



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3669
FAX: (508) 358-3606

DATE: September 18, 2017
TO: Planning Board
CC: Tamposi Brothers, LLC
FROM: Linda Hansen, Conservation Administrator
SUBJECT: 74 Moore Road Conservation Cluster

At their September 7th meeting, the Conservation Commission discussed the Special Permit for the proposed conservation cluster development at 74 Moore Road. The proximity of the wetlands to the proposed project will require the applicant to file a Notice of Intent for any alterations in the buffer zone. The NOI shall include:

1. Stormwater management report
2. Total square footage of impervious areas proposed
3. Location of the 30-foot no disturb zone
4. Landscape Plan (including tree removal)
5. Limit of lawn

The Commission is in favor of combining the access road for this development with the existing driveway at 68 Moore Road, a suggestion put forth by Sarkis Sarkisian. A combined access road would reduce the amount of impervious surface and provide more space for the construction of houses outside the 100-foot buffer zone to the wetlands. The Commission also welcomes the donation of the open space parcel to protect the natural resources and provide a linkage to other protected lands.

The following list includes additional comments and concerns raised by the Commission and the Administrator:

1. Install permanent bounds to delineate the open space parcel
2. Provide an easement to allow for connectivity to other trails in the area
3. Add a vegetated buffer along the north side of Lot 3 to provide screening from the gas line property.
4. Include the floodplain elevation on the site plan (elevation 121).
5. Indicate tree removal for all trees > 6" DBH on the site plans. (deny waiver request III.B.3.q)
6. Subsurface soil testing was conducted during drought conditions. The Deep Observation Hole Numbers do not correspond with the numbering scheme on the site plans.