materials will consist of fiber cement board siding with either an architectural shingle or metal roof. The windows and French doors will be made of fiberglass, and aluminum storefront construction is proposed for the primary and secondary entrance vestibules. New solar panel canopies will be installed in 2 main rows above the 100-space parking lot and will supplement the power used by the building, returning the energy they generate back to the grid. The resulting 12,000 SF building will host various community events and functions at a central location near Wayland Town Center.

Program Narrative:

The floorplan has been designed to maximize flexibility of use of available spaces in the building for various community functions. The two largest Activity Rooms (A and B) are 1,190 SF and 1,095 SF respectively and are separated by a movable partition, which allows the rooms to be opened up and combined for larger events.

A Serving Pantry equipped with a refrigerator, freezer, warming oven, and serving counter is placed adjacent to the large Activity Rooms for use during catered events. The 3 smaller Activity Rooms (C, D, and E) range from 500 SF to 740 SF and are intended for use as classroom-style events including fitness and art programs. These rooms are also each separated by movable partitions.

The Council on Aging's business area consists of a Welcome Room with a coffee bar, seating, and fireplace accent wall adjacent to Activity Room F, and a custom woodwork staircase, which were all made possible through generous donations from the Friends of the COA. Staff offices and two conference rooms are also provided for business use.

The restrooms in the facility have been designed with accessibility in mind, and two of the unisex toilet rooms are large enough to comfortably allow assistance if needed. Storage throughout the building has been designed to accommodate the various functions of the Council on Aging and Recreation Department, and to help maintain tables and chairs when not in use.

Master Special Permit Amendment Request:

It should be noted that there is an existing Master Special Permit/Site Plan approved in January of 2008, which covers the entirety of the Town Center Site. This project plan for the proposed Council on Aging and Community Center at 8 Andrew Avenue, will be an amendment to Phase 1 Site Plan/Master Special Permit. Please see a summary of the proposed revisions to the approved permit below.

This Project is asking for the Planning Board to allow the reconfiguration of the "Formal Public Green" (Parcel 23-052K) with a linear park in the form of a river trail that will include native species plantings and replace invasive species plants, as well as add an interpretive self-guided signage which will be included as an add alternate.

A portion of the proposed parking lot for this project will take the place for the titled "Formal Public Green" site area and includes one hundred (100) parking spaces, in accordance with the Town of Wayland's Zoning Code for a Mixed-Use facility. Please see the relevant Zoning Code sections attached to this letter.

Please note the sections from Wayland's zoning code for the Mixed-Use facility: 506.3.1. In the case of mixed uses, the parking facilities required shall be the sum of the requirements for the various individual uses, computed separately in accordance with § 198-506.1.

The anticipated usage compiled by the Council on Aging and Recreation Department's projects usage capacity well over 200 people at occasional times, and daily usage at peak 2-hour blocks of about 150 people.

Page 3
Mr. Robert Hummel
January 18, 2023

Zoning Code Section 506.5.1. Off-street parking facilities, to the extent required in § 198-506, may be required either on the same lot with the parking-generating activity or on any lot or premises with a substantial portion of which is, at least, within 300 feet of such activity.

Any suggestion of using existing parking that is beyond 300 feet from the front door of the facility would therefore not be compliant.

Request Filing Fee Waiver:

As this project proposed by and owned by the Town, this Project should be exempt and would like to formally request a fee waiver for this application.

The Wayland Council on Aging and Community Center Project is also in the process of seeking a permit from the Wayland Conservation Commission. The first hearing with the Conservation Commission took place on December 21, 2022, which will be followed by a Peer Review of the Project Site Plans anticipated for January of 2023. The Project would like to request the Planning Board take into consideration the Conservation Commission's Peer Review findings once they are available.

We look forward to meeting with you at the next scheduled Planning Board meeting this coming January. If you have any questions, please feel free to contact me at ktreacy@citypointparnters.com or by cell phone (857)437-5531.

Sincerely,

Kimberly Treacy, MCPPO
Owner's Project Manager to the Town on Wayland
CITY POINT PARTNERS LLC

SITE PLAN REVIEW AND APPROVAL

Revision 1 Submitted
January 18, 2023

SPA Form C
Application for 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):
Ben Keefe, 41 Cochituate Rd., Wayland MA, (508)358-3786
2. Name, address and telephone number of owner(s) of record (if different from applicant):
See above.
3. Name, address and telephone number of design engineer(s)/surveyor(s)/architect(s):
DiGiorgio Associates, John Zychowicz Jr., 529 Main Street, Suite 3303, Boston MA, (617)974-5619
4. Name, title and/or other identification of proposed development/activity:
Town of Wayland Council on Aging and Community Center
5. Other information:
 - 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 1588, page 145; or Land Court Cert. No. Middlesex South
Book 80135, page 176; or Land Court Cert. No. Middlesex South
Book 1588, page 147; or Land Court Cert. No. Middlesex South
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: Limited Commercial; Acreage: 4.2 Acres
Zoning district: ; Acreage:
Zoning district: ; Acreage:
 - c. Information from Assessor's office:
Map No. 23; Lot No. 052L, 052U, 052K & 052S
Map No. ; Lot No.
Map No. ; Lot No.
 - d. Other permits, licenses, approvals, etc., required prior to commencement of construction:

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.:

X

X

X

There is an existing Master Special Permit/Site Plan that covers the entirety of the Town Center site. This plan for the Council on Aging and Community Center Project, is an amendment to the decision.

Type: AUL Deed Restriction; Issuing authority: ERM, John Drobinski, LSP of Record

Type: Natural Heritage Regulatory Review; Issuing authority: Natural Heritage

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):

Conservation Commission Hearing - 12/21/2022

AUL Deed Restriction Approval - Anticipated Jan/Feb 2023

Construction Work Permit - Anticipated May 2023

6. History of the use of the site:

- a. Past uses, as researched from readily obtainable sources (cite sources):

Raytheon Facility 1955-1997, Wayland Business Center LLC Daycare Center construction 1997-2001 (unfinished) - per CMG PIP Presentation from Nov. 17, 2022

- b. Present use(s):

Abandoned facility since 2001

- c. All zoning variances granted, listed chronologically by case number, with brief descriptions of each:

- d. All special permits granted, listed chronologically by case number, with brief descriptions of each:

None

- e. If any part of the site is protected as a nonconforming use or structure, describe:

None

- f. If any part of the site is part of an approved subdivision under MGL c. 41, name of subdivision and date of approval:

Name: N/A Date of approval: _____

7. Existing site characteristics:

- a. Total acreage of site: 4.2 acres

SITE PLAN REVIEW AND APPROVAL

- b. Total acreage in Floodplain District: 0.9; % of total acreage: 21.4
- c. Total acreage in Aquifer Protection District: 4.2; % of total acreage: 100
- d. Total acreage in Watershed Protection District: 0; % of total acreage: 0
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, § 40:
Wetlands: 0.24; % of total acreage: 5.7%
Buffers: 1.5; % of total acreage: 35%
- f. Total acreage of legally dedicated open space: _____; % of total acreage: _____
8. Proposed site characteristics:
- a. Total acreage of site: 4.2
- b. Total acreage in Floodplain District: 0.9; % of total acreage: 21.4
- c. Total acreage in Aquifer Protection District: 4.2; % of total acreage: 100
- d. Total acreage in Watershed Protection District: 0; % of total acreage: 0
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, § 40:
Wetlands: 0.24; % of total acreage: 5.7%
Buffers: 0.88; % of total acreage: 21%
- f. Total acreage of legally dedicated open space: _____; % of total acreage: _____
9. Existing and proposed site improvements:
- a. Existing structures, with name and total square footage of footprint and gross floor area of each:
- Name: Abandoned Building; Footprint area: 12,000 SF ;
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: CoA/CC Building; Footprint area: 12,800 SF;

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: 0

- d. Total square footage and number of spaces by type of proposed parking:

Area: 48,350 SF; Spaces: 100

- e. Describe existing and proposed materials used for any impermeable surfaces:

Bituminous asphalt paved parking lot, drive aisles and sidewalks; concrete sidewalks, patios and utility pads; Building roof tops of various materials.

- f. Method of sewage disposal and summary of drainage impacts:

The project site utilizes several different stormwater management techniques. There are proposed deep sump hooded catch basins, proprietary filter media unit and subsurface infiltration facility that will be used for the treatment, recharge and mitigation of the stormwater run off. Sanitary sewage will be directed into the existing municipal sanitary sewer system.

- g. Describe existing and proposed access to the site:

The existing access is a dirt path off of Route 20. The proposed plan includes a 24' wide two-way main access drive onto Andrew Avenue.

10. Submit the following written documents and materials:

- a. List of and justification for requested waivers:

Date received: _____

- b. Drainage calculations: Stormwater Management Plan

Date received: December 7, 2022; Waived: _____

*Revised plan submitted on January 18, 2023

- c. Statement of water resources impacts: Notice of Intent Application

Date received: December 7, 2022; Waived: _____

- d. Statement of landscape impacts:

Date received: _____; Waived: _____

- e. Statement and report of traffic impacts:

Date received: _____; Waived: _____

SITE PLAN REVIEW AND APPROVAL

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

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

Signature and printed name of applicant(s):

<u>KENNETH KEEFE</u>	Date: _____
<u>PUBLIC BUILDINGS DIRECTOR</u>	Date: <u>1.18.23</u>
<u>[Signature]</u>	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

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

<u>JOHN BULBEE</u>	Date: _____
<u>ACTING TOWN MANAGER</u>	Date: <u>1.17.23</u>
<u>[Signature]</u>	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

Form C received by (signature): _____ Date: _____
Printed name: _____

(Cont'd on page 30237)



TOWN OF WAYLAND

TOWN BUILDING
41 COCHITUATE ROAD
MASSACHUSETTS, 01778

PLANNING BOARD

MIXED-USE OVERLAY DISTRICT

MASTER SPECIAL PERMIT APPLICATION CHECKLIST

Date of Application Submittal: January 18, 2023

APPLICATION REQUIREMENTS	Applicant Yes-No-N/A	Planning Board Verification
A. Plans		
1. General Requirements		
a. Plan sheets shall not be larger than 24 by 36 inches and shall be clearly and legibly drawn.	Yes	
b. Each set of plans shall have a cover sheet depicting the USGS locus map, an appropriate title block, an index of plan sheets, and the numbering system used on the sheets	Yes	
c. Each plan sheet shall contain an appropriate title block, North arrow, scale of measurement, and legends of symbols used on the plan	Yes	
d. Each plan sheet shall be signed by a Massachusetts registered architect or other pertinent design/engineering professional	Yes	
e. Base plans shall be prepared so that layers of information can be later combined in a single plan sheet	Yes	
2. List of Plan Sheets	Yes	
a. Plan Sheets	Yes	
1. Existing Conditions Plan	Yes	
2. Aerial Photograph with the site plan super imposed to show relationship of the proposed development to properties within a radius of $\frac{3}{4}$ of a mile of the perimeter of the site.	Yes	
3. Neighborhood contextual map with the site plan superimposed to show the proposed development to adjacent/nearby properties and roadways within 500 ' of the property boundary of the MUP	Yes	
4. Site development plan, showing the location of proposed site improvements, including: footprint(s) of all buildings and parking structures with sizes and uses (including interchangeable uses) identified; setbacks; site grading with finish floor elevations; parking; landscaping; roads; walkways; access ways; open space; wetlands, areas for snow storage; and areas for refuse storage and handling.	Yes	
5. Utilities plan for the proposed project showing:	Yes	
i. the location of hydrants that would provide service to the Mixed-Use Project;	Yes	
ii. the location, size, capacity and type of private sewage/wastewater facilities, including required reserve areas;	Yes	
iii. the location and size of any piping or other connections to a publicly-owned sewage/wastewater facility;	Yes	
iv. the location and type of stormwater collection and drainage facilities;	Yes	
v. the location and size of the municipal water main serving the site;	Yes	

	Applicant Yes-No-N/A	Planning Board Verification
vi. the location of any on-site water supply wells and their distance from structures and sewage/wastewater disposal facilities;	N/A	
vii. the location and type of solid waste disposal facilities;	Yes	
viii. the location and type of all other utilities.	Yes	
6. Lighting and landscaping plan for the proposed project showing:		
i. the heights and locations of light poles, bases and fixtures;	Yes	
ii. the heights and locations of ornamental, area, pathway, architectural, and any other type of lighting fixture;	Yes	
iii. a photometric plan;		
iv. the location of open space, both public and private;	Yes	
v. the location of pedestrian pathways;	Yes	
vi. the location of on-site and perimeter buffer areas, including any “no-disturb” areas;	Yes	
vii. the location of landscaping including ground cover, street trees, and screening between adjacent properties, with plantings detailed by common name of species, height (at planting), spread (at maturity) and quantity to be planted.	Yes	
7. Signage plan for the MUOD showing:	Yes	
i. the location, type, scale, and dimension of existing and proposed signs;	Yes	
ii. materials and, if known, colors to be used;	Yes	
iii. maximum sign area for individual types of signs to be used;	Yes	
iv. total aggregate square feet of signage to be used;	Yes	
v. types of lighting fixtures and wattages to be used.		
8. Parking and traffic control and circulation plan showing:		
i. each of the areas designated for standard size, compact size and handicap vehicle parking, with a listing of size dimensions for each type of space;	Yes	
ii. areas set aside for dedicated uses, including any designated employee parking areas;	Yes	
iii. any areas proposed for reserve parking;	N/A	
iv. aisles, driveways, pedestrian paths, bicycle lanes/paths;	Yes	
v. landscaping/islands;	Yes	
vi. loading areas;	Yes	
vii. garages/structured parking;	N/A	
viii. bicycle racks;	Yes	
ix. emergency access routes;	Yes	
x. pavement materials;	Yes	
xi. any proposed traffic calming mechanisms;	N/A	
xii. traffic controls such as stop signs and traffic lights within the MUOD and within the adjacent public ways.	Yes	
9. Use and massing plan showing:		
i. the location and size of each building and parking structure;	Yes	
ii. the proposed category of use(s) for each building and parking structure and portions thereof;	Yes	
iii. the gross floor area in each building and parking structure dedicated to a particular use category;	Yes	
iv. the elevations of the front, sides and rear of all buildings and parking structures, together with finished building heights;	Yes	
v. the main and the secondary entrance to each building and parking structure;	Yes	
vi. general architectural design.	Yes	
10. Perspective massing plan from the vantage point of two locations.	Yes	

	Applicant Yes-No-N/A	Planning Board Verification
11. Construction detail plan showing profiles and/or cross sections of the following features:		
i. rights-of-way;	N/A	
ii. catch basins and manholes;	Yes	
iii. stormwater collection and drainage facilities;	Yes	
iv. sidewalks, paths, driveways, parking areas, and loading areas;	Yes	
v. tree plantings and specialty planting areas;	Yes	
vi. retaining walls and freestanding walls;	N/A	
vii. erosion, sedimentation and pollution control devices; and plan views of examples of each type of parking space.	Yes	
12. A subdivision plan(s), if applicable.	N/A	
b. Additional Required Plan Information		
B. Written Submittals		
1. General Requirements		
a. Official Application Form, including checklist;	Yes	
b. Names and addresses of all parties in interest, as defined in M.G.L. c. 40A, Section 11;	Yes	
c. Documentation showing that the applicant controls the site (e.g., a deed, a signed purchase-and-sale agreement, a signed option agreement) and has authority from the site owner to make this filing;	Yes	
d. A list of the names and addresses of all consultants expected to be used during the Mixed-Use Project Master Special Permit ("MUP Master Special Permit") phase, together with their areas of expertise. This information shall be updated in a timely fashion if the applicant engages additional consultants;	Yes	
e. A list of federal, state, and local land-use permits/approvals, anticipated to be sought for the Mixed-Use Project. Local building permits, demolition permits, and certificates of use and occupancy are not required to be listed;	Yes	
f. A schematic/time line showing when in the development process each federal, state, and local permit application, referred to in Section 304-10.B.(1)e. above, but also including any demolition permit and the first certificate of use and occupancy, is likely to be submitted and the approval is anticipated to be received;	Yes	
g. A narrative describing how the MUP Master Special Permit Application meets the design principles and recommendations of the Concept Plan;	Yes	
h. Reference to any separate special permit(s) being requested in conjunction with the MUP Master Special Permit.	Yes	
2. Specific Requirements		
a. Tables, with supporting calculations, specifying the individual and total square footages, by category, of:		
i. all building and parking structures;	Yes	
ii. paved and otherwise impervious areas;	Yes	
iii. constructed open spaces;	Yes	
iv. upland area of the MUOD;	Yes	
v. wetland area of the MUOD;	Yes	
vi. amount of earth to be moved pursuant to Section 198-504 or a statement that work on the site will not require zoning relief under the provisions of Section 198-504.	N/A	
b. A statement describing any constraints to site layout based on known environmental contamination	Yes	
c. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into surrounding neighborhoods and land uses	Yes	

	Applicant Yes-No-N/A	Planning Board Verification
d. A description and analysis of design features intended to integrate the proposed Mixed-Use Project into the existing landscape to preserve and enhance aesthetic assets of the site and to screen parking lots and objectionable features from neighboring properties and roadways	Yes	
e. Building Design, Construction, and Materials;		
1. A general description of the architectural design of the project	Yes	
2. Description of exterior building features and proposed materials for building exteriors including, but not limited to, roofing, siding, windows, facades, entrances, and doors	Yes	
3. Signage standards for each type of use, location on buildings, and for directional and wayfinding signs	TBD	
f. Water		
1. Documentation of the availability of sufficient water, including water for irrigation, and sufficient water pressure to serve the proposed Mixed-Use Project, together with a description of the sources of water.	Yes	
2. A description of the fire alarm and suppression system, including criteria for determining where to place any proposed fire alarm boxes, other warning systems, fire hydrants, and fire lanes.	Yes	
g. Lighting Study: The Applicant must submit a lighting study showing that the Mixed-Use Project will meet the standards set forth in Section 198-2309.8.2 and the applicable standards set forth in Section 198-606	TBD	
h. Drainage and Stormwater Management		
1. A description of the proposed stormwater management system within the MUOD which complies with applicable federal, state and local laws, rules, regulations and bylaws, including the Stormwater Management Policy of the Massachusetts Department of Environmental Protection	Yes	
2. A description of stormwater collection and drainage facilities by type, including construction materials of pipes, culverts, catch basins and other system components together with sufficient information concerning the placement of drainage system components (rim and invert elevations, pipe slopes and amount of cover) to facilitate evaluation of the system	Yes	
3. Drainage calculations used to support the design of the stormwater management system	Yes	
4. A description of measures proposed to prevent pollution of groundwater and surface water, erosion of soil, excessive run-off of precipitation, excessive raising or lowering of the water table and flooding on other properties	Yes	
5. An Operation and Maintenance plan which includes operation requirements for the stormwater system, recommended maintenance activities with specified schedules for same, and documentation outlining maintenance responsibilities and jurisdiction	Yes	
i. Parking and Traffic Analysis	*Traffic Engineering	
1. A parking and loading study, prepared pursuant to Section 198-2309.7.2	Review attached from April	
2. A Traffic Impact and Access Study (TIAS), that considers:	2022.	
i. all existing and proposed access points for the Mixed-Use Project;		
ii. major intersections along state-numbered routes within one-half mile of the proposed entrances to the Mixed-Use Project; and		
iii. other intersections identified by the Applicant along potential diversionary (or “cut-through”) routes (all hereinafter referred to as the “Study Area”) and that includes:		
a. Existing conditions data for on-site and off-site vehicular traffic circulation within the Study Area		
b. Trip generation data and calculations for retail, office, residential and municipal trip generators during the weekday morning, weekday evening, Saturday midday, and Sunday midday peak hours for traffic (each a “peak period”)		

	Applicant Yes-No-N/A	Planning Board Verification
c. Determination of trip distribution patterns for the existing and proposed uses on the Mixed-Use Project site. Trip patterns shall be determined based initially on a review of available (A) recorded local and regional traffic data and predominant travel trends during each peak period; (B) latest U.S. Census Journey to Work data; (C) existing travel times on the roadways and at intersections leading to and from the site during each peak period; and (D) current and projected use of nearby neighborhood streets to bypass arterial roadways; as applicable. Trips generated for the existing and proposed uses on the site are then to be assigned to the roadway network in accordance with the trip patterns. In addition, the potential for intercepting or diverting trips for the retail uses, other than the standard Institute of Transportation Engineers (ITE) pass-by rates, shall be based on the adjacent arterial roadways following collection of origin-destination data		
d. Capacity and level of service (LOS) analyses of existing and proposed roadways and intersections within the Study Area.		
e. Alternatives analysis for the proposed site access points that considers an option with one major access point and an option with two or more full access points		
f. A summary of proposed mitigation which describes differences in capacity, and takes into account safety, at the Study Area intersections and Mixed-Use Project access points for the future-year No-Build, Build and Build with mitigation scenarios		
j. Construction and Operation		
1. Description of devices to be used to control erosion and sedimentation during and after construction	Yes	
2. A phasing schedule for construction of each component part of the Mixed-Use Project	Yes	
3. A demolition and construction schedule, including a construction traffic management plan	TBD	
4. Hours of operations, delivery times and vehicle routes, trash removal times, and lighting schedule	TBD	
5. Snow storage and removal plans.	Yes	
k. Affordable Housing Plan	N/A	
1. Affordable Housing Plan showing the distribution (i.e., number of units per building) of affordable units;	N/A	
2. Documentation sufficient to assure that the design and construction standards of the Local Initiative Program, 750 CMR 45.00, as amended from time to time, will be met with regard to indistinguishability from market-rate units;	N/A	
3. Draft deed riders assuring that the units remain affordable in perpetuity.		
l. Public Safety Impacts: A written study and analysis of the impacts of the Mixed-Use Project on the Town's Police, Fire and Emergency Medical Response departments and functions including personnel and equipment. The public safety impacts study and analysis shall be completed by an experienced municipal public safety consultant or firm	N/A	
C. Number of Copies		
One original of the complete Master Special Permit Application and 25 paper copies shall be filed with the Planning Board along with an electronic copy via compact disc (CD) in PDF format. Multiple PDF files are acceptable and encouraged if they create smaller, more manageable files in terms of ease of use and ability to be downloaded. With regard to the aerial photograph required to be submitted pursuant to §304-10.A.(2)a.2., only 12 paper color copies need be filed with the Planning Board	Yes	

												Applicant Yes-No- N/A	Board Verification
4. Plan Content Requirements													
	For Plan Sheet # see §304-10.A.(2)a												
	1	2	3 ¹	4	5	6	7	8	9	10	12	Yes	
i. Boundaries of the site and property lines.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
ii. Existing and proposed easements.	Existing only			Existing and proposed	Existing and proposed						Existing and proposed	Yes	
iii. Existing/ proposed internal roadways	Existing only			Proposed only	Proposed only	Proposed only		Proposed only	Proposed only ²		Proposed only	Yes	
iv. Existing/ proposed adjacent private and public rights-of-way, edges of pavement	Existing only			Existing And proposed	Existing and proposed	Proposed only		Existing and proposed	Proposed		Existing and proposed	Yes	
v. Zoning districts (including the Floodplain and Aquifer Protection Districts).	Yes			Yes							Yes	Yes	
vi. Site grading for existing and proposed conditions.	Existing only ³			Yes	Yes	Yes		Yes	Proposed only		Yes	Yes	
vii. Proposed footprints for buildings and parking structures.		Yes	Yes ⁴	Yes ⁴	Yes ⁴	Yes	Yes ⁴	Yes ⁴	Yes ⁴	Yes	Yes	Yes	
viii. Areas intended for use as open space.		Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	
ix. Watercourses and water bodies, including ponds, streams, brooks, ditches.	Yes		Yes	Yes	Yes	Yes					Yes	Yes	
x. Approximate boundaries of regulated wetland and buffer areas as defined in MGL c. 131, § 40.	Yes			Yes	Yes	Yes					Yes	Yes	
xi. Special site features, including walking paths, stone walls, fences, historic structures, ledge outcroppings.	Yes			Yes		Yes	Yes	Yes	Yes		Yes	Yes	
xii. Base map of areas of environmental constraint per 310 CMR 40.0000	Yes			Yes	Yes						Yes	Yes	

¹ Using the Town of Wayland Geographic Information System (GIS) database.

² Also show existing site entrances.

³ Use the National Geodetic Vertical Datum as the reference point and identify the location and elevation of existing permanent benchmarks on the site.

⁴ Provide a unique reference letter for identification of each building and each parking structure.

For Office Use Only:

Date of Original Submittal: _____

Date Applicant Notified Submittal Incomplete (if applicable): _____

Information Missing	Date Requested	Date Received	Comments

Date Submittal Deemed Complete: _____

Date Applicant Notified Submittal is Complete: _____

04
3
1

Rec Only



2022 00073596

Bk: 80135 Pg: 176 Doc: DEED
Page: 1 of 4 05/17/2022 08:57 AM

QUITCLAIM DEED

Twenty Wayland LLC, a limited liability company established under the laws of the Commonwealth of Massachusetts,

of 10 Memorial Boulevard, Suite 901, Providence, Rhode Island 02903 ("Grantor")

for consideration paid of One Dollar (\$1.00), does hereby grant to the **Town of Wayland**, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of 14 Cochituate Road, Wayland, Massachusetts 01778 ("Grantee")

with Quitclaim Covenants

Three (3) certain parcels of land, situated in Wayland, Middlesex County, Massachusetts, and being shown as "Lot 8-1," containing 18,945± S.F. and "Lot R-20," containing 71,251± S.F., on a plan entitled "Plan of Land in Wayland, MA," dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan No. 305 of 2012 and "Lot 4-1," containing 87,549± S.F., on Land Court Plan 17983I entitled "Plan of Land in Wayland, MA Being a Redivision of Land of Twenty Wayland, LLC."

This deed is given in the ordinary course of business. The grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.

For Grantor's title see deed recorded with the Middlesex South Registry of Deeds in Book 45981, Page 177 (Lot 8-1 and Lot R-20) and deed filed as Document No. 1386382 with the Middlesex South District of the Land Court with Certificate of Title No. 234881 (Lot 4-1).

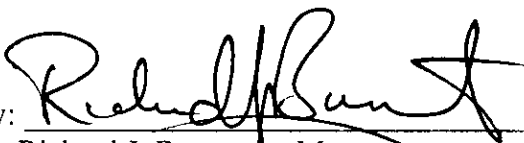
[Signature Page Follows]

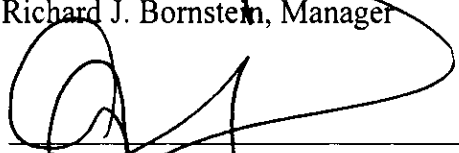
*Rec LD Only

Property Address: Lot 8-1, Lot R-20 and Lot 4-1, 400-440 Boston Post Road, Wayland, MA

Witness our hands and seals this 9th day of May, 2022.

Twenty Wayland LLC

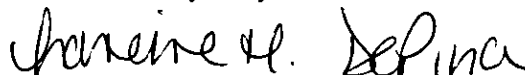
By: 
Richard J. Bornstein, Manager

By: 
Anthony J. DeLuca, Manager

COMMONWEALTH/STATE OF Rhode Island

Providence County, ss.


On this 9th day of May, 2022, before me, the undersigned notary public, personally appeared Richard J. Bornstein, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland LLC.

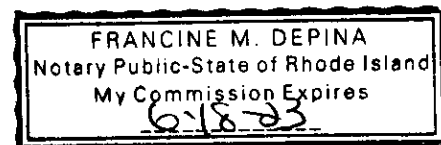
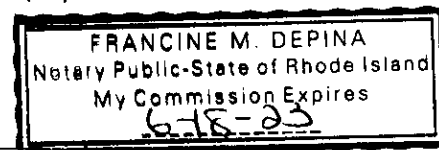

Notary Public
My Commission Expires:

COMMONWEALTH/STATE OF Rhode Island

Providence County, ss.

On this 9th day of May, 2022, before me, the undersigned notary public, personally appeared Anthony J. DeLuca, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland LLC.



Notary Public
My Commission Expires:




DEED ACCEPTANCE

On this 9th day of May, 2022, the Town of Wayland, acting by and through its Select Board, hereby accepts the foregoing deed from Twenty Wayland LLC, to property located at Boston Post Road, Wayland, pursuant to the vote under Article 3 of the November 9, 2015 Special Town Meeting, a certified copy of which is recorded herewith.

TOWN OF WAYLAND,
By its Select Board



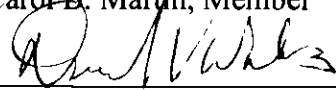
Thomas J. Fay, Chair




Cherry C. Karlson, Vice Chair



Carol B. Martin, Member



Dave V. Watkins, Member




Adam Garrett Gutbezahl, Member

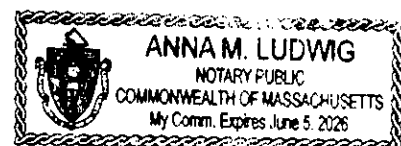
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 9 day of May, 2022, before me, the undersigned Notary Public, personally appeared Tom J. Fay, member of the Wayland Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Wayland.



Notary Public
My Commission Expires:



VOTE CERTIFICATE

SPECIAL TOWN MEETING TOWN OF WAYLAND

At a legal meeting of the qualified voters of the TOWN OF WAYLAND commencing, on November 9, 2015 and concluding, on November 10, 2015, the following business was transacted under the following Article on November 9, 2015:

ARTICLE 3: ACQUIRE MUNICIPAL PARCEL IN TOWN CENTER

The Town voted to authorize the Board of Selectmen, with approval of Town Counsel as to form, to lease, as lessee, or acquire by purchase, gift, eminent domain or otherwise, for municipal purposes, the fee of the parcels of land and the building and other structures thereon located on and off Boston Post Road (Route 20) Andrew Avenue and Lillian Drive in Wayland, Massachusetts shown as Lot 4-1, Parcel R-20-1, Lot 8-1, and Lot 9-IB, on a plan entitled "Plan of land Wayland, Massachusetts Showing Proposed Municipal Parcels" dated July 21, 2015 prepared by the Wayland Town Surveyor and recorded with the Middlesex South Registry of Deeds as Plan No. 616 of 2015, subject to such terms and conditions as the Board of Selectmen may deem acceptable to minimize the Town's liability for preexisting hazardous waste, hazardous materials or contaminants on or in the soil or groundwater of said parcels of land or in said building or other structures, which terms and conditions will include additional environmental testing and may include indemnification of the Town of preexisting environmental conditions, ~~additional environmental testing~~, and the purchase of environmental contamination and pollution insurance for the Town, and, to the extent required by law, remediation of preexisting environmental conditions at no cost to the Town; appropriate \$1.00 to be expended by the Board of Selectmen for the acquisition or lease of said parcels of land and structures; and that said appropriation shall be provided by transferring \$1.00 from the General Fund- Unreserved Fund Balance.

VOTE In Favor: 395
 Opposed: 164

MOTION PASSED (by 2/3 vote)

A true copy, Attest:



Anna M. Ludwig
Town Clerk



2022 01913855

Bk: 1588 Pg: 145 Cert#: 279303

Doc: DEED 05/18/2022 09:32 AM

QUITCLAIM DEED

Twenty Wayland Other LLC, a limited liability company established under the laws of the Commonwealth of Massachusetts,

of 10 Memorial Boulevard, Suite 901, Providence, Rhode Island 02903 ("Grantor")

for consideration paid of One Dollar (\$1.00), does hereby grant to the **Town of Wayland**, a Massachusetts municipal corporation, acting by and through its Conservation Commission, pursuant to G.L. Chapter 40, Section 8C, having an address of 14 Cochituate Road, Wayland, Massachusetts 01778 ("Grantee")

with Quitclaim Covenants

*dots
15+16*

Two (2) certain parcels of land, situated in Wayland, Middlesex County, Massachusetts, and being shown as "Parcel 15," containing 2.0017± Acres and "Parcel 16," containing 10.2725± Acres, both on Land Court Plan 17983I entitled "Plan of Land in Wayland, MA Being a Redivision of Land of Twenty Wayland, LLC."

This deed is given in the ordinary course of business. The grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.

For Grantor's title see deed filed as Document No. 1662381 filed with the Middlesex South District of the Land Court with Certificate of Title No. 255799.

[Signature Page Follows]

Property Address: Parcels 15 and 16, Open Space, 400-440 Boston Post Road, Wayland, MA

OK

255799

Witness our hands and seals this 9th day of April, 2022.

Twenty Wayland Other LLC

LLC
19/384
By: Richard J. Bornstein
Richard J. Bornstein, Manager
By: Anthony J. DeLuca
Anthony J. DeLuca, Manager

COMMONWEALTH/STATE OF Rhode Island

Providence County, ss.

On this 9th day of ~~April~~ ^{MAY}, 2022, before me, the undersigned notary public, personally appeared Richard J. Bornstein, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland Other LLC.

Francine M. Depina

Notary Public

My Commission Expires:

COMMONWEALTH/STATE OF Rhode Island

FRANCINE M. DEPINA Notary Public-State of Rhode Island My Commission Expires <u>6-18-23</u>
--

Providence County, ss.

On this 9th day of ~~April~~ ^{MAY}, 2022, before me, the undersigned notary public, personally appeared Anthony J. DeLuca, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland Other LLC.

Francine M. Depina

Notary Public

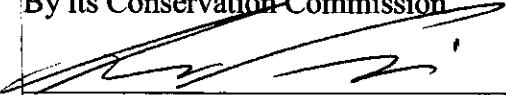
My Commission Expires:

FRANCINE M. DEPINA Notary Public-State of Rhode Island My Commission Expires <u>6-18-23</u>
--

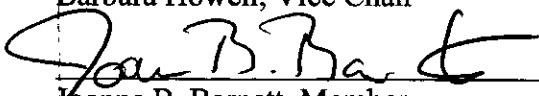
ACCEPTANCE OF DEED

On this 10th day of ~~April~~^{May}, 2022, the Town of Wayland, acting by and through its Conservation Commission, pursuant to G.L. c. 40, §8C hereby accepts the foregoing deed from Twenty Wayland Other LLC to property located at Boston Post Road, Wayland, for conservation and passive recreation purposes.

TOWN OF WAYLAND,
By its Conservation Commission

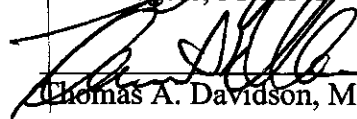

Sean P. Fair, Chair

Barbara Howell, Vice Chair


Joanne B. Barnett, Member


John R. Sullivan, Member


Luke Legere, Member


Thomas A. Davidson, Member

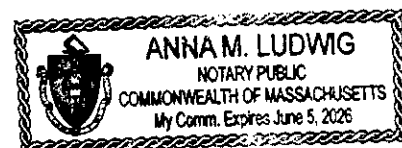
5/10/2022

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 10 day of ~~April~~^{May}, 2022, before me, the undersigned notary public, personally appeared Sean Fair, member of the Wayland Conservation Commission, who proved to me through satisfactory evidence of identification, which was MA driver's license, to be the person who signed the foregoing instrument and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Wayland.


Notary Public
My Commission Expires:



APPROVAL OF ACCEPTANCE

On this 9th day of April, 2022, the Town of Wayland, acting by and through its Board of Selectmen, hereby approves of the Conservation Commission's acceptance of the foregoing deed from the Twenty Wayland Other LLC, to property located at Boston Post Road, Wayland, pursuant to the provisions of G.L. c. 40, §8C.

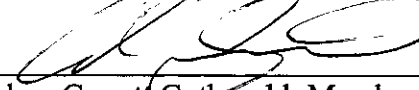
TOWN OF WAYLAND,
By its Select Board


Thomas J. Fay, Chair


Cherry C. Karlson, Vice Chair


Carol B. Martin, Member

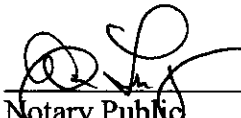

Dave V. Watkins, Member


Adam Garrett Gutbezahl, Member

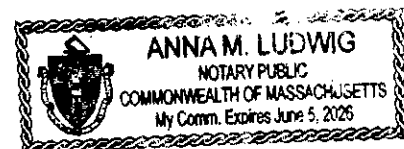
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 9 day of ^{May}~~April~~, 2022, before me, the undersigned Notary Public, personally appeared Thomas J. Fay, member of the Wayland Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Wayland.


Notary Public
My Commission Expires:

649355/WAYL/0046



DOCUMENT 01913855

Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: May 16, 2022 at 09:32A

Document Fee: 155.00
Receipt Total: \$260.00

NEW: CERT 279303 BK 01588 PG 145

OLD: CERT 255799 BK 1447 PG 72



2022 00072949
Bk: 80129 Pg: 180 Doc: DEED
Page: 1 of 5 05/16/2022 11:10 AM

BOTH WAYS



2022 01913862
Bk: 1588 Pg: 147 Cert#: 279305
Doc: DEED 05/16/2022 09:50 AM

QUITCLAIM DEED

Twenty Wayland Infra LLC, a limited liability company established under the laws of the Commonwealth of Massachusetts,

of 10 Memorial Boulevard, Suite 901, Providence, Rhode Island 02903 ("Grantor")

for consideration paid of One Dollar (\$1.00), does hereby grant to the **Town of Wayland**, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of 14 Cochituate Road, Wayland, Massachusetts 01778 ("Grantee")

with *Quitclaim Covenants*

Not a

Two (2) certain parcels of land, situated in Wayland, Middlesex County, Massachusetts, and being shown as "Lot 9-1B," containing 12,651± S.F. and "Lot 3-1," containing 1.75± Acres, on a plan entitled "Plan of Land Wayland, Massachusetts Showing Proposed Municipal Parcels," dated July 21, 2015, recorded with the Middlesex South Registry of Deeds as Plan No. 616 of 2015. (Lot 3-1 is also shown as Parcel R-18 on a plan entitled "Plan of Land in Wayland, MA," dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan No. 305 of 2012 and Parcel 8 on Land Court Plan 179831.) *Hand Ref*

This deed is given in the ordinary course of business. The grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.

For Grantor's title see deed recorded with the Middlesex South Registry of Deeds in Book 71481, Page 24 (Lot 9-1B); deed recorded with said Registry in Book 66628, Page 78 and deed filed with the Middlesex South District of the Land Court as Document No. 1719525 with Certificate of Title No. 261279 (together, Lot 3-1).

[Signature Page Follows]

Property Address: Lot 9-1B and Lot 3-1, 400-440 Boston Post Road, Wayland, MA

OK

261279

Witness our hands and seals this 9th day of May, 2022.

Twenty Wayland Infra LLC

LLC
1913861

By: Richard J. Bornstein
Richard J. Bornstein, Manager

By: Anthony J. DeLuca
Anthony J. DeLuca, Manager

COMMONWEALTH/STATE OF Rhode Island

Providence County, ss.

On this 9th day of May, 2022, before me, the undersigned notary public, personally appeared Richard J. Bornstein, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland Infra LLC.

Francine M. Depina

Notary Public

My Commission Expires:

COMMONWEALTH/STATE OF Rhode Island

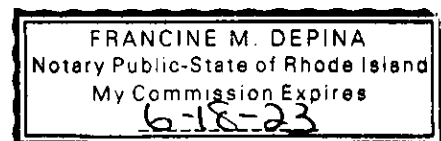
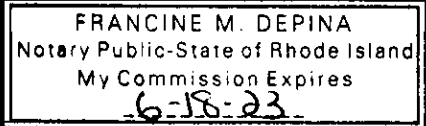
Providence County, ss.

On this 9th day of May, 2022, before me, the undersigned notary public, personally appeared Anthony J. DeLuca, Manager, proved to me through satisfactory evidence of identification, which was a driver's license/personally known to the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Twenty Wayland Infra LLC.

Francine M. Depina

Notary Public

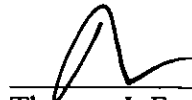
My Commission Expires:



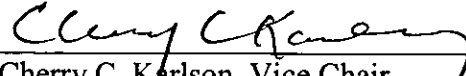
DEED ACCEPTANCE

On this 9th day of May, 2022, the Town of Wayland, acting by and through its Select Board, hereby accepts the foregoing deed from Twenty Wayland Infra LLC, to property located at Boston Post Road, Wayland, pursuant to the vote under Article 3 of the November 9, 2015 Special Town Meeting and Article 19 of the April 4, 2018 Annual Town Meeting, certified copies of which are recorded herewith.

TOWN OF WAYLAND,
By its Select Board



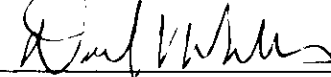
Thomas J. Fay, Chair



Cherry C. Karlson, Vice Chair



Carol B. Martin, Member



Dave V. Watkins, Member



Adam Garrett Gutbezahl, Member

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

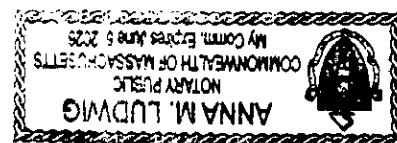
On this 9 day of May, 2022, before me, the undersigned Notary Public, personally appeared Tom J. Fay, member of the Wayland Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Wayland.



Notary Public

My Commission Expires:

808991v3/WAYL/0046



VOTE CERTIFICATE**ANNUAL TOWN MEETING
TOWN OF WAYLAND**

At a legal meeting of the qualified voters of the TOWN OF WAYLAND commencing, on April 2, 2018 and concluding, on April 5, 2018, the following business was transacted under the following Article on April 3, 2018*:

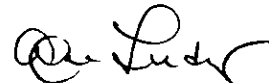
ARTICLE 19: ACCEPT GIFTS OF LAND AT TOWN CENTER

The Town of Wayland voted to authorize the Board of Selectmen, with approval by Town Counsel as to form, to accept as a gift on behalf of the Town for general municipal purposes, on such terms and conditions as the Board of Selectmen deems appropriate, land including the fee or any lesser interest in all or any part of the parcels of land and the buildings and other structures, on and off Boston Post Road, identified as Lot 3-1, shown on a plan prepared by the Town Surveyor entitled "Plan of Land Wayland, Massachusetts Showing Proposed Municipal Parcels" dated July 21, 2015 and recorded with the Middlesex South Registry of Deeds as Plan 616 of 2015, and Parcel 14, shown on a plan prepared by Hancock Associates entitled "Plan of Land in Wayland, MA" dated January 20, 2012, recorded with the Middlesex South Registry of Deeds as Plan 305 (1 of 2) of 2012 on file with the Town Clerk, and further to authorize the Board of Selectmen to execute any and all documents as may be necessary or convenient in relation thereto.

VOTE In Favor: 404
 Opposed: 120

MOTION PASSED

A true copy, Attest:



Anna M. Ludwig
Town Clerk

*The minutes for the annual town meeting, which commenced on April 2, 2018, erroneously indicates that the vote took place on April 3, 2017. The vote is documented in the recording of the second day of the annual town meeting, on April 3, 2018, and the Article resulting in the vote is set forth in the warrant for the annual town meeting commencing on April 2, 2018.

VOTE CERTIFICATE**SPECIAL TOWN MEETING
TOWN OF WAYLAND**

At a legal meeting of the qualified voters of the TOWN OF WAYLAND commencing, on November 9, 2015 and concluding, on November 10, 2015, the following business was transacted under the following Article on November 9, 2015:

ARTICLE 3: ACQUIRE MUNICIPAL PARCEL IN TOWN CENTER

The Town voted to authorize the Board of Selectmen, with approval of Town Counsel as to form, to lease, as lessee, or acquire by purchase, gift, eminent domain or otherwise, for municipal purposes, the fee of the parcels of land and the building and other structures thereon located on and off Boston Post Road (Route 20) Andrew Avenue and Lillian Drive in Wayland, Massachusetts shown as Lot 4-1, Parcel R-20-1, Lot 8-1, and Lot 9-IB, on a plan entitled "Plan of land Wayland, Massachusetts Showing Proposed Municipal Parcels" dated July 21, 2015 prepared by the Wayland Town Surveyor and recorded with the Middlesex South Registry of Deeds as Plan No. 616 of 2015, subject to such terms and conditions as the Board of Selectmen may deem acceptable to minimize the Town's liability for preexisting hazardous waste, hazardous materials or contaminants on or in the soil or groundwater of said parcels of land or in said building or other structures, which terms and conditions will include additional environmental testing and may include indemnification of the Town of preexisting environmental conditions, ~~additional environmental testing~~, and the purchase of environmental contamination and pollution insurance for the Town, and, to the extent required by law, remediation of preexisting environmental conditions at no cost to the Town; appropriate \$1.00 to be expended by the Board of Selectmen for the acquisition or lease of said parcels of land and structures; and that said appropriation shall be provided by transferring \$1.00 from the General Fund- Unreserved Fund Balance.

VOTE In Favor: 395
 Opposed: 164

MOTION PASSED (by 2/3 vote)

A true copy, Attest:



Anna M. Ludwig
Town Clerk

Town of Wayland Council on Aging and Community Center Project

Consultant List – Updated January 18, 2023

- 1) Owner's Project Manager: City Point Partners LLC
11 Elkins Street, Suite 470
Boston, MA 02127
Point of Contact (POC): Kim Treacy
- 2) Architect: DiGiorgio Architects
529 Main Street, Suite 3303
Boston, MA
POC: John Zychowicz
- 3) Civil Engineer: Meridian Associates
500 Cummings Center, Suite 5950
Beverly, MA 01915
POC: David Kelley
- 4) Licensed Site Professional: CMG Environmental Inc.
67 Hall Road
Sturbridge, MA 01566
POC: Ben Gould
- 5) Town Archeologist: The Public Archeology Laboratory, Inc.
26 Main Street
Pawtucket, RI 02860
POC: Duncan Ritchie
- 6) Interior Designer: The Interiors Group
40 Thorndike St., Unit 2A
Concord, NH 03301
POC: Elaine Bello
- 7) Audio/Visual Consultant: Access A/V
8 Integra Drive
Concord, NH 03301
POC: Robert Haigh
- 8) Acoustical Consultant: Cavanaugh Tocci
327 F Boston Post Road
Sudbury, MA 01776
POC: Aaron Kanapesky

Wayland Council on Aging & Community Center Renovation

Project Narrative

Project Summary:

The renovation of the existing building located at 8 Andrew Ave will consist of a full interior fit-out and full envelope upgrade for municipal use. Keeping energy-efficiency design goals in mind, the new roof and exterior wall systems will be constructed with insulation ratings to reduce the energy demand of the building's all-electric HVAC system. The exterior materials will consist of fiber cement board siding with either an architectural shingle or metal roof. The windows and French doors will be made of fiberglass, and aluminum storefront construction is proposed for the primary and secondary entrance vestibules. New solar panel canopies will be installed in 2 main rows above the 100-space parking lot and will supplement the power used by the building, returning the energy they generate back to the grid. The resulting 12,000 SF building will host various community events and functions at a central location near Wayland Town Center.

Program Narrative:

The floorplan has been designed to maximize flexibility of use of available spaces in the building for various community functions. The two largest Activity Rooms (A and B) are 1,190 SF and 1,095 SF respectively and are separated by a movable partition, which allows the rooms to be opened up and combined for larger events. A Serving Pantry equipped with a refrigerator, freezer, warming oven, and serving counter is placed adjacent to the large Activity Rooms for use during catered events. The 3 smaller Activity Rooms (C, D, and E) range from 500 SF to 740 SF and are intended for use as classroom-style events including fitness and art programs. These rooms are also each separated by movable partitions.

The Council on Aging's business area consists of a Welcome Room with a coffee bar, seating, and fireplace accent wall adjacent to Activity Room F, and a custom woodwork staircase, which were all made possible through generous donations from the Friends of the COA. Staff offices and two conference rooms are also provided for business use.

The restrooms in the facility have been designed with accessibility in mind, and two of the unisex toilet rooms are large enough to comfortably allow assistance if needed. Storage throughout the building has been designed to accommodate the various functions of the Council on Aging and Recreation Department, and to help maintain tables and chairs when not in use.

Sarkis Sarkisian, Town Planner
Town of Wayland
Town Hall
41 Cochituate Road
Wayland, MA 01778

April 15, 2022

Re: Traffic Engineering Review
Proposed Wayland Community Center
Andrew Avenue - Wayland, MA

Dear Mr. Sarkisian:

On behalf of the Town of Wayland's Planning Department, TEC, Inc. / The Engineering Corp (TEC) performed a review of the conceptual site plans prepared by BETA for the planned community center located along the westerly side of Andrew Avenue between Route 20 and Lillian Way. I reviewed the three conceptual designs for the access to the proposed parking lot and the adjacent streets. Furthermore, I conducted a site visit during the evening peak hour on Thursday, April 14, 2022 (4:30 to 5:30 PM) to compare the actual field operations against other intersection data collected by Fuss & O'Neill for one of the recent Planning Board applications; this turning movement count data was collected in early December 2021.

The recommend that the Town pursue Option #3, which includes a new driveway intersection along Andrew Avenue. The conceptual location of the driveway intersection has clear sight lines in both directions along Andrew Avenue. The existing queues approaching the Route 20 traffic signal did not exceed 3 vehicles in the left-turn lane and 2 vehicles in the right-turn lane during the evening peak hour. Although the level of site trip generation may increase slightly with the re-occupancy of currently vacant storefront spaces, or as the COVID-related traffic influences continue to diminish, I am very confident that the proposed driveway location will not experience routine blocking and congestion. It is also important to note that the peak hour influences of the community center, and particularly the activities associated with senior events and activities, are unlikely to overlap with the traditional commuter and shopper peak hours.

By formalizing the entrance on Andrew Avenue, it presents an access scenario similar to other internal intersections with the Town Center project and reduces the turning traffic within the Lillian Way intersection. Additionally, it creates an opportunity for an uninterrupted greenspace that better mirrors the Town Common on the opposite site of Lillian Way and creates a contiguous vegetated buffer near the existing condominiums. In order to reduce the traffic influences in close proximity to the condominiums along Lillian Way, the Town could also consider the removal of the on-street parallel parking stalls along Lillian Way. This private roadway would be effectively reduced in width to provide additional greenspace. TEC has prepared a red-lined concept of the parking lot for the Town's consideration, which provides additional parking stalls within the same general parking lot "footprint" and can account for the loss of on-street parking along Lillian Way.

https://citypointpartners.sharepoint.com/Projects/Town of Wayland/Planning Board/1.4.22 Supplemental Application/Final Submission/8 - 5400.58-6-TEC Ltr_Community Center_4-15-2022-traffic.docx

Traffic Engineering Review
Proposed Wayland Community Center – Andrew Avenue - Wayland
April 15, 2022
Page 2 of 2



Please do not hesitate to contact me directly if you have any questions concerning our review of the site concepts at 774-701-0550 x1003. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The **Engineering Corporation**"

A handwritten signature in blue ink, appearing to read "Kevin R. Dandrade". The signature is fluid and cursive, with the first name "Kevin" and last name "Dandrade" clearly distinguishable.

Kevin R. Dandrade, PE, PTOE
Principal / Worcester Regional Director



Town of Wayland
 41 COCHITUATE ROAD
 WAYLAND MASSACHUSETTS 01778
 www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF
 Rob Leroux, Director of Assessing
 Mary-Ann Wohlfarth, Sr. Admin. Coordinator

BOARD OF ASSESSORS
 Zachariah Ventress, Chair
 Vice Chair John A. Todd
 Molly Upton, Secretary
 Philip Parks
 Massimo Taurisano

Certification of Abutters

Date of request 12/23/2022

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 4, 8, 14 Andrew Avenue; 368 Boston Post Road Parcel ID Map 23, Lots 052U, 052L, 052K, 052S
 (Map/Lot)

Owner's Name Town of Wayland
 (PLEASE PRINT)

Owner's Mailing Address 41 Cochituate Road, Wayland, MA 01778

Name of Applicant Kimberly Treacy Telephone: (857)437-5531
 (PLEASE PRINT)

11 Elkins Street, Suite 470 Boston MA 02127
 Mailing Address of Applicant City/Town State Zip

Signature of Applicant Kimberly Treacy

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: Tanner Kurt Date: 27 DEC 2022

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



300 foot Abutters List Report

Wayland, MA
December 27, 2022

Subject Properties:

Parcel Number: 23-052K
CAMA Number: 23-052K
Property Address: 14 ANDREW AVE

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

Parcel Number: 23-052L
CAMA Number: 23-052L
Property Address: 8 ANDREW AVE

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

Parcel Number: 23-052S
CAMA Number: 23-052S
Property Address: 368 BOSTON POST RD

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

Parcel Number: 23-052U
CAMA Number: 23-052U
Property Address: 4 ANDREW AVE

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

Abutters:

Parcel Number: 22-001
CAMA Number: 22-001
Property Address: 471 BOSTON POST RD

Mailing Address: TOWN OF WAYLAND
BOARD OF SELECTMEN
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 22-010
CAMA Number: 22-010
Property Address: 422 BOSTON POST RD

Mailing Address: UNITED STATES OF AMERICA UNITED
STATES FISH AND WILDLIFE SERVICES
300 WESTGATE CENTER DR
HADLEY, MA 01035

Parcel Number: 23-015
CAMA Number: 23-015
Property Address: 397 BOSTON POST RD

Mailing Address: RUSSELL'S GREENHOUSES &
GARDEN CENTER INC
397 BOSTON POST RD
WAYLAND, MA 01778

Parcel Number: 23-052
CAMA Number: 23-052
Property Address: 400 BOSTON POST RD

Mailing Address: BOS RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

Parcel Number: 23-052I
CAMA Number: 23-052I
Property Address: 22 ANDREW AVE

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

Parcel Number: 95-023C
CAMA Number: 23-052J
Property Address: ANDREW AVE

Mailing Address: BOSTON RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

12/27/2022

Page 1 of 5



300 foot Abutters List Report

Wayland, MA
December 27, 2022

Parcel Number: 23-052M
CAMA Number: 23-052M
Property Address: 2 ANDREW AVE

Mailing Address: TWENTY WAYLAND LLC
10 MEMORIAL BLVD STE 901
PROVIDENCE, RI 02903

Parcel Number: 95-023A
CAMA Number: 23-052N
Property Address: 2A ANDREW AVE

Mailing Address: BOSTON RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

Parcel Number: 23-052Q
CAMA Number: 23-052Q
Property Address: 422A BOSTON POST RD

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

Parcel Number: 23-CM3
CAMA Number: 23-165
Property Address: 1 LILLIAN WAY

Mailing Address: FANG YU, ZHANG JIAN
1 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-166
Property Address: 2 LILLIAN WAY

Mailing Address: HOEY BRIAN W, HOEY-JANSONS MICHELLE
2 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-167
Property Address: 3 LILLIAN WAY

Mailing Address: SETHI MEGHA, SETHI RAHUL
3 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-168
Property Address: 4 LILLIAN WAY

Mailing Address: HILL CHRISTOPHER, FLICOP SUSAN
4 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-169
Property Address: 5 LILLIAN WAY

Mailing Address: CLARKE KEVIN P, CLARKE KATHLEEN
5 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-170
Property Address: 6 LILLIAN WAY

Mailing Address: RONNER JEFFREY W, RONNER LISA V
6 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-171
Property Address: 7 LILLIAN WAY

Mailing Address: COHN LEWIS J, COHN SUSAN L
7 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-172
Property Address: 8 LILLIAN WAY

Mailing Address: REIBSTEIN STEVEN P, REIBSTEIN RUTH J
8 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-173
Property Address: 9 LILLIAN WAY

Mailing Address: LEVIN ALAN, LEVIN MARLA
9 LILLIAN WAY
WAYLAND, MA 01778



www.cai-tech.com

12/27/2022

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 5



300 foot Abutters List Report

Wayland, MA
December 27, 2022

Parcel Number: 23-CM3
CAMA Number: 23-174
Property Address: 10 LILLIAN WAY

Mailing Address: NOYES STEPHEN, BOYD KIMBERLY F
10 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-175
Property Address: 11 LILLIAN WAY

Mailing Address: RAMAKRISHNAN SHANKARARAMAN
11 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-176
Property Address: 12 LILLIAN WAY

Mailing Address: KIEFER CELSO LUIZ, BOHRER CLARA E
12 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-177
Property Address: 15 LILLIAN WAY

Mailing Address: CARNEY DONALD A, CARNEY LOIS J
15 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-178
Property Address: 14 LILLIAN WAY

Mailing Address: SLEIMAN HOUSSAM H, SLEIMAN HEIDI A
14 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-179
Property Address: 17 LILLIAN WAY

Mailing Address: RAMESH RITESH, RAJARAM SANDHYA
17 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-180
Property Address: 16 LILLIAN WAY

Mailing Address: BUTLER LAWRENCE L, BUTLER GRACE
16 LILLIAN WAY UNIT 27
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-181
Property Address: 19 LILLIAN WAY

Mailing Address: BROWN ROBERT D, BROWN SUSAN
19 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-182
Property Address: 18 LILLIAN WAY

Mailing Address: HOOTSTEIN DONALD R, WALTERS BELINDA
18 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-183
Property Address: 21 LILLIAN WAY

Mailing Address: O'SHAUGHNESSY SIGRID BANGO
21 LILLIAN WAY UNIT #26
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-184
Property Address: 20 LILLIAN WAY

Mailing Address: COOPERSTEIN ROBERT D
COOPERSTEIN BETTY K
20 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-185
Property Address: 23 LILLIAN WAY

Mailing Address: CAO BOHAO XIAO ZIYU
23 LILLIAN WAY
WAYLAND, MA 01778



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

12/27/2022

Page 3 of 5



300 foot Abutters List Report

Wayland, MA
December 27, 2022

Parcel Number: 23-CM3
CAMA Number: 23-186
Property Address: 22 LILLIAN WAY

Mailing Address: HINDLIAN RICHARD J
HINDLIAN NANCY ELLEN
22 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-187
Property Address: 25 LILLIAN WAY

Mailing Address: HUBELL RAWSON, SARAH V TRSTS
25 LILLIAN WAY UNIT 30
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-188
Property Address: 24 LILLIAN WAY

Mailing Address: NIRENSTEIN KENNETH, NIRENSTEIN HARRIET
24 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-189
Property Address: 27 LILLIAN WAY

Mailing Address: TREHAN, NAMRATA, TREHAN SOM
27 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-190
Property Address: 26 LILLIAN WAY

Mailing Address: 77 OTIS STREET TRUST
26 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-191
Property Address: 29 LILLIAN WAY

Mailing Address: HORNUNG GARY M, HORNUNG TAMMY
29 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-192
Property Address: 28 LILLIAN WAY

Mailing Address: BALDWIN WILLIAM T TRUSTEE
WILLIAM T BALDWIN 2011 FAMILY TRUST
28 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-193
Property Address: 31 LILLIAN WAY

Mailing Address: PETROS KOUTRAKIS
31 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-194
Property Address: 30 LILLIAN WAY

Mailing Address: WILLIAMSON STEVEN S, WILLIAMSON NICOLE
30 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-195
Property Address: 33 LILLIAN WAY

Mailing Address: JACOBS DOUGLAS
33 LILLIAN WAY UNIT 12
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-196
Property Address: 32 LILLIAN WAY

Mailing Address: WANG CHUNZHU
32 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-197
Property Address: 35 LILLIAN WAY

Mailing Address: POLIVY LEONARD R, POLIVY CATHERINE
35 LILLIAN WAY
WAYLAND, MA 01778



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

12/27/2022

Page 4 of 5



300 foot Abutters List Report

Wayland, MA
December 27, 2022

Parcel Number: 23-CM3
CAMA Number: 23-198
Property Address: 34 LILLIAN WAY

Mailing Address: BARUA SANDIP, BARUA JYOTIKAPOOR
34 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-199
Property Address: 37 LILLIAN WAY

Mailing Address: BUSSELL JULIANN TRUSTEE
JULIANN BUSSELL LIVING TRUST
37 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-200
Property Address: 36 LILLIAN WAY

Mailing Address: ROSS NANCY A & MYRON J TRTS
NANCY A ROSS REVOCABLE TRUST
36 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-201
Property Address: 39 LILLIAN WAY

Mailing Address: VACCARO KAREN K & DENNIS E TRTS
DENNIS E & KAREN K VACCARO TRUST
39 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-202
Property Address: 38 LILLIAN WAY

Mailing Address: PLACE DANA W, PLACE MELINDA J TRTS
38 LILLIAN WAY UNIT
5 WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-203
Property Address: 41 LILLIAN WAY

Mailing Address: WIGETMAN ILENE R
41 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-204
Property Address: 40 LILLIAN WAY

Mailing Address: SCHREIBER MICHAEL, SCHREIBER LISA
40 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-205
Property Address: 43 LILLIAN WAY

Mailing Address: D'ALESSANDRO LORETTA D TRUSTEE
43 LILLIAN WAY REALTY TRUST
43 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-206
Property Address: 42 LILLIAN WAY

Mailing Address: PRINCE JEFFREY WILLARD
PRINCE MARGARET ANNE
42 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-CM3
Property Address: 18 ANDREW AVE

Mailing Address: RIVER TRAIL PLACE CONDOMINIUM
259 TURNPIKE RD, SUITE 110
SOUTHBOROUGH, MA 01772

Parcel Number: 27-022
CAMA Number: 27-022
Property Address: 217 PELHAM ISLAND RD

Mailing Address: UNITED STATES OF AMERICA
FISH & WILDLIFE SERVICES
300 WESTGATE CENTER DR
HADLEY, MA 01035



www.cai-tech.com

12/27/2022

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 5 of 5

77 OITS STREET TRUST
26 LILLIAN WAY
WAYLAND, MA 01778

CARNEY DONALD A
CARNEY LOIS J
15 LILLIAN WAY
WAYLAND, MA 01778

HOOTSTEIN DONALD R
WALTERS BELINDA
18 LILLIAN WAY
WAYLAND, MA 01778

BALDWIN WILLIAM T TRUSTEE
WILLIAM T BALDWIN
2011 FAMILY TRUST
28 LILLIAN WAY
WAYLAND, MA 01778

CLARKE KEVIN P
CLARKE KATHLEEN M.
5 LILLIAN WAY
WAYLAND, MA 01778

HORNUNG GARY M
HORNUNG TAMMY M
29 LILLIAN WAY
WAYLAND, MA 01778

BOS RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

COHN LEWIS J
COHN SUSAN L
7 LILLIAN WAY
WAYLAND, MA 01778

HUBELL RAWSON W
SARAH V TRSTS
25 LILLIAN WAY
WAYLAND, MA 01778

HILL CHRISTOPHER
FLICOP SUSAN
4 LILLIAN WAY
WAYLAND, MA 01778

COOPERSTEIN ROBERT D
COOPERSTEIN BETTY K
20 LILLIAN WAY
WAYLAND, MA 01778

KIEFER CELSO LUIZ
BOHRER CLARA E
12 LILLIAN WAY
WAYLAND, MA 01778

BOSTON RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

PETROS KOUTRAKIS
31 LILLIAN WAY
WAYLAND, MA 01778

LEVIN ALAN
LEVIN MARLA
9 LILLIAN WAY
WAYLAND, MA 01778

BROWN ROBERT D
BROWN SUSAN
19 LILLIAN WAY
WAYLAND, MA 01778

D'ALESSANDRO LORETTA D TR
43 LILLIAN WAY REALTY TRU
43 LILLIAN WAY
WAYLAND, MA 01778

NIRENSTEIN KENNETH
NIRENSTEIN HARRIET
24 LILLIAN WAY
WAYLAND, MA 01778

BUSSELL JULIANN TRUSTEE
JULIANN BUSSELL LIVING TR
37 LILLIAN WAY
WAYLAND, MA 01778

JACOBS DOUGLAS
33 LILLIAN WAY UNIT 12
WAYLAND, MA 01778

NOYES STEPHEN
BOYD KIMBERLY F
10 LILLIAN WAY
WAYLAND, MA 01778

BUTLER LAWRENCE L
BUTLER GRACE S
16 LILLIAN WAY UNIT 27
WAYLAND, MA 01778

FANG YU
ZHANG JIAN
1 LILLIAN WAY
WAYLAND, MA 01778

PLACE TR, DANA W
PLACE TR, MELINDA J
38 LILLIAN WAY UNIT 5
WAYLAND, MA 01778

O'SHAUGHNESSY SIGRID BANGO
21 LILLIAN WAY UNIT #26
WAYLAND, MA 01778

HINDLIAN RICHARD J
HINDLIAN NANCY ELLEN
22 LILLIAN WAY
WAYLAND, MA 01778

POLIVY LEONARD R
POLIVY CATHERINE A
35 LILLIAN WAY
WAYLAND, MA 01778

CAO BOHAO
XIAO ZIYU
23 LILLIAN WAY
WAYLAND, MA 01778

HOEY BRIAN W
HOEY-JANSONS MICHELLE
2 LILLIAN WAY
WAYLAND, MA 01778

PRINCE JEFFREY WILLARD
PRINCE MARGARET ANNE
42 LILLIAN WAY
WAYLAND, MA 01778

RAMAKRISHNAN SHANKARARAMA
11 LILLIAN WAY
WAYLAND, MA 01778

TOWN OF WAYLAND
BOARD OF SELECTMEN
41 COCHITUATE RD
WAYLAND, MA 01778

WILLIAMSON, STEVEN S
WILLIAMSON, NICOLE
30 LILLIAN WAY
WAYLAND, MA 01778

RAMESH RITESH
RAJARAM SANDHYA
17 LILLIAN WAY
WAYLAND, MA 01778

TREHAN NAMRATA
TREHAN SOM
27 LILLIAN WAY
WAYLAND, MA 01778

BARUA SANDIP
BARUA JYOTIKAPOOR
34 LILLIAN WAY
WAYLAND, MA 01778

REIBSTEIN STEVEN P
REIBSTEIN RUTH J
8 LILLIAN WAY
WAYLAND, MA 01778

TWENTY WAYLAND LLC
10 MEMORIAL BLVD STE 901
PROVIDENCE, RI 02903

RIVER TRAIL PLACE CONDOS
259 TURNPIKE RD, SUITE 110
SOUTHBOROUGH, MA 01772

TWENTY WAYLAND LLC
10 MEMORIAL BLVD STE 901
PROVIDENCE, RI 02903

RONNER JEFFREY W
RONNER LISA V
6 LILLIAN WAY
WAYLAND, MA 01778

TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

ROSS NANCY A & MYRON J TR
NANCY A ROSS REVOCABLE TR
36 LILLIAN WAY
WAYLAND, MA 01778

UNITED STATES OF AMERICA
FISH & WILDLIFE SERVICES
300 WESTGATE CENTER DR
HADLEY, MA 01035

RUSSELL'S GREENHOUSES
& GARDEN CENTER INC
397 BOSTON POST RD
WAYLAND, MA 01778

UNITED STATES OF AMERICA
FISH & WILDLIFE SERVICES
300 WESTGATE CENTER DR
HADLEY, MA 01035

SCHREIBER MICHAEL
SCHREIBER LISA
40 LILLIAN WAY
WAYLAND, MA 01778

VACCARO KAREN K
VACCARO DENNIS E TRTS
39 LILLIAN WAY
WAYLAND, MA 01778

SETHI MEGHA
SETHI RAHUL
3 LILLIAN WAY
WAYLAND, MA 01778

WANG CHUNZHU
32 LILLIAN WAY
WAYLAND, MA 01778

SLEIMAN HOUSSAM H
SLEIMAN HEIDI A
14 LILLIAN WAY
WAYLAND, MA 01778

WIGETMAN ILENE R
41 LILLIAN WAY
WAYLAND, MA 01778



December 27, 2022

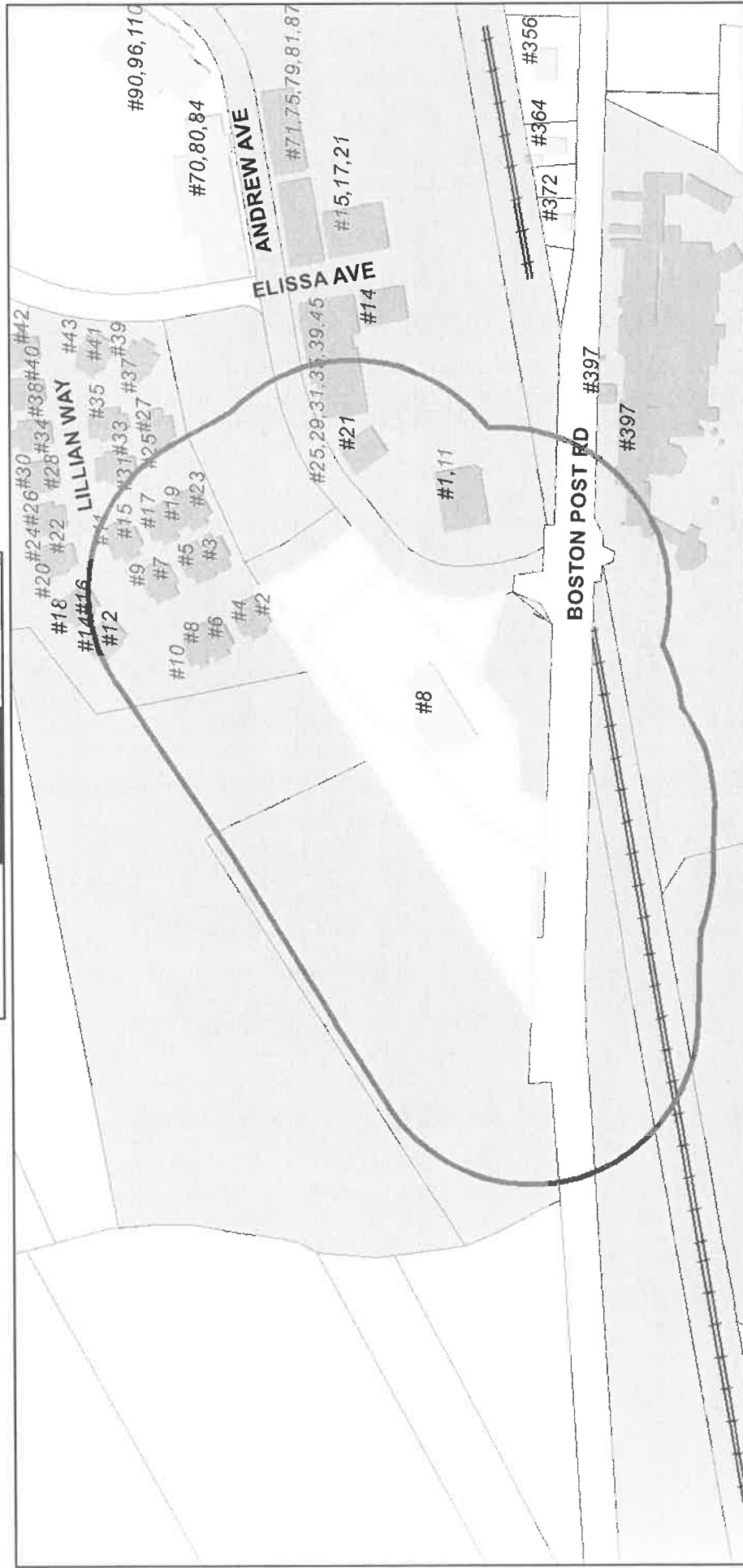
Wayland, MA

1 inch = 278 Feet



CAI Technologies
Professional Land Information Systems

www.cai-tech.com



Building Addresses	Building Rooftop

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



DAI **DIGIORGIO**
ASSOCIATES
INCORPORATED
LiRo Group Company

CONSULTANT:

KEY PLAN:



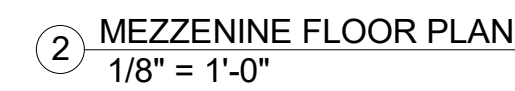
PROJECT LOCATION:
360:/Town of Wayland On Call TASK ORDER#4/Wayland On 08-24-22.rvt

DATE & TIME PRINTED: 11/23/2022 2:55:53 PM



APPROXIMATE BUILDING AREA CALCULATIONS:

GROUND FLOOR:	11,000 SF
MEZZANINE:	1,800 SF
GROSS FLOOR AREA:	12,800 SF



GENERAL NOTES

1. WALLS CALLED OUT AS EXISTING MAY BE DEMOLISHED IN PART FOR NEW CONSTRUCTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO RECONSTRUCT THESE WALL AS PART OF THE PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS.
3. CONTRACTOR TO PROVIDE IN WALL BLOCKING FOR ALL MOUNTED FURNITURE AND EQUIPMENT. CONTRACTOR TO DETECT LOCATIONS OF WALLS WHERE IN WALL BLOCKING RECESSED EQUIPMENT IS NOT POSSIBLE DUE TO EXISTING WALL CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UTILITIES AND PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS. THE EXISTENCE AND LOCATIONS INDICATED IN THE CONSTRUCTION DOCUMENTS ARE NOT GUARANTEED.



WAYLAND CoA
COMMUNITY CENTER
8 ANDREW AVENUE,
WAYLAND, MA 01778



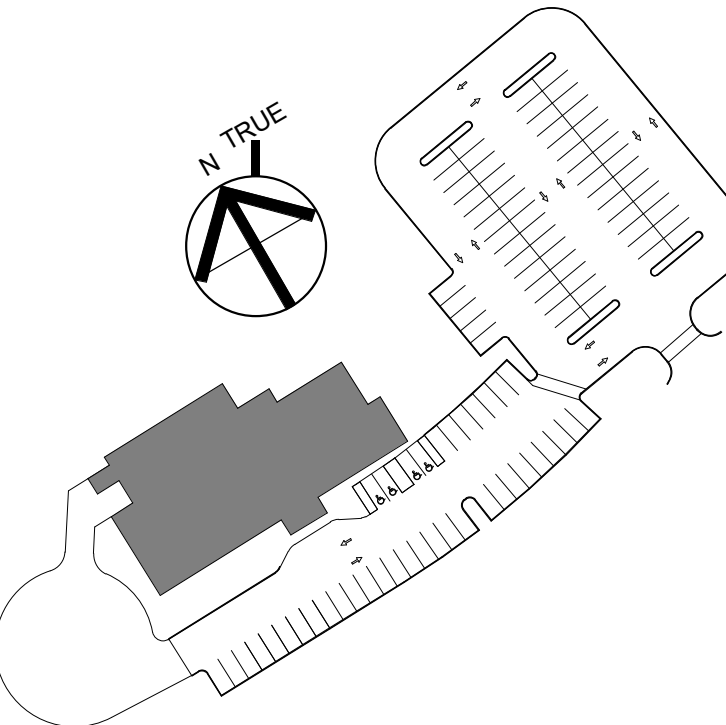
ARCHITECTURE ■ **BOSTON**
529 MAIN STREET, SUITE 330
BOSTON, MA 02129
TEL. 617.723.7100
FAX. 617.723.9113

■ **PORTLAND**
500 WASHINGTON AVE
PORTLAND, ME 04103
TEL. 207.582.2400
FAX. 207.582.8320

CONSULTANT:

[illegible]

KEY PLAN:

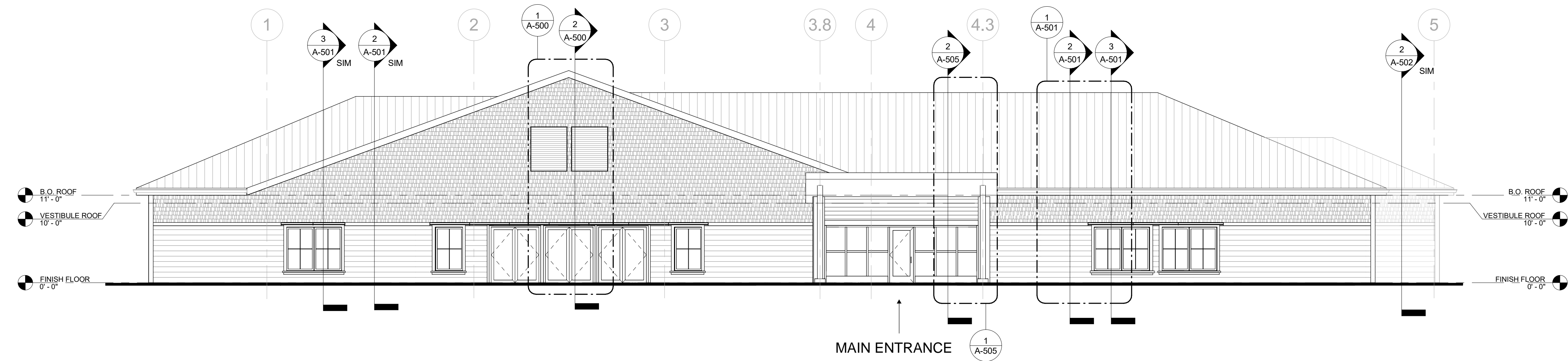


DRAWING TITLE:
EXTERIOR ELEVATIONS

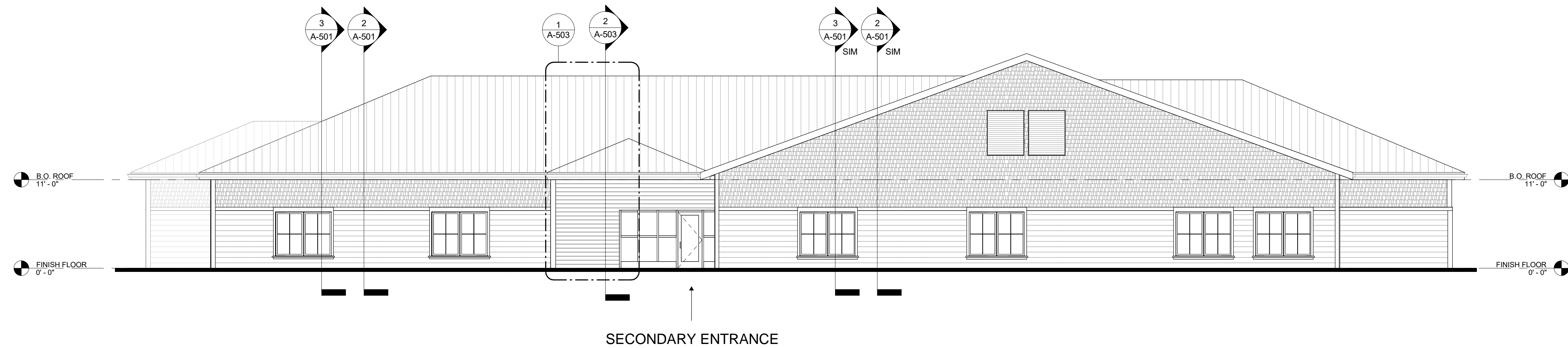
DRAWN BY: MK	SEAL:
CHECKED BY: TA	
SCALE: 1/8" = 1'-0"	
PROJECT NO.: 21-125-2125.04	

A-400

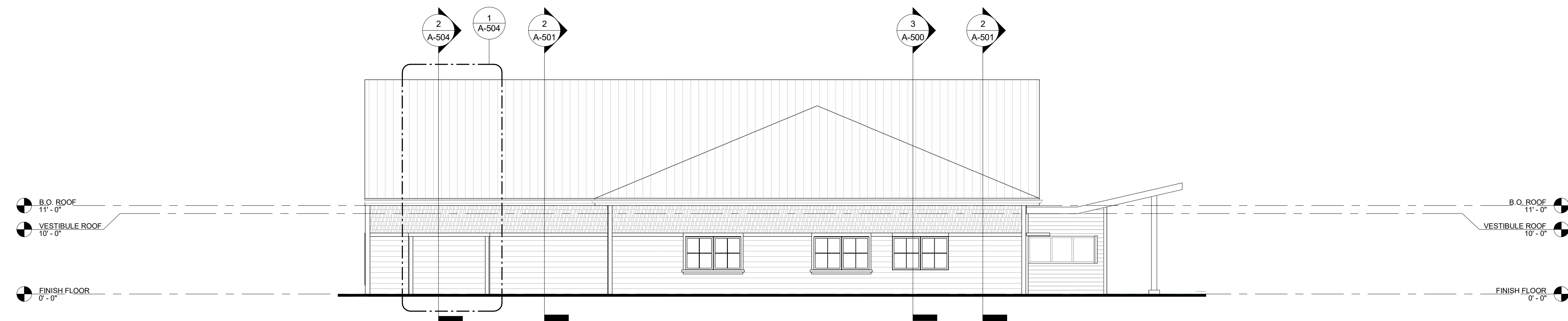
PROJECT LOCATION:
BIM 360://Town of Wayland On Call TASK ORDER#4/Wayland On 08-24-22.rvt
DATE & TIME PRINTED: 11/23/2022 2:56:14 PM



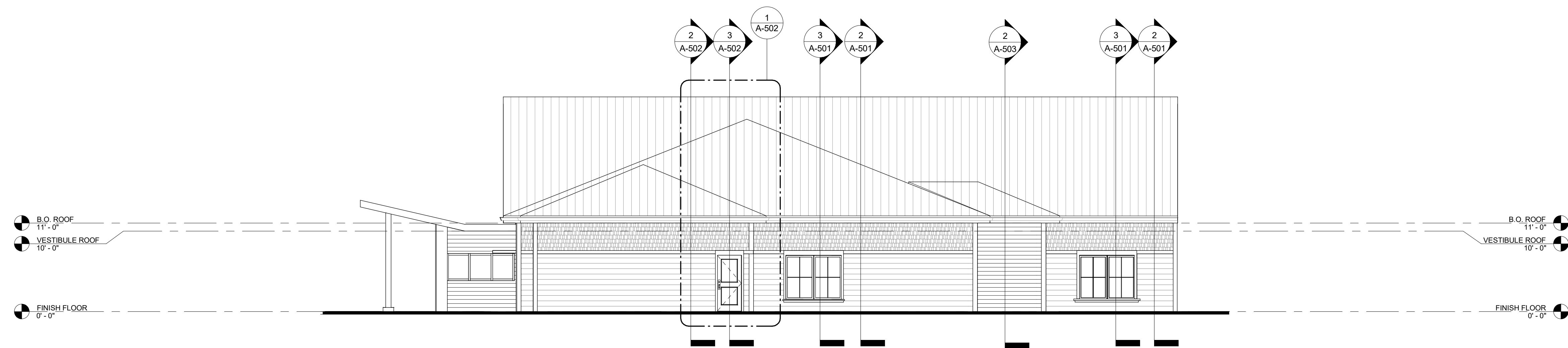
1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



③ NORTH BUILDING ELEVATION
1/8" = 1'-0"



4 WEST BUILDING ELEVATION
1/8" = 1'-0"



② EAST BUILDING ELEVATION
1/8" = 1'-0"