



DEPARTMENT OF PUBLIC WORKS TOWN OF WAYLAND

*Entrusted To
Manage The
Public
Infrastructure*

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To: Sarkis Sarkisian, Town Planner

From: Paul Brinkman, Town Engineer

CC: Tom Holder, Director DPW
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Linda Hansen, Conservation Agent

Date: September 19, 2017

Subject: Conservation Cluster, 74 Moore Road, Wayland, MA Project

I have reviewed the aforementioned Conservation Cluster Development as submitted to the Planning Board on August 24, 2017. The package included an application for Site Plan Special Permit – Conservation Cluster, a Form 11, - Soil Suitability Assessment, and three plans depicting a conventional subdivision plan and the proposed conservation cluster site plan.

The proposed project involves the subdivision of the existing parcel at 74 Moore Road into five lots. One will remain associated with the existing structure, two are proposed to new residential dwellings, one will be “open land”, and the last one is identified as an ANR lot. The open land lot is largely wetland and other water resources. A common drive is proposed to serve the new dwellings. The common drive will also serve as the access to an existing garage. The project may require new connections to the existing water main on Moore Road. No stormwater improvements are depicted on the Conservation Cluster plans.

Water Connections

The plan does not depict any infrastructure improvements that may be required to serve the new dwellings. Plans depicting any required water connections will need to be submitted to the DPW for review and approval prior to making any connections to the water system.

Should the proponent require connections to the existing water system, it is likely that water service piping will require to be a minimum of 1-inch diameter due to the distance from the existing water main. Additionally, no hydrant(s) or fire service(s) are depicted on the plans. In the instance a hydrant is required, it will require a minimum of 6-inch diameter water main to be installed and the hydrant and piping will be subject the Town’s private hydrant regulations.

HIGHWAY – WATER – PARKS – CEMETARIES – TRANSFER STATION – ENGINEERING

The final configuration of the potential water improvements will need to be assessed to determine if further analysis is required to understand impacts to the existing water system. The existing water main may require fire flow hydrant testing be performed in the area.

Permits will be required from the DPW should a connection to the water system be required.

Transportation

The plans do not depict any changes to the access points to the project as a result of the proposed conservation cluster. Reuse of one of the existing curb cuts is proposed for the common drive.

The plans state that brush clearing and limb trimming may be necessary to obtain sight distance. Any tree removal within the right-of-way will be subject to Massachusetts State Regulations including a local tree hearing.

Any work required within the existing right-of-way will be subject to DPW permits.

Stormwater

No stormwater improvements are depicted on the proposed plans. It is noted that the "definitive subdivision plan" depicts several catch basins and an infiltration basin.

The proponent seeks a waiver from local stormwater regulations, but also states that *"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."* The proponent should provide plans that depict the improvements required to meet the conditions of the statement, as well as any analysis, tests, and calculations to assure that they are met.

The proponent also indicates that *"Run-off from the site flows to the wetlands/pond to the North & East."* A review of the existing elevations on the plans indicates that in the area of the proposed common drive the runoff direction is likely to the south and west towards Moore Road. The increase in discharges from the project to Moore Road could negatively impact the existing stormwater system on Moore Road. It also may create a hazard during colder weather by creating a road icing issue from melting ice and snow flowing onto Moore Road.

The proponent should be required to provide plans that depict appropriate stormwater improvements to prevent negative impacts to the existing Town drainage system and right-of-way from the project.

Common Drive

The proposed common drive will require complex easements for the installation of utilities – water, drain, and wastewater. It also will require access easements for the parcels. Additionally, depending on the actual utilities installed a homeowners' association or a similar instrument may be required to clearly define the responsibilities of the infrastructure installed relative to the project.

The DPW will not be responsible for any maintenance of any infrastructure and surface improvements related to project.