



Sarkis Sarkisian
Wayland Town Planner

TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3778

TO: Planning Board and Zoning Board of Appeals
FROM: Sarkis Sarkisian, Town Planner
DATE: July 30, 2019
RE: Staff Report; 484-490 Boston Post Road "(River's Edge)"

APPLICANT: WP East Acquisition, LLC 91 Hartwell Avenue, Lexington, MA 02421

OWNER: Town of Wayland, MA

REPRESENTATION: James G. Ward, Esq., Nutter, McClennen & Fish, LLP

APPLICATION SUBMITAL DATE (Town Clerk): July 2, 2019

APPLICATION DEEMED COMPLETE DATE (Planning Dept.): July 2, 2019

DECISION DEADLINE DATE: Advisory Opinion due to Zoning Board for August 13 hearing, however Applicant has stated will extend deadline to allow the Planning Board to complete its review.

LOCATION: 484-490 Boston Post Road; Assessor's Map 22, Lot 003 portion, Map 22, Lot 006 and Map 22, Lot 007 portion.

PARCEL SIZE: 8.248 Acres (359,289 +/- Square Feet)

REQUESTED ACTION: Zoning Board of Appeals Variances and Site Plan Approval for a 190 Unit Multi-Family residential community with 48 of the 190 units being designated as affordable comprised of two buildings along with all necessary special permits and variances.

PROPOSED USE: Multi-Family

EXISTING USE: Municipal Use, Residential, Refuse Disposal, Wireless Communication

SURROUNDING LAND USE: Business to the east and west; open space to the south and Recycling Facility to the north.

EXISTING ZONING: Residence 40, River's Edge Housing Overlay District, Municipal Service District, Refuse District and Wireless Communication District.

PROJECT SUMMARY

The Applicant has submitted an Application for Variances and Site Plan Review Approval to the Zoning Board for the construction of a 190 unit multi-family residential community, with 48 of the 190 units being designated as affordable. The project is comprised of two (2) buildings, an on-site wastewater treatment facility, garage and surface parking and driveways, and drainage improvements (collectively, the "project.") The Town of Wayland is the owner of the property. The proposed Project will replace the Wayland Sudbury Septage Plant and Bus parking. Access to the site will be by way of Boston Post Road (Route 20), which is a State Highway. MassHighway approval for the modification of access to Route 20 will be required.

See attached background of the site and the Town of Wayland's due diligence process/timeline.

The ZBA has jurisdiction over the application based on the requested variances. The Planning Board responsibility is to issue a report and advisory comments on the Site Plan Application to the Zoning Board of Appeals.

The three requested variances are as follows:

1. From § 198 Attachment 1- Table of Dimensional Requirements, which provides that Lot Coverage in a Single Residence District shall not exceed 20%;
2. From § 198-2505.2 – Maximum Building Height, which provides, in part, that "height shall be measured from the average grade of the land immediately adjacent to the building to the highest point of the roof, except for buildings on the northern edge of the REHOD where the average grade shall be determined by the grade of the land immediately adjacent to the three sides of the building which do not face north, to reduce grading on the north-facing sides near wetlands, and to encourage underground parking in these areas. On these north-facing facades only, not more than six feet of a parking level may be exposed and allow natural ventilation as long as this façade area is screened and buffered with landscape";
3. From § 198-2505.3 – Maximum Building Size, which provides that no building shall exceed 150,000 square feet gross floor area.

RELEVANT REGULATIONS

- Article 2: §198-201 – Zoning Board of Appeals: Authorizes ZBA to grant special permits and variances.
- Article 6: Site Plan Approval
- Article 7: Area, Yard and Bulk Regulations
- Article 8: Dimension and Use Tables – Parking in Residential Districts requires Special Permit.
- Article 25 River's Edge Housing Overlay District

TOWN PLANNER COMMENTS

The review of the site plan application and associated materials generated the following comments:

1. General Site Comments

Traffic/Access:

- The Town of Wayland- Town Refuse Driveway and access to the facility form a three-way, unsignalized intersection. This could present a circulation issue and a number of conflicts at the main entrance to River's Edge Development. Staff recommends that a second entrance and exit drive be developed to the north, at the location of the proposed dumpster and refuse disposal road. This location should be coordinated with Wayland DPW. Staff strongly recommends this second access for deliveries and buses.

484-490 Boston Post Road
Staff Report

- The Applicant should make a commitment to link the project with local transit (MWRTA) and a potential shuttle bus to Town Center.
- The Applicant should consider constructing a Bus shelter on Route 20 at the entrance drive. The entrance site drive needs further refinement. The project should have a sense of destination and a sense of place.
- Staff recommends the Applicant investigate whether the sidewalks and pathway connections can be made to the Mass Central Rail Trail. This may include a pedestrian light at the site drive on Boston Post Road.

Affordable Housing:

- As stated in the Approved 2016 Affordable Housing Plan River's Edge represents a giant leap forward in achieving Wayland's goal of 10% affordable housing. It realizes significant financial benefits to the Town from the disposition and redevelopment of the property and facilities to rental affordable housing and senior housing opportunities in the Town through the construction of a first class rental housing development. The Town of Wayland Housing Authority (WHA) has over 239 applications for elderly and disabled public housing for citizens 62 years of age and over. WHA also has 472 family applications for 2, 3 and 4 bedroom units. Staff recommends having a discussion on adding an additional floor onto the senior housing building #1 which would add 16 additional units.
- Staff has looked at future projections regarding the Town's subsidized housing inventory based on the new 2020 census. (See enclosed spread sheet).

Architecture:

- Staff recommends that a working meeting be scheduled with the Design Review Board to refine the architecture as stated in the Design Guidelines for River's Edge.

Parking Requirements:

- The Applicant is proposing to increase the ratio of parking under the zoning for River's Edge Housing District from a ratio of 1.25 spaces per dwelling unit to 1.61. Staff recommends that additional handicapped parking units be located in front of Building #1.

Drainage:

- The Drainage for the Project will be peer reviewed by a consultant. The Town of Wayland is in the process of reviewing proposals. The consultant will be providing services for the Wayland Conservation Commission and the Board of Health.

- An outfall area is being proposed directly across the transfer station road at the entrance. This may require an easement from the Town of Wayland and is not an attractive design entering the site. This discharge needs more detail and should be incorporated with a landscape plan.

Landscaping:

- The plans show several formal landscaped areas and staff recommends that we implement native low water landscape plants/grasses for this project.
- The Site Plan Application does not include any request for approval of signs for the proposed project. With the exception of directional signs, any signs for the development should be identified to evaluate the landscaping plan.
- Staff recommends that a working meeting be scheduled with the Design Review Board to review planting schedule and refine the landscape plan.

Lighting:

- The Applicant should consider a more appealing light fixture for this project that represents a more residential character throughout the entire development at a lower height.

Environmental:

- Environmental peer review will be conducted for this project. Ben Gould from CMG. Environmental, Inc. will be reviewing for the Town of Wayland the Phase I Environmental Assessment and Phase II Limited Site Investigation by Tighe & Bond completed in 2012. Mr. Gould will also be reviewing the Phase I and Phase II Limited Site Investigation prepared by Vertex Companies dated April 24, 2019 for Wood Partners. Peer review will also include comments on the infiltration of stormwater and treated waste water.

Other:

- Wayland is a green community and led by an Energy Committee that has completed several successful projects. The Applicant should consider sustainable design such as trash and recycling, solar power, bike racks and electric vehicle charging stations, both in the garages and at the exterior of the parking.
- Staff recommends that an additional elevator be constructed in Buildings #2 and #3.
- Staff recommends the Applicant submit details for the dumpster enclosure.
- Staff recommends that the entire submittal be corrected from "City" to "Town."

2. Conclusion

The Project offers an opportunity for the Town of Wayland to make significant progress toward permanent safe harbor (10% of the total housing stock included on the Subsidized Housing Inventory) in a development that is conforming to Town and State goals and as stated in the 2016 Affordable Housing Plan. The Town of Wayland should be commended for all their hard work dating back to 2012 to move this project forward. The outstanding issues can and should be addressed through the Board of Selectmen before the Applicant closes on the property.

3. Comments from Wayland Town Departments and consultants

DEPARTMENTAL REVIEWS

- **Town Planner Report** dated July 30, 2019
- **Conservation Commission:** The Town of Wayland submitted an Order of Resource Area Delineation in 2015. A DEP file 322-832 and Conservation Permit issued on June 16, 2015. The Applicant has submitted an application for Notice of Intent for the proposed Project.
- **Board of Health:** The Board of Health has issued a memorandum to the Planning Board dated July 24, 2019 Site Plan Review Comments.
- **Land Use Committee** – The Land Use Committee received the application.
- **Department of Public Works:** The Department of Public Works Director issued a report dated July 26, 2019.
- **Fire Chief:** Neil McPherson dated July 30, 2019
- **Police Chief:** Patrick Swanick dated July 30, 2019
- **Traffic** (Kevin Dandrade, TEC) – The site plan and traffic study was reviewed by the Town on March 22, 2013. The review was based on 216 Housing Units.

4. Submittals including zoning opinion from Applicant's Counsel.

Massachusetts Department of Environmental Protection

May 31, 2019

Sent to: Steve W. Smith, P.E., PHGW

GeoHydroCycle, Inc.

RE: Proposed Scope of Work: Geohydrologic Evaluation for River's Edge Alta at River's Edge, 484-490 Boston Post Road, Wayland, MA

The Board of Health

July 24, 2019

Sent to: The Planning Board

Site Plan Review Comments on 484-490 Boston Post Road-River's Edge

7 Copies

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**484-490 Boston Post Road
Staff Report**

The Board of Health

May 16, 2019

Sent to: Board of Selectmen

RE: 490 Boston Post Road, River's Edge - BoH Variance request approvals

7 copies

Department of Public Works

July 26, 2019

Sent to: Town Planner

Comments of Alta at River's Edge Site Plan Approval

7 copies

Nutter

July 22, 2019

Sent to: Zoning Board of Appeals

Alta at River's Edge, 484-490 Boston Post Road, Wayland, MA: Variance and Site Plan Review and Approval Applications

7 copies

Wood Partners

July 23, 2019

Sent to: Zoning Board of Appeals

RE: ZBA Application #19-09: 484-490 Boston Post Road

7 copies

WP East Acquisitions, LLC.

June 20, 2019

Sent to: Town of Wayland, filed at the Town Clerk's office

SPA Form C, Application for Site Plan Review and Approval, Alta at River's Edge 484-490 Boston Post Road, Wayland, MA

7 Copies

List of Documents for Alta at River's Edge 490 Boston Post Road

Documents have varying dates

1. Application Form & Fee
2. Site Development Plans for Alta at River's Edge, 484-490 Boston Post Road, Wayland, MA
3. Board of Health Approval
4. List of Variances
5. Planning Board Application



TOWN OF WAYLAND
MASSACHUSETTS
01778
BUILDING DEPARTMENT

Geoffrey S. Larsen, CFM
Building Commissioner

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

July 30, 2019

Town of Wayland Planning Board
c/o Chairman Mr. Albert I. Montague Jr.
41 Cochituate Road
Wayland, MA 01778

Re: 490 Boston Post Road; Building Department; zoning report related to ZBA case # 19-09.

Dear Mr. Chairman,

On June 20, 2019 WP East Acquisitions, LLC filed with Town Clerk their ZBA application for what the petitioner determined were 4 required variances related to a proposed multi-family development with amenities for the Town property referenced above. Currently, as part of the application the applicant's submitted SPA Form C indicates that the Zoning Board of Appeals is the intended site plan authority for this site plan approval process.

Article 25 River's Edge Housing Overlay District of the Town of Wayland's Zoning Bylaw directs that "The Planning Board shall be the site plan authority (SPA) under this article." (see §198-2503.1).

Pursuant to §198-604.3 and as the Zoning Enforcement Officer I would anticipate at this time that:

1. The Planning Board, the Town/Town Counsel and the ZBA will review the current application and then address the appropriateness of the site plan approval process as currently structured by the applicant as it relates to Town zoning and in light of Article 25 REHOD.

Also, it appears reasonable that:

2. The Planning Board would consider to adopt a set of policies, definitions, procedures and requirements that the Planning Board determines are necessary to foster a SPA process that serves to help maintain compliance with the intent of Article 25 REHOD of Town zoning (see §198-2503.2).

Respectfully,

Geoffrey S. Larsen
Building Commissioner

Cc: ZBA, Town Administrator, Town Counsel, Town Planner



NEIL W. MCPHERSON
Chief of Department

Wayland Fire Department

38 Cochituate Road • Wayland, MA 01778

Business Phone: 508.358.7951

Chief's Phone: 508.358.6914

nmcpherson@wayland.ma.us

Memorandum

To: Sarkis Sarkisian
From: Neil McPherson
Date: July 30, 2019
Re: River's Edge Development

Thank you for the opportunity to provide feedback on the proposed River's Edge development. Representatives from the fire department have met with the State Fire Marshal's Office to review the site plans and develop the following recommendations.

We are providing a list of recommendations, some of which may not be required by the Massachusetts Building Code or fire protection codes. However, we strongly recommend that they be included based upon the size, occupancy, type of construction, and complexities associated with this project.

Access to Property

We recommend that a second access point be created off of the transfer station road to create greater access for emergency vehicles. This is critical because if an accident or utility emergency occurred at the proposed entrance point then access to the building will be completely blocked.

The curbing in the main access area (SE and NE corners) needs to be modified (softened) to better accommodate the turning radius of the larger fire department vehicles.

The designed turn around area on the NW corner of building #3 appears to be inadequate to accommodate vehicles being able to turn around. This turnaround may need to be redesigned or have adjustments made.

Access in Parking Areas

All access roads must have an unobstructed width of not less than 20 feet (18.2.3.4.1.1).

Fire Hydrants

Three fire hydrants must be installed on the grounds of this complex. At least one hydrant shall be located within 100 feet of each sprinkler system fire department connections. We have specific locations at which we would like to see the hydrants installed. See attached diagram.

In accordance with 527 CMR -16.4.3.1.1, the hydrants will need to be installed when combustible materials are on site.

Fire Department Connections (FDC)

Fire department connections for the sprinkler system shall be provided for the buildings on the property. The locations of these FDCs should be determined in conjunction with the fire department to ensure accessibility. The developer will provide the proper fitting to accommodate the department's four inch Stortz supply lines.

Interior Fire Standpipes

Standpipes should be provided in the stairwells on all floors in each of the buildings. This will be critical given the long distances from the doorways/staircases and rooms.

Dry Sprinkler System in Garage Area

Although the sprinkler code does allow for the installation of a wet sprinkler system in the garage area, we recommend that a dry system be installed. This recommendation is being made to reduce the chance of sprinkler system freeze ups and broken pipes.

Elevators

Full size elevators should be installed in all three building, and these elevators must be capable of accommodating a medical stretcher.

There appears to be plans for one elevator in building #1 and one elevator in buildings #2/3. We believe that having one elevator in building #2/3 creates a serious life safety hazard.

If a fire started in the general vicinity of the elevator, and there are mobility impaired individuals on any of the upper floors, they may not be able to vacate the building in a timely fashion.

The distance from building #3 to the elevator in building #2 is significant, and it may create egress issues for mobility impaired individuals.

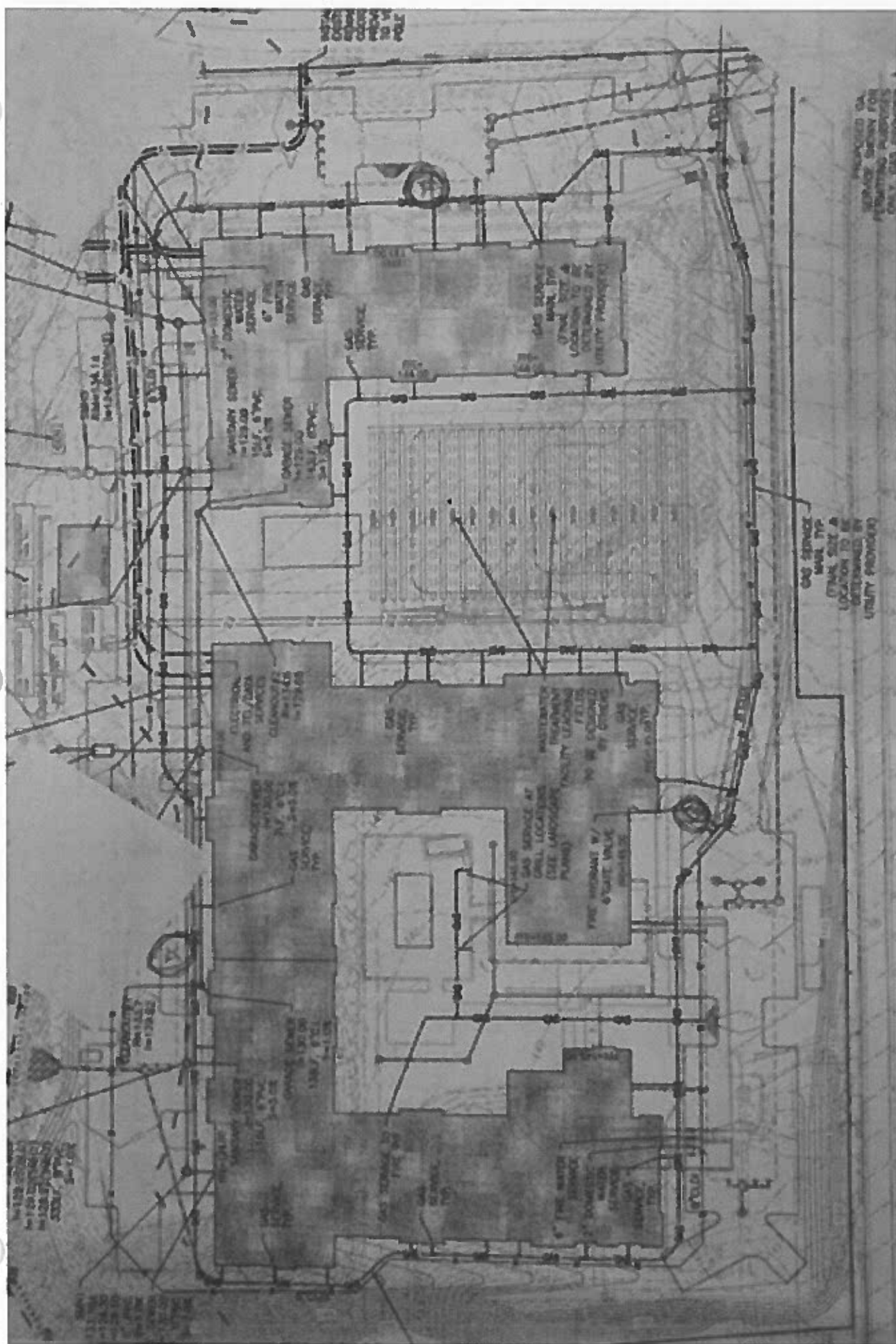
Building Safety While Under Construction

NFPA 241 requires that a plan be developed to safeguard the building(s) during construction. This plan should be drafted and submitted to the fire department prior to starting the construction of the buildings.

Third Party Plan Review

The fire department may use a third party vendor to conduct a plan review and site inspections. This cost should be incurred by the developer or other responsible parties.

Cc: Louise Miller





WAYLAND POLICE DEPARTMENT

WAYLAND, MASSACHUSETTS 01778



PATRICK SWANICK
CHIEF OF POLICE

Memorandum

7/30/2019

To: Sarkis Sarkasian – Town Planner
From: Chief Patrick Swanick
RE: River's Edge

After reviewing the proposed site plans dated June 2019 for River's Edge, I have a couple of concerns.

1. My main concern is about the main entrance to the property. It appears that the River's Edge will share the entrance with the Wayland Transfer Station driveway. I would like to see more detailed traffic plan for the driveways.
2. Second means of egress – The current plan has one way in and one way out. The plan should have a secondary entrance/exit.
3. Parking – It appears that there are 200 housing units/apartments and a total of 306 parking spaces. There are 1.53 parking spaces per unit. 1.53 parking spaces per unit might be appropriate in a city with a public transportation system. Most families have more than one vehicle. Is there adequate parking for responding police fire and EMS vehicles.
4. School bus stop. I would like to see a waiting area for students with a bus stop on the property and off of Route 20. Morning traffic on Route 20 is very heavy.
5. Snow storage – The proposed plan looks like it will use most of the site for buildings, landscaping and stone walls. There seems to be a lack of parking, and no snow storage area.



**DEPARTMENT OF PUBLIC WORKS
TOWN OF WAYLAND**


*Entrusted To
Manage The
Public
Infrastructure*

Thomas M. Holder
Director

Joseph Doucette
Superintendent

Don Millette
Superintendent

Paul Brinkman
Town Engineer

To: Sarkis Sarkisian, Town Planner
From: Tom Holder, DPW Director 
CC: Don Millette, Water Superintendent
Joe Doucette, Highway Superintendent
Paul Brinkman, Town Engineer

Date: July 26, 2019

Subject: Comments of Alta at River's Edge Site Plan Approval

The DPW is in receipt of the Site Plan Approval documents for Alta at River's Edge received by the Planning Department and forwarded to the DPW on July 2, 2019. The DPW including the Water, Highway and Engineering Departments has performed a review of the plans and offers the following comments:

Specific Comments

1. Entire submittal. There are references to "Owner". This project is unique as the Town is the current property owner. Care should be taken to clearly identify the specific responsible party in the documents.
2. Entire submittal. The term "City" appears in several locations. The municipal entity known as Wayland is incorporated as a Town.
3. Sheet C-001, General Note #6. Note refers to public sewer. While not known at this point, the project filing elsewhere indicates a private on-site system will be constructed.
4. Sheet C-001, General Note #9. The note makes reference to "Site work specifications". The DPW requests that a copy be made available when the proponent has completed the preparation of the document(s).
5. Sheet C-001, General Note #14. The project refers to "flagmen". The proponent is advised to coordinate with the Massachusetts Department of Transportation and the Wayland Police Department regarding the use of flagmen within public ways.
6. Sheet C-001, General Note #29. The Town notes the project is promoting the reuse of onsite soils.

HIGHWAY - WATER - PARKS - CEMETERIES - TRANSFER STATION - WASTEWATER - ENGINEERING

7. Sheet C-101. There is a reference to "shed on the west side of the septage receiving facility. Please be advised these are wastewater treatment units, rotating biological contactors, which are constructed of concrete, plastic and metal.
8. Sheet C-101. The limit of work on the southeast corner of the project appears to extend into the Town property. The "stabilized construction entrance" is shown in the Town's access road to the municipal solid waste transfer station. The proponent will need to adjust the project to remove this encroachment as it will restrict access. The proponent should coordinate with the DPW as to the layout and use of the construction entrance.
9. Sheet C-102, parking calculations. There is a note regarding a "café or diner". Proponent should indicate if and how this will be part of the project.
10. Sheet C-103. A drainage pipe, headwall and spreader is depicted on the Town's property, extending from the project across the transfer station access road to the embankment on the east side of the Town's access road. This work will require an easement from the Town. The work will need to be coordinated to mitigate impacts on transfer station access during construction and an easement and maintenance plan specific to the drainage elements on the Town property will need to be developed and approved.
11. Sheet C-104. The configuration of the water system is inconsistent with the Land Disposition Agreement, which provides for a single connection and a master meter. The northerly connection is in an area of recently renewed bituminous concrete surface and a moratorium on the disturbance of pavement in this area is in place. Proponent will update future submittals to depict a single meter vault with master meter and all lopping to occur onsite after the water has passed through the master meter.
12. Sheet C-104. Please add the Water Department to the DigSafe list. The phone number is 508-358-3699.
13. Sheet C-104. The plans depict a single 2-inch service for Building 2/3. This may be inadequate to provide adequate service to the 142 apartments in the building. Final design plumbing plans including all cross-connection devices, water services, feeds, valves and other pertinent information shall be submitted to the DPW prior to construction. The plans shall provide complete information to allow the Water Department to assess cross-connection vulnerability.
14. Sheet C-104. The plan set indicates that outside irrigation is planned for portions of the project. The proponent should review the irrigation permit requirements on the Water Department website and submit the irrigation system for approval prior to constructing any irrigation improvements.
15. Sheet C-104. The plan set depicts a pool. Accommodations for the management of water feeds and discharges shall be provided as part of the approval process.
16. Sheet C-501. Proponent is reminded that a 10-foot horizontal and/or 18-inch vertical separation, with joint restraint/concrete between the water and wastewater is required to ensure protection of the water system.
17. Sheet C-504. The depiction of the manhole invert on the sewer system invert is "shallow. The brick invert should be rounded and represent an extension of the pipe vertically to two thirds the diameter of the pipe served.
18. Sheet C-504. Catch basin refers to "Slump".
19. Sheet C-504. Any interfaces of the project with Town improved surfaces shall require coordination with the DPW to ensure thickness provided and tie-ins will work.
20. C-504. Detail #1. Can the proponent provide additional information as to the specific application on the project and where the discharge location is?

HIGHWAY - WATER - PARKS - CEMETERIES - TRANSFER STATION - WASTEWATER - ENGINEERING

21. C-506. Overflow structure weirs. The DPW requests additional information on the formation of the weir and how it will be secured and made water tight in the manholes.

General Comments

1. Proponent to provide draft language of any easements required to construct, access and maintain utilities and vehicular access to the project.
2. Proponent to provide additional information on the demolition/removal of the rapid infiltration basins on the west side of the project.
3. Proponent to provide information on the impacts to the monitoring wells currently on-site.
4. Proponent should include specifics on the termination of existing utilities to the project including the connection to the Sudbury Water District.
5. The plans do not depict any improvements on the Town property, which serves as access to the transfer station. The DPW recently renewed the access road, with the exception of the areas nearest Route 20. Proponent is depicting the installation of utilities within the Town property.
6. The proposed entrance to the site appears to remain as currently configured. The traffic patterns will be impacted by the vehicles entering the project from Route 20 and attempting to cross the vehicles exiting the transfer station. This may result in the formation of a queue of cars on Route 20. The proponent should consider adjustments to the alignments and traffic markings such as "Do Not Block" to prevent this occurrence.
7. The DPW is responsible for the snow management on the Transfer Station Access Road. The proponent shall coordinate with the DPW relative to snow management operations to ensure there are no conflicts in the process.

These comments are relative to the initial filings. Any changes to these plans will require review by the DPW to ensure the changes are consistent with DPW policies and design standards.



TOWN OF WAYLAND


41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

Julia Junghanns, R.S., C.H.O.
DIRECTOR OF PUBLIC HEALTH
TEL. (508) 358-3617
www.wayland.ma.us

MEMORANDUM

Date: July 24, 2019

To: The Planning Board

From: The Board of Health (BoH)
Julia Junghanns, R.S., C.H.O., Director of Public Health 

Subject: Site Plan Review Comments on 484-490 Boston Post Road-River's Edge

Demolition

At this project site an old septage facility exists and structures include a building with a boiler, weighing scales that may include mercury, and a chemical storage room where chemicals may still be stored in large containers or receptacles. Also onsite is a hazardous waste storage shed, and very large, deep underground concrete tanks and vaults. For demolition at this project site, **all structures**; above and below ground must be investigated and inspected by an environmental consultant for recommendations on proper removal and or disposal. Some of the old tanks/structures, and the building may need to be pumped out by a licensed (by the BoH) pumping company as they may have taken in water, or may still hold sludge/sewage. Approval for the demolition is required from the Health Department/BoH prior to obtaining a demolition permit.

- A **comprehensive** asbestos survey will be required, as per MassDep Asbestos Regulation (310 CMR 7.15), and filing for any necessary abatements.
- Rodent and pest inspections and baiting will be required. Reports must be provided to the Health Department.
- The waste hauler must be licensed with the BoH.
- A formal dust control plan must be provided including air quality monitoring/testing.
- What will be done with the old wastewater infiltration area and any associated structures that served the old septage facility? This infiltration area should be tested for contaminants to ensure there is no potential for contamination transport exacerbated by the proposed stormwater drainage area shown adjacent to the old infiltration area on the site plan.
- All areas inside the building and on the site should be inspected thoroughly to identify any old chemicals and/or hazardous materials that need to be removed and disposed of properly by a hazardous waste disposal company.
- A BoH building review and approval is required.

Environmental reports

Due to the history of the site and its former uses, along with the proximity of the Town landfill and the Sudbury Landfill, the final Environmental Assessment reports will be an important component of this project. A Phase I Environmental Site Assessment and a Limited Phase II Investigation were

completed by Tighe and Bond in 2012. Conclusions in the reports include; elevated concentrations of methane detected in a soil gas point located along the property line of the abutting Sudbury Landfill, concentrations of arsenic in groundwater monitoring along the property line of the Sudbury Landfill, a Town of Wayland firing range where lead was detected through field-screening of soils and reportable soil gas levels, soil stockpiles that may require offsite transport/testing for petroleum products heavy metals and other constituents.

Soil gas was detected above 25% LEL in the firing range. The report included conclusions that soil gas levels warranted a comprehensive supplemental soil gas investigation to further evaluate the extent of soil gas impacts. Potential mitigation along the westerly property boundary may be required in addition to preventative protections to new structures. Protections at structures may be required that may include a variety of passive and active sub-slab venting and vapor barriers beneath the slabs. Future investigation and potential mitigation will include involvement with MassDEP.

We understand that environmental testing and assessment has been taking place at the property and we look forward to seeing the results and future cleanup of this property. A copy of the final Phase I and Phase II Environmental Assessment reports and any other new or associated testing or reports must be provided to the BoH as was agreed upon at a BoH meeting on April 22, 2019(see attached BoH memo). The final reports, including the final hydrogeological evaluation report and stormwater/wastewater drainage, must then be peer reviewed by a Licensed Site Professional (LSP) for comment and/or recommendation. Once the LSP review is completed and comments are provided by the LSP, the BoH will review the information to determine if there are any public health issues that require further comment.

Materials management/soil stockpiles

Soil stockpiles were identified in the Tighe and Bond report as potentially requiring "mechanical processing to reduce asphalt, brick and concrete debris". Clarification is needed regarding materials management of these soil stockpiles; what will/can be done with these materials due to presence of urban fill and asphalts/concentrations of petroleum products, heavy metals and other constituents. Will/can these materials be ground up/used on site with further testing, or loaded and hauled away?

Hydrogeological Evaluation report

Attached is the approval letter from MassDep for the scope of work on the hydrogeo. The letter includes conditions that MassDep must be provided with a copy of the final Phase I and Phase II Environmental Site Assessment reports and then they will consider the results in their review of the completed hydrogeological evaluation. We would like confirmation when MassDEP is provided with the final Phase I and Phase II Environmental Site Assessment reports and the completed hydrogeological evaluation report. Also, we would like to be copied on any comment or feedback from MassDEP, as well as the BoH being provided with a copy of the completed hydrogeological evaluation report for review.

Stormwater/wastewater infiltration

A peer review must be done by a qualified consultant on the stormwater drainage and coordination should occur to ensure the peer reviewer can review the final Phase I and Phase II Environmental Site Assessment reports as well as the completed hydrogeological report. If additional soil/groundwater testing results indicate contamination on site, the stormwater/wastewater infiltration design will need to be reviewed by the LSP of record to verify that infiltration systems will not lead to mobilization of these contaminants to downgradient wetlands or properties. A stormwater/wastewater mounding analysis may be required and if so it will need to be peer reviewed by an outside consultant qualified in reviewing mounding analysis.

Wastewater Treatment Facility (WWTF)

In April 2019, 2 meetings were held with the Board of Health, the project proponent, and their engineer. The potential WWTF layout, infiltration area, pending environmental reviews, documents from MassDEP, and BoH waivers were reviewed in full detail. Additional soil testing was conducted as well as revised plans of the layout were provided and the BoH approved waivers that were requested for this facility (see attached BoH memo). The detailed design of the WWTF must be provided to the Health Department for review and comment. Town Engineer, Paul Brinkman will conduct a review and provide comment and/or recommendation, and if deemed necessary, outside consultation/peer review will be provided. A permit to operate is required from the BoH.

Attachments:

BoH memo dated May 16, 2019

Letter from MassDep dated May 31, 2019



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

Julia Junghanns, R.S., C.H.O.
DIRECTOR OF PUBLIC HEALTH
TEL (508) 358-3617
www.wayland.ma.us

May 16, 2019

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, Ma 01778

RE: 490 Boston Post Road, River's Edge – BoH Variance request approvals

Members of the Board of Selectmen,

The Board of Health held meetings on April 8th and 22nd where this project was reviewed and a full discussion took place regarding the variances being requested from Local Regulations. The Board concluded its review on April 22nd with an approval of the requests of Onsite Engineering and Wood Partners, providing relief from the Town Regulations as requested in a letter dated March 29, 2019 and outlined in the Local upgrade approval form dated March 25, 2019 as follows;

Wayland Regulations for On-Site Subsurface Sewage Disposal Systems:
Section I; Article 3: Soil Testing Dates/Times & Section II; Article C-1: GPD/Bedroom Flow

Wayland Regulations for the Design, Operation, and Maintenance of Small Wastewater Treatment Facilities:
Section 1.30-Service Area Limitations, Section 2.10-Applications, Reports, Plans, Data, Documents,
Section 4.30-Hydrogeological Investigation, Section 4.40-Wetlands and Floodplains, Section 4.51-Distances,
Section 4.70-Treatment Plant Reliability, Section 5.10-Groundwater, Section 7.10-Monitoring Well Installation,
Section 8.10-Wastewater, Section 9.30-Operational Guarantee

In their discussions, the Board recognized that the Local Wastewater Treatment Facility Regulation from 1988 is outdated, and technologies have greatly improved since then, as well as the quality of effluent. Improvements have been made in the MassDEP regulations since 1988, and the Board plans to conduct a review and update of the Local Regulations.

As a condition of the waiver from Section 4.30 of the BoH Regulations we anticipate receiving information on the hydrogeology study and evaluation of the site (excluding contaminant level mapping/analysis and extent of discharge plume) which we will review after it is received. We also request to be provided with a copy of the Phase 2 Environmental Site Assessment Report and if necessary, also the RAM plan.

The approval for variances from Town Regulations does not relieve the responsibility of their obligation to meet the State Regulations of which they stated they are not requesting any waivers from.

Sincerely,

A handwritten signature in black ink, appearing to read "Julia Junghans", is written over the printed name and title.

Julia Junghans, R.S., C.H.O.
Director of Public Health

Cc: Dave Formato, Onsite Engineering
Jim Lambert, Wood Partners
Paul Brinkman, Town Engineer