

SPECIAL PERMIT - SITE PLAN
Conservation Cluster Development

74 MOORE ROAD
WAYLAND, MA

Applicant/Owner:
Tamposi Brothers I, LLC

Prepared by:
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121 Boston Post Road
Sudbury, MA 01776
(978) 443-9566

CONSERVATION CLUSTER DEVELOPMENT

**Town of Wayland
Application for Site Plan
Special Permit – Conservation Cluster Development**

**Wayland, Massachusetts
Aug. 1, 2017**

To the Wayland Planning Board:

The undersigned, being the applicant for a special permit for a Conservation Cluster Development shown on the accompanying development plan, title Cluster Site Layout of 74 Moore Road – Wayland, MA and dated 6/30/17, submits such plan and makes application to the Planning Board for consideration of a special permit for said conservation cluster development.

This application is accompanied by the following items:

- ☒ **Site Plan (definitive plan)**
- ☒ **Evaluation of impact on water resources**
- ☒ **Evaluation of impact on landscape**
- ☒ **Evaluation of impact on traffic**
- ☐ **Proposed Instruments to be recorded with the plans N/A**
- ☐ **Evidence of approval by the Board of Health N/A**
- ☐ **Form S-1 (none exists)**
- ☒ **Form O**
- ☒ **Required filing fee**

The applicant's title to the land 74 Moore Road is derived under deed from:

Charles C. Cabot III

Sarah Shoaf Cabot 05/01/2017 and recorded in Middlesex District Registry of Deeds, 69220 315.
Name date Book Page

Middlesex Certificate of Title No. 264790 registered in Middlesex Land Registry District 1507 64.
Book Page

Tamposi Brothers I, LLC

This application was received on
_____ day of _____, 2017

By: Joseph A. Tamposi, Mgr.
Applicant(s)
c/o Beveridge & Diamond, PC
15 Walnut St. – Ste. 400 – Wellesley, MA 02481

Town Clerk's office

By: _____

Address(es)

Beneficial Owners: _____
Name(s) _____
Address(es) _____

30111

IMPACT ON WATER RESOURCES

The Applicant has filed an ANRAD with the Conservation Comm. indicating that two (2) ponds, Bordering Vegetated Wetlands (BVW), Bank (to two ponds) and an intermittent stream present are on site.

In order to protect these resources the proposed Cluster Subdivision has been designed to incorporate them in the Open Space Parcel.

The Subsurface Disposal Systems will be approx. 150' and 250' from the bordering vegetated wetlands for lots 2 & 3 respectively.

The leaching facilities will be designed 5' above the seasonal high groundwater and in full compliance with both State & Local Regulations.

IMPACT ON LANDSCAPING

There should be minimum impact on the existing landscape. The existing house & septic system will remain on Lot 1.

A Common Driveway is proposed in the same area as the current drive which will minimize any disturbance to trees and shrubs along the street - for Lots 2 & 3.

Lot 3 is predominately field, so the impact on existing landscape will not be significant.

The leaching area for this lot will be in an open area in front of the barn.

There will be a significant amount of Pine Trees removed on Lot 2 to accommodate the house & septic system.

The location of the house and septic area are being driven by the wetlands and the better subsurface conditions. These trees are 100' off the property line and aesthetically should not impact the neighbors.

IMPACT ON TRAFFIC

Letter from Traffic Engineer enclosed.

REQUESTED WAIVERS

Statement Regarding Scope of Requested Waivers

Section 1802.1 of the Wayland Zoning Bylaw, governing the Site Plan for a Conservation Cluster Development outlines the required information for this application as follows:

In addition to any other documents or information required by the Planning Board pursuant to its rules and regulations adopted hereunder, application for a special permit pursuant to this article shall be accompanied by a site plan (the "plan"), which plan, shall show all of the information required for a definitive subdivision plan as specified in the Planning Board Subdivision Regulations, such additional information required by Sec. 198-601 through 605 [Site Plan Approval] of this Zoning Bylaw, as the Planning Board deems necessary, and, to the extent applicable, all proposed instruments to be recorded with the plan.

Accordingly, this list of requested waivers is based on the assumption that waivers from the following sources must be identified:

- I. Waivers from the Zoning Bylaw, Article 18, Conservation Cluster Development District;
- II. Waivers from Town Bylaws, Chapter 301, Conservation Cluster Development (Planning Boards' Cluster Regulations);
- III. Waivers from the following sections of the Planning Board's Subdivision Rules & Regulations:
 - A. Section III.B, Definitive Plan. See, Town Bylaw, Section 301-15.B(1);
 - B. Section IV, Design Standards, See, Town Bylaw, Section 301-17;
- IV. Waivers from the Zoning Bylaw, Article 6, Site Plan Approval, (Section 198-605, Application Requirements, is the pertinent section.); and
- V. Any other documents or information requested by the Planning Board pursuant to Chapter 301.

Waivers Requested

- I. Waivers from the Zoning Bylaw, Article 18, Conservation Cluster Development District
No waivers requested.
- II. Waivers from Town Bylaws, Chapter 301, Conservation Cluster Development
 - 301-10(B) – Waiver from filing all waivers prior to or with application to allow for additional waivers to be discussed and established during public hearing process.
Basis: Promotes public interest/consistent with cluster purposes: allows public comments, Planning Board comments, Conservation and other board comments, and staff comments discussed during public process to be incorporated into plan.
 - 301-15 – Waiver from Wayland Subdivision Rules & Regulations, Section III.B.3 and IV. See below.

301-17(C) – Waiver from 50 foot perimeter to allow maintenance of existing garage on Lot 1 and existing barn on Lot 2.

Basis: *Promotes public interest/consistent with cluster purposes: preserves natural features an buildings, open space and screening of development through reduced land disturbance, tree cutting, cuts-and-fills and impervious surfaces.*

301-17(E) – Waiver from each principal building having access from a street contained within the conservation cluster development and not in existence prior to the development of the cluster in order to construct and maintain common driveway for Lots 2 & 3.

Basis: *Promotes public interest/consistent with cluster purposes: preserves natural features, open space and screening of development through reduced land disturbance, tree cutting, cuts-and-fills and impervious surfaces.*

III. Waivers from the following sections of the Planning Board's Subdivision Rules & Regulations

A. Section III.B, Definitive Plan. See, Town Bylaw, Section 301-15.B(1).

III.B.3. q – Waiver from showing trees of over 10 inch caliper.

BASIS: *The pine trees on Lot 2 that are relevant to this requirement are over 100 feet from the property line and have limited landscape/screening value. Aesthetically, the potential removal of some of these trees should not have a negative impact on the public interest.*

III.B.3. o – Waiver from a storm drainage system shown on a separate sheet.

III.B.3. x – Waiver from filing all other local, state, and federal permits required for the construction of roads within seven (7) days of submittal of application.

III.B.3. y – Waiver from including all reports, permits, etc. from local, state, and federal agencies required for the construction of roads.

III.B.5. a.iii – Waiver from including travel speed measurements and calculation of 85th percentile speed for proposed new street intersection in memorandum from qualified traffic engineer.

III.B.5. f – Waiver from staking the centerline, right-of-way, and approximate limits of grading of all proposed streets.

BASIS: *The proposed Conservation Cluster does not propose to add a street; therefore, compliance with these requirements is not necessary to protect the public interest and, further, is consistent with approvals previously granted for other Conservation Cluster applications without streets. These waivers promote the public interest and are consistent with cluster purposes generally insofar as reduced infrastructure and associated engineering encourage the use of the Conservation Cluster bylaw while also preserving natural features, open space and screening of development through reduced land disturbance, tree cutting, cuts-and-fills and impervious surface compared to traditional subdivisions.*

B. Section IV, Design Standards. See, Zoning Bylaw, Section 301-17.

None requested

IV. Waivers from the Zoning Bylaw, Article 6, Site Plan Approval. (Section 198-605, Application Requirements, is the pertinent section.)

None requested. At this time, no additional information pertinent to 198-605 has been deemed necessary by Planning Board.

V. Any other documents or information requested by the Planning Board pursuant to Chapter 301.

At this time, none requested by Planning Board.

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ENVIRONMENTAL DATA FORM

1. All parts of this form must be completed. Responses entailing technical knowledge shall be based on certified professional opinions.
2. Technical data supporting answers shall be appended.

IMPACT ON DRAINAGE

1. How much run-off will be generated by the proposed development as compared to the run-off prior to development? Show as time-volumes and locations.
The proposed development will match the existing conditions, run-off time, and volume.
2. Describe the proposed requirements for drainage and the system to collect and distribute drainage. Will the new system be tied into an existing system? Describe.
A large drainage system or connection to existing system is not required. Each individual lot may include roof drywells or other low impact development techniques, but will comply with applicable local and state Stormwater regulations.
3. Can the existing system adequately handle the additional drainage? Explain and show calc's.
Connection to an existing system is not required.
4. If not, what do you propose?
N/A
5. What is the destination(s) (of run-off water (ponds, streams, reservoirs, etc.)? Current and proposed.
Run-off from the site flows to the wetlands/pond to the North & East.
6. Will these areas handle this additional run-off? Give specific reasons supporting your answer.
Yes, the wetlands/pond have sufficient capacity to handle any run-off as the impervious surfaces will not be significant and a drainage study will be done to assure there will be no down-gradient impacts.
7. What is the average, maximum and minimum depth to seasonal high water table on the site prior to development and projected after development?
Soil testing has shown ground water approx. 5-7' below grade. This will remain the same in the proposed condition.
8. What pollution to ground water or other effluent problems do you anticipate and how do you propose to deal with them?
None anticipated. Sewage disposal will be treated with a Title V compliant system.

IMPACT ON SEWAGE DISPOSAL

1. What type of sewage disposal will be used (septic tank and leaching fields, sewage disposal system, etc.)?
Septic tank/leaching field
2. What is the hourly and daily capacity?
550 gals/house X 2 new houses = 1100 gals/day Peak hr. = 275 gals. (Existing house & septic system to remain).
3. Where will it be located?
Refer to Site Plan
4. What is the expected daily and peak hour volumes of sewage?
550 gals/day X 2 new houses = 1100/gals/day Peak hr. = 275 gals.
5. What is the expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals)?
Sanitary sewage only. 550 gals/day per house

IMPACT ON SOILS

1. What soils will be removed and/or dumped?
All soils should stay on-site.
2. Where will the dumping material(s) come from? Where will the removed material(s) be placed?
N/A
3. What is the permeability of the soils?
Will be performed at a later date when drainage system areas have been determined.
4. What is the rate of percolation of water through the soils where development is proposed?
Percolation rates were 2 min/inch

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5. Describe procedures and finding of percolation tests, ground water feasibility tests and other related tests.
Subsurface testing was conducted on 12/22/16 & 5/11/17 and witnessed by the Board of Health Agent.

IMPACT ON SCHOOLS

1. What is the projected number and school level (elementary, junior high, high school) of school children?
2-4 children per house
2. Which elementary school will they attend?
Claypit Hill
3. How will they get there – walk, bus?
School Bus

IMPACT ON TRAFFIC

1. What is the nearest intersection and its distance to the proposed development?
Wayside Road 220+/-
2. What is the traffic flow (total number of cars/day, number of cars per hour throughout the day) now and after development on the nearest existing intersections of roads leading to the development?
Refer to letter from Traffic Engineer
3. What is the average speed of cars at peak hour on the nearest existing roads now and after development?
30 mph
4. Do all existing and proposed connecting roads provide visibility meeting current Planning Board standards. If no, what modifications area proposed?
Yes

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5. What is the distance to the nearest public transportation? What mode is that transportation?
How frequent is it?
Lincoln train 2.9 miles
6. What will the impact on commercial areas (identified by the Planning Board) be relative to:
parking areas; traffic congestion; pollution from noise, air, etc.; market demand – where
people will likely shop?
Extremely small cluster development with little or no impacts.

IMPACT ON WATER SUPPLY

1. What is the source of water to be provided to the site?
Town
2. Will modifications in the existing system be required (i.e. additional pumping, new pipes, etc.)?
If so, explain.
Water lines will be extended to new homes.
3. What is the estimated daily and peak hour volume of water needed to supply residents of the
proposed development?
550/gals/day peak 200/gals/home/hr.
4. Are there any wet areas (ponds, streams, marshes, bogs, etc.) in or affected by the project
area? Consult with the Wayland Conservation Commission, the Department of Natural
Resources and the Massachusetts Audubon Society's Wetlands Project.
**There are wetlands to the North & East that will not be impacted. If necessary a Notice of
Intent will be filed in connection with the development of Lot 2 and/or Lot 3.**
5. If so, describe and identify.
N/A
6. How will the proposed activity affect those wetlands? (Consider visual effects,
cleanliness/pollution, changes in boundaries, water level, temperature changes, potential
effects on use as a scenic or recreational resource.)
N/A
7. Will the project involve construction in a flood plain? If so, what precautions are being taken
to prevent flood damage?
No

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IMPACT ON NATURAL AND CULTURAL FEATURES

1. Are there any unusual or unique natural features (mineral resources, scenic views, geological occurrences, etc.)?
No
2. If so, describe and identify.
N/A
3. How will they be affected by the propose activity?
N/A
4. Are there any unusual plant specimens or historic sites, which will be affected? Can they be relocated, protected or otherwise saved?
No impacts – the 1820's house and barn is proposed to be preserved.
5. What major vegetation/cover exists on the site and what will be removed?
Moderately treed. Trees will be removed for driveway, house, septic & lawn, as needed.
6. What actions are proposed to minimize erosion and sedimentation problems?
Minimize active areas, erosion control barriers, hay and seeding.

IMPACT ON SLOPES

1. What changes in topography are proposed and why?
**The existing Topography is fairly gradual. The only changes in grade would be to accommodate driveways, houses, septic's and yards.
These changes would not be considered substantial.**
2. What effect will these changes have on erosion, drainage, existing vegetation and on access ways?
Refer to #6