



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: October 28, 2019

RE: Second 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): October 9, 2019

APPLICATION DEEMED COMPLETE DATE (Planning Dept.): October 22, 2019

DECISION DEADLINE DATE: Advisory Opinion due to Zoning Board for November 12, 2019 hearing

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 218 Unit Multi-Family residential community with 54.5 of the 218 units being designated as affordable comprised of three 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 (REHOD), Municipal Service District, Refuse District and Wireless Communication District.

PROJECT SUMMARY

The Applicant has withdrawn the original application and has submitted a new Application for Variances and Site Plan Review Approval to the Zoning Board for the construction of a 218 unit multi-family residential community, with 54.5 of the 218 units being designated as affordable. The project is now proposing three (3) 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. The grading of the project has changed since the original submittal. The Applicant has lowered the site by 4' ft. and much effort has been made to address massing with this new/second submission. The original submittal had a much stronger vertical expression that made the buildings look taller. Staff is of the opinion that the Applicant has made significant changes to incorporate many of the comments raised in the initial reviews.

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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 requested summary of variances as follows:

1. 198 Attachment 1 – Table of Dimensional Requirements
Maximum Lot Coverage 20% (Single Residence District)

Please note relief from the following Yard Setbacks is required for a “Non-Building” Structures (Retaining Wall) only as defined in the Town’s Zoning Code.

Minimum Front Yard Setback From Lot Line (Single Residence (R40) & Refuse Disposal District)

Minimum Side Yard From Lot Line (Single Residence (R40) & Refuse Disposal District)

2. 198-2505.1 - Minimum building setback from the REHOD perimeter boundary shall be 50 feet. If lots within the REHOD are subdivided, the minimum setback from internal property lines shall be 15 feet, with the exception that buildings may be linked at internal property lines via covered walkways.

Please note relief from 198-2505.1 is required for the bus shelter only.

3. 198-2505.2 - Maximum building height of any building or portion thereof located less than 100 feet from a public way (Boston Post Road/Route 20) shall not exceed 35 feet in height. Maximum building height shall not exceed 45 feet for the remainder of the site, with the exception that the maximum height for the northwest quadrant of the site shall be 58 feet in height for this quadrant only. Height shall be as defined in § 198-701.1.2. 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 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 facade area is screened and buffered with landscape.

Please note relief from 198-2505.2 is required from the 45 feet maximum and the north facing facade walls.

4. 198-2505.4 – Maximum number of dwelling units. There shall be no more than 190 dwelling units. All dwelling units shall be studio, one bedroom or two bedroom units, with the sole exception that not more than three of the affordable non-age-restricted units may be three bedroom units. No unit shall have more than three bedrooms.

Relief from 198-2505.4 is required to allow a maximum of 218 units.

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 Applicant should make a commitment to link the project with local transit (MWRTA) and a potential shuttle bus to Town Center.
- The Applicant has proposed a Bus shelter at the second entrance to the project. Enclosed is a Bus Shelter Design to consider.
- Staff recommends the Applicant commit to the construction of future sidewalks and pathway connections to the Mass Central Rail Trail. This may include a pedestrian light at the site drive on Boston Post Road. This mitigating measure may be years away but funds should be set aside for this effort.

Affordable Housing:

- Staff recommends the variance request for additional units based on the purpose and intent of the River's Edge Housing Overlay District as stated below. The desirable relief promotes the construction of Affordable Housing.

2501.1 The purpose of this article is to increase the supply of housing in the Town of Wayland that is available to and affordable by low-income and moderate-income households which might otherwise have difficulty in finding housing in Wayland, and to ensure that such housing is affordable over the long term and provided in accordance with the Wayland Master Plan and the Town's Affordable Housing Production Plan.

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- 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 supports the Application for the increase in units and that a percentage of units have a Local preference.
- The plans should indicate the number of affordable units and shall show where the affordable housing units will be located throughout the project. Staff recommends a condition that all Affordable Units remain affordable in perpetuity and that a Regulatory Agreement is in place before a Building permit is issued.
- Staff recommends that the number of Affordable units be rounded up to 55 and at least one unit be totally handicapped accessible.

Architecture:

- Staff recommends that the final exterior materials and color scheme be reviewed by the Design Review Board before a Building permit is issued.

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 1.60. Staff recommends that additional handicapped parking units be located in front of Building #1.

Drainage:

- The Drainage for the Project is being peer reviewed by a BSC Group. BSC Group will be providing comments to the Wayland Conservation Commission and the Board of Health.
- Staff recommends that an additional set of catch basins may be needed for the south facing driveway.

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

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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 final landscape plan be reviewed by the Design Review Board to review planting schedule and refine the final landscape plan before a building permit is issued.

Lighting:

- The Applicant should consider a light fixture that is to scale that has 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:

- The Applicant has included sustainable design elements in the plans such as trash and recycling, solar power, bike racks and electric vehicle charging stations, both in the garages and throughout the exterior of the parking lots.

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 in the Subsidized Housing Inventory) in a development that is conforming to Town and State goals 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 issues from the initial submittal have been addressed. The Board of Selectmen will be in the process of negotiating the final land agreement where the remaining issues can be resolved.

3. Comments from Wayland Town Departments and consultants

DEPARTMENTAL REVIEWS

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- **Town Planner Reports** dated July 30, 2019 and October 30, 2018
- **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 218 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

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

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Staff Report**

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

Wood Partners

July 23, 2019 Revised October 19, 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 Revised October 18, 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

| Year On Line | Development Name | Project Sponsor | Total Dev Unit | Total Affordable Units | 40B SHI Unit Count | 40B SHI Unit Count | NOTES |
|---|--------------------------------|-----------------------------------|----------------|------------------------|--------------------|--------------------|---|
| CURRENT AFFORDABLE HOUSING UNITS | | | | | | | |
| 1974 | Bent Park | Wayland Housing Authority | 56 | 56 | 56 | 56 | |
| 1980 | HUD Family LIPI | Wayland Housing Authority | 25 | 25 | 25 | 25 | |
| 1983 | Cochituate Village Apartments | Wayland Housing Authority | 55 | 55 | 55 | 55 | |
| 1995 | Millbrook Road | Wayland Housing Associates, Inc. | 2 | 2 | 2 | 2 | |
| 1997 | Willowbrook | Willowbrook Associates | 44 | 6 | 6 | 6 | |
| 2000 | Greenways | MES-Wayland Residential Dev. LLC | 16 | 4 | 4 | 4 | |
| 2002 | Plain Road | Wayland Housing Associates, Inc. | 1 | 1 | 1 | 1 | |
| 2009 | Oxbow Meadows | Oxbow Partners, LLC | 16 | 11 | 11 | 11 | |
| 2009 | Wayland Gardens | Wayland Gardens LLC | 12 | 3 | 3 | 3 | |
| 2011 | Wayland Commons | Wayland Meadows LLC | 44 | 11 | 11 | 11 | |
| 2012 | Sage Hill | Lingley Lane/Sage Hill, LLC. | 8 | 1 | 1 | 1 | |
| 2012 | Charles River Center | Charles River Center | 5 | 5 | 5 | 5 | |
| 2013 | Post Road Village | Wayland Forrest, Inc | 16 | 4 | 4 | 4 | |
| 2013 | Residences at Wayland Center | 20 Wayland LLC | 12 | 12 | 12 | 12 | |
| 2016 | Habitat For Humanity-Worcester | Habitat for Humanity-Worcester | 4 | 4 | 4 | 4 | |
| 2016 | Craftsman Village Wayland, LLC | Craftsman Village Wayland, LLC | 8 | 2 | 2 | 2 | |
| 2016 | Commonwealth Residences | 373 Commonwealth Residence, LLC | 52 | 13 | 52 | 52 | |
| 2018 | Covered Bridge | Covered Bridge, Inc. | 17 | 3 | 3 | 3 | |
| PEND | Cascade | Steven Zeiff, Eden Management Inc | 60 | 15 | 60 | 60 | All 60 units have been credited to the SHI. This could change downward depending on the number of units built. None of the 60 units will count in the 2020 census of housing units. |
| 2019 | 11 Hammond Road (Rehab Exist) | Wayland MAHTFB | 1 | 1 | 1 | 1 | |
| Wayland Housing Units | | | 454 | 234 | 318 | 318 | |
| Affordable Housing Percentage | | | | | 4,957 | 5,178 | |
| | | | | | 6.42% | 6.14% | Minimum state goal = 10% |

| | | | | | | | |
|---|--------------------------------------|------------------------|------------|------------|---------------|---------------|---|
| AFFORDABLE HOUSING UNITS IN THE PIPELINE | | | | | | | |
| | Michael Road | Gardencrest Apartments | 7 | 1 | 1 | 1 | Ready to be certified for SHI |
| | River's Edge | Town of Wayland | 218 | 55 | 218 | 218 | New projected total. None of the 218 units will count in 2020 census of housing units |
| | Windsor Place (School Street) | Chris D'Antonio | 12 | 3 | 12 | 12 | This total may be adjusted downward. None of the 12 units will count in the 2020 census of housing units. |
| | Hammond Road (New Construct) | Wayland MAHTFB | 1 | 1 | 1 | 1 | |
| | | TOTAL | 238 | 60 | 232 | 232 | |
| | | GRAND TOTAL | 692 | 294 | 550 | 550 | |
| | Wayland Housing Units | | | | 4,957 | 5,178 | When the number of Wayland households is corrected for additional units not yet built, but credited to the SHI (290 units), it will bring the denominator up to 5,468 (or more) based on other new construction. Wayland will remain slightly above the 10% goal. |
| | Affordable Housing Percentage | | | | 11.10% | 10.62% | |

