



Sarkis Sarkisian  
Wayland Town Planner

**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**PLANNING DEPARTMENT**

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3615  
FAX: (508) 358-4036

To: Planning Board  
From: Sarkis Sarkisian, Town Planner  
Date: September 14, 2017  
Subject: 74 Moore Road

In accordance with the Rules and Regulations Conservation Cluster Developments Concept Plan 301-14., the Planning Department offers the following preliminary comments and recommendations:

1. The Application for 74 Moore Road meets the objectives of the conservation cluster development. However, Staff recommends that a Landscape Architect be retained for the sensitive siting of the homes and driveway. This is critical because every effort should be made to preserve the Barn in its existing location.
2. The development of a Conservation Cluster will minimize the disturbance of the neighborhood character along Moore Road. A shared access drive could be reconstructed utilizing the existing driveway for 68 Moore Road. This option of course would need approval of the owners of 68 Moore Road. 68 Moore Road does not have public water and may benefit of having the water main within its way or stubbed to the property. The parcel of 68 Moore Road is over 7 acres and should be reviewed for future development. (see attached sketch)
3. Existing trees should be identified and added to the plan according to requirements of the subdivision regulations. Every effort should be made to keep as much of the existing buffer as possible. Clearing and disturbance of vegetation on all lots shall be minimized.
4. "No disturb" areas should be utilized to provide additional vegetated buffers between adjacent properties. The "no disturb" areas should be identified and delineated on the site plan submittal and should be referenced in deeds. A natural vegetation buffer zone may be added to the lots through restrictive covenants, which shall run with the land, and be referenced in the title to the lots.
5. As part of a conservation cluster special permit all waivers to be considered must be presented in written form.

6. The Planning Board by special permit may impose reasonable conditions and extra controls where necessary to protect the neighborhood, provided that the proposal is in conformity with our Rules and Regulations.
7. The Development has the potential to improve a connection to the Bay Circuit Trail. The Bay Circuit Trail is a recreational trail and greenway connecting the outlying suburbs of Boston from Plum Island in Newburyport to Kingston Bay in Duxbury, a distance of 200 miles. Town's along the Trail have volunteer groups that are constantly looking at ways to improve connections. (See enclosed Bay Circuit Trail information.)

# About the Bay Circuit Trail & Greenway

The idea for the Bay Circuit Trail & Greenway first arose in 1929. It would be an “outer Emerald Necklace,” proponents said—a greenbelt that would mirror the famous string of Frederick Law Olmsted-designed parks threading through urban Boston—and would provide open space for the metropolitan area’s quickly expanding population. Over the next several decades, various public and private parks and reservations were established in the area between what is now Route 128 and Interstate 495, but they failed to keep pace with commercial and residential development. In the 1980s, interest in the project was renewed, and in 1990 the Bay Circuit Alliance formed to make the trail and greenway a reality. The BCA has focused on linking segments of the Bay Circuit Trail, which provides a place for recreation while ensuring the protection of open space in the region by adding more “pearls” to the “emerald necklace.” Beginning at Plum Island and ending in Kingston Bay, the trail and greenway, is located close to 4 million people in Eastern Massachusetts. The trail provides close-to-home recreation including: walking, biking, snowshoeing, horseback riding and cross-country skiing. Many sections of the trail are accessible by the MBTA commuter rail and other public transit systems.

## About the Bay Circuit Alliance

Since its founding in 1990, the Bay Circuit Alliance (BCA) has served as the catalyst to make the Bay Circuit dream come true. More than 230 miles of multi-use, passive recreational trail have now been dedicated, thanks to the contributions of hundreds of volunteers in 37 cooperating towns. The Alliance is a partnership of organizations and individuals, public and private, working to complete the Bay Circuit Trail and Greenway. BCA’s membership consists of six regional, four statewide, and more than 30 local member organizations, plus many interested individuals. BCA helps local communities establish their portion of the Bay Circuit Trail through planning and technical assistance, route identification, land protection, and trail management and construction. BCA also maintains contact with state and federal government representatives and agencies to promote the Bay Circuit concept and to consult on corridor-wide, trail-related issues.

Since 2012, the Appalachian Mountain Club has led the Bay Circuit Alliance in the completion, enhancement, and long-term protection of the recreational trail and greenway. The AMC works with the Alliance to fulfill the vision of the Bay Circuit by closing the final gaps of the trail, recruiting and organizing volunteers, improving the trail experience through improved maintenance and signage, securing permanent protection for the trail corridor and the greenway, and encouraging the public to get out and explore the trail’s 230 miles.