Tamposi Brothers Development
32 Pine Hill Road, Unit A
Nashua, NH 03063

December 10. 2020

RE: Response to 105 Plain Road Peer Review

Dear Members of the Planning Board:

Tamposi Brothers I, LLC ("the applicant") and Sullivan, Connors and Associates have reviewed the comments provided by the Board's peer reviewer for 105 Plain Road, BETA Group Inc ("BETA"). Overall, BETA's review confirms that a 4-lot conventional subdivision could reasonably and realistically be built at 105 Plain Road under Wayland's Zoning Bylaw and Subdivision Rules and Regulations. In its letter, BETA did make eight comments regarding potential shortcomings of the 4-lot conventional proof plan dated April 20, 2020, which was not a final definitive subdivision plan, but rather a yield plan for the purposes of a Conservation Cluster development. None of the BETA comments present any significant challenge to the possible development of a 4-lot conventional subdivision at 105 Plain Road. The purpose of this memo and the enclosed revised plan is to address those comments and further confirm the feasibility of a 4-lot subdivision:

C1: The 24'x36' garage attached to the "House Box" location proposed for Lot 2 on the conventional subdivision plan is within the 100' front lot width circle.

> C1, Response: Addressing this comment does not require a waiver. The referenced section 198-705.1.8. reads in its entirety:
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> "In a Residence Zone 40,000 square feet - 180 feet Front or a Residence Zone 60,000 square feet - 210 feet Front, no building lot may be laid out and no dwelling may be erected on a lot unless the center of a circle 100 feet in diameter can be passed along a continuous line from the side line of the street along which the frontage of the lot is measured to any point of the dwelling, or proposed dwelling, on the lot without the circumference intersecting any side lot lines."
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> Section 198-705.1.8. is not a building setback requirement; it does not imply that a building cannot be within 100 feet of the street. Rather, it is a lot shape requirement. All of the lots on the plan satisfy this lot shape requirement and all other dimensional requirements of the Zoning Bylaw. That being said, for the avoidance of doubt, the House Box on Lot 2 has been adjusted so that the circle does not touch the garage.

C2: Identify areas of vegetation and woods to be retained on the site, analysis of existing vegetation as to its beauty, uniqueness, value to wildlife, and potential value to the development

such as a buffer to the rail trail and neighboring properties is recommended. Identify large trees on the property and whether they will be protected during construction or removed.

C2, Response: Addressing this comment does not require a waiver. The applicant agrees with respect to the importance of preserving natural and historical features at 105 Plain Road, which is one reason the applicant proposed a conservation cluster development. However, a conventional definitive subdivision could also reasonably satisfy this standard.

C3: Update proposed plan to provide provisions for projection of streets or request a waiver based on evidence that precludes future extension

C3, Response: Addressing this comment does not require a waiver. Section IV.B.1.b. calls for provisions to be made for "proper projection of streets, if adjoining property is not subdivided." In this case, 111-117 Plain Road is the only relevant neighboring property (the rail trail is to rear, and any loop road through 101 Plain Road and back to Plain Road could not provide the required centerline offset to Hidden Springs Road). The applicant could provide an easement for a future street to satisfy this requirement, as shown on the enclosed plan. Alternatively, the applicant could reasonably request a waiver from this section, noting that 111-117 Plain Road already has approximately 1000 feet of its own frontage on Plain Road and could accommodate multiple access points without placing an undue burden on applicant.

C4: The Mass Central Rail Trail abuts the rear of the property, provide an easement of at least 20 feet to access the rail trail from the proposed street.

C4, Response: Addressing this comment does not require a waiver. The enclosed plan provides a 20' access easement to the rail trail from proposed street. That being said, 20' may be excessive for a footpath.

C5: The property proposed for subdivision is 5.58 Acres (approx.. 243,064 sf). Identify an area within the subdivision that is at least 5 percent of that area (approx. 12,153 sf) to be designated for open space, a park or playground to serve the future residents of the subdivision. The area should have at least fifty feet of continuous frontage on the street and pedestrian way access from surrounding streets.

C5, Response: Addressing this comment does not require a waiver. The enclosed plan provides a 12,153 SF easement area for a playground. The applicant would agree to not erect any structures within this area for a period of 3 years, per Chapter 41, Section 81-U. Alternatively, the applicant could reasonably request a waiver from this section given the size and scope of the proposed subdivision.

C6: 40,000 sf and 60,000 sf Residential zone subdivisions must use a 15 year return period for design storm frequency and Cluster Development must use 25 yr return period for design storm frequency. Provide Calculations to show that the development will not increase runoff off-site and will meet the design requirements of Subdivision Regulations for Storm and Surface Drainage, Section V.5.

C6, Response: The BETA report notes that the site contains soils with a "Hydrologic group rating of 'A' which has a high infiltration rate". The site is generally flat and well drained, and the preliminary stormwater basin shown on the conventional plan has been roughly sized to satisfy this requirement. Addressing this comment would not require a waiver, but rather performing detailed storm water analysis that is not required for the yield plan under the Conservation Cluster Bylaw. As agreed upon during the Public Hearings, stormwater calculations were not within the scope of this peer review.

C7: Massachusetts stormwater standards require test pits within the footprint of each proposed infiltration location to confirm soils and groundwater elevations used for stormwater management design calculations. Test pits have been provided for septic areas but not at proposed basin locations.

C7, Response: The BETA report notes that the site contains soils with a "Hydrologic group rating of 'A' which has a high infiltration rate". The test pits within septic areas confirm this high infiltration rate. Addressing this comment does not require a waiver. Prior to the construction of a conventional subdivision, the applicant could confirm soils at the location of proposed basins.

C8: Identify trees with trunks exceeding eight inches in diameter or cluster of trees within six feet of one another with trunks six inches in diameter proposed to be removed within Plain Road right-of-way.

C8, Response: On May 29, 2020, the applicant submitted materials for Scenic Road approval under Article 4 of the Town of Wayland Bylaws for the proposed Conservation Cluster and requested that the public hearing under Article 4 be held concurrently with the Special Permit Public Hearing. Addressing this comment does not require a waiver. There is nothing that would prevent the applicant from identifying trees and making a similar application for a conventional subdivision.

In sum, the applicant could reasonably and realistically develop the property at 105 Plain Road as a 4-lot conventional subdivision under Wayland Zoning Bylaw and Subdivision Regulations by tearing down the historic 1889 Dr. Frank W. Draper House. The applicant has presented a number of plans that preserve the "Draper Collection" and provide numerous other open space and public benefits. Tamposi Brothers looks forward to making substantive progress toward the approval of a community of new homes that preserves the historic and natural features of 105 Plain Road.

Sincerely,

Jake Tamposi
Tamposi Brothers I, LLC
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