

**ALTA at RIVER'S EDGE**  
**490 BOSTON POST ROAD**  
**WAYLAND, MA**

LIST OF DOCUMENTS

1. **Application Form & Fee**
  - a. \$185.00 check made out to The Town of Wayland for Filing and advertising fees (Check #51438)
  - b. Attachment of Zoning Table (also found on Sheet C-102 – Layout & Materials Plan)
  
2. **Site Development Plans for Alta at River's Edge, #490 Boston Post Road, Wayland, MA**
  - a. Certified Plot Plan (Sheet V-101)
  - b. Civil Plans (C-001 – C-507)
  - c. Architectural Plans by The Architectural Team (A0 – A1.06)
  - d. Landscape Plan by Copley Wolff Design Group (A1.07)
  
3. **Board of Health Approval**
  - a. Letter from Julia Junghanns, Director of Public Health, dated May 16, 2019
  
4. **List of Variances**



**SPECIFY REQUESTED BOARD ACTION**

SPECIAL PERMIT       VARIANCE       OTHER (explain in narrative)

**NARRATIVE (describe proposal and include supporting Zoning ByLaw(s))**

See attached summary of variances.

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**SIGNS (if applicable) see separate instruction sheet for additional required information**

Business Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_  
Type of Business \_\_\_\_\_ Hours of Operation \_\_\_\_\_

**APPLICANT TO COMPLETE**

I have submitted nine (9) sets, each including the following:

- Application     Certified Plot Plan     Schematic Architectural Plans     Board of Health Approval  
 Narrative     List of Submitted Documents     Miscellaneous Additional Information

I hereby request a hearing before the Zoning Board of Appeals with reference to the above application, with supporting documentation submitted, and that the proposed work is authorized by the Owner of Records and I have been authorized by the owner to make this application as the agent. I hereby consent to the Building Commissioner and Zoning Board of Appeals members' entry upon the exterior areas of the premises for the purpose of viewing and inspecting the property, which is the subject of the application.

Authorized Agent/Owner  Jim Lambert      Date 10/9/19

**OFFICE USE ONLY**

Received By \_\_\_\_\_  
Date \_\_\_\_\_  
Fee Paid \_\_\_\_\_

**Received and Recorded by the Town Clerk:**  
\_\_\_\_\_  
Signature of Town Clerk

**Comments:**  
\_\_\_\_\_  
\_\_\_\_\_

**LAND USAGE TABLE - RESIDENTIAL ZONE (R40) & REFUSE DISPOSAL DISTRICT (REF) WITH RIVERS EDGE HOUSING OVERLAY DISTRICT (REHOD)**

ITEM	EXISTING	PROPOSED	REQUIRED/ALLOWED
MINIMUM LOT AREA	359,286± S.F.	359,286± S.F.	40,000 S.F.
MAXIMUM LOT COVERAGE	3.8% ±	24.6%±(4)	20%
MINIMUM FRONTAGE	691.2± FT	691.2± FT	180 FEET
MINIMUM BUILDING SETBACK	(2) 12.1± FT	14.9± FT	50 FT
MINIMUM FRONT YARD	(4) 12.1± FT	19.7 FT	(8) 30 FT
MIN. R.O.W. CENTER LINE SETBACK	84.7 FT	94.8 FT	(6) 55 FT
MINIMUM REAR YARD	(4) 23.7± FT	73.0 FT	(6) 30 FT
MINIMUM SIDE YARD	(4) 87.9± FT	20.6 FT	(8) 75 FT
MAXIMUM BUILDING HEIGHT	(3) 21± FT	52'-7"	(8) 45 FT
MAXIMUM BUILDING HEIGHT	(3) 21± FT	51'-11"	58 FT
MAXIMUM BUILDING SIZE	13,757± GSF	56,366± GSF	150,000 GSF
MINIMUM PARKING AREA INTERIOR LANDSCAPING	TBD	10.0%	10%
MAXIMUM NUMBER OF DWELLING UNITS	N/A	218	(8) 190

**LAND USAGE TABLE NOTES:**

- (1) 704.4 - IN ALL ZONING DISTRICTS, THE PERCENTAGE OF A LOT THAT MAY BE COVERED BY ANY BUILDING OR STRUCTURE SHALL MEET THE REQUIREMENTS IN §198-801, TABLE OF DIMENSIONAL REQUIREMENTS.
- (2) 2505.1 - MINIMUM BUILDING SETBACK FROM THE RIVER'S EDGE HOUSING OVERLAY DEVELOPMENT (REHOD) PERIMETER BOUNDARY SHALL BE 50 FEET.
- (3) 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 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.
- (4) FRONT, SIDE, AND REAR YARDS SHALL BE SPACE EXTENDING BETWEEN THE LOT LINE OF A GIVEN YARD AND THE NEAREST POINT OF THE BUILDING OR STRUCTURE. NOTE: STRUCTURES INCLUDE RETAINING WALLS.
- (5) MINIMUM DIMENSION NOTED INDICATES REQUIREMENTS FOR BOTH R-40 RESIDENTIAL DISTRICT AND REFUSE DISPOSAL DISTRICT.
- (6) MINIMUM DIMENSION NOTED INDICATED REQUIREMENTS FOR R-40 RESIDENTIAL DISTRICT ONLY.
- (7) MINIMUM DIMENSION NOTED INDICATES REQUIREMENTS FOR REFUSE DISPOSAL DISTRICT ONLY.
- (8) RELIEF FROM TOWN OF WAYLAND ZONING BYLAWS REQUIRED.

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**WAYLAND, MA**

SUMMARY OF VARIANCES

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 Towns 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.

**Please note relief from 198-2505.4 is required to allow a maximum of 218 units.**



# 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 8<sup>th</sup> and 22<sup>nd</sup> 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 22<sup>nd</sup> 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

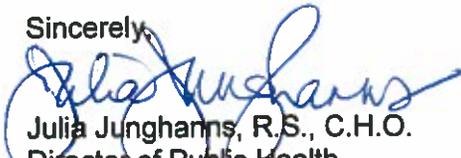
Wayland Regulations for the Design, Operation, and Maintenance of Small Wastewater Treatment Facilities:  
Section 1.30-Service Area Limitations, Section 2.10-Applications, Reports, Plans, Data, Documents,  
Section 4.30-Hydrogeological Investigation, Section 4.40-Wetlands and Floodplains, Section 4.51-Distances,  
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,



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

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