

**Application for Site Plan Review for Non-Profit Educational Use
under Massachusetts General Laws Chapter 40A, §3**

Application is hereby made for site plan review pursuant to Section 198-603.3, which provides that "[T]he Building Commissioner shall administer the SPA whenever the principal use of the land or structure is an exempt day-care, educational, nursery school or religious use under M.G.L. c. 40A, §3." In addition to this original application, ten copies of the same and ten copies of the plans and supporting documents are also submitted herewith.

1. Name, address and telephone number of applicant(s):

The Carroll School, 25 Baker Bridge Road, Lincoln, MA 01778
Telephone: (781) 259-8342

2. Name, address and telephone number of owner(s) of record (if different from applicant):

N/A

3. Name, address and telephone number of design engineer(s)/surveyor(s)/architect(s):

Engineer/Surveyor: Sean P. Malone
Oak Consulting Group, LLC
Post Office Box 1123, Newburyport, MA 01950
Telephone: (978) 312-3120

Architect: Thomas D. Kearns
DSK|Dewing Schmid Kearns Architects and Planners
30 Monument Square, Suite 200B, Concord, MA 01742
Telephone: (978) 371-7500

4. Name, title and/or other identification of proposed development/activity:

The Carroll School
39 and 45 Waltham Road, Wayland, MA 01778

5. Other information:

- a. Recording information for deed(s) of property recorded in the South District Middlesex Registry of Deeds and/or Land Court (include copies of deeds):

Book 67184, Page 510

- b. Zoning district(s), and acreage for each district, in which the site is located:

Zoning district: Residence Zone 60,000 square feet - 210 feet front
Acreage: +/-11.5 acres

- c. Information from Assessor's office:

45 Waltham Road: Map No. 05; Lot No. 014
39 Waltham Road: Map No. 05; Lot No. 015
 - d. Other permits, licenses, approvals, etc., required prior to commencement of construction:

Order of Resource Area Delineations filed and under review with the Conservation Commission.

Order of Conditions from the Conservation Commission to be filed in July.

Coverage under the USEPA NPDES Construction General Permit to be filed prior to construction.
 - e. Describe the timing of all permit, etc., applications listed in Paragraph d, above, (include copies of all permits already obtained): See above.
6. History of the use of the site:
- a. Past uses, as researched from readily obtainable sources (cite sources):

Single-family residence per Town of Wayland Assessor's database.
 - b. Present use(s):

Unoccupied single-family residence.
 - c. All zoning variances granted, listed chronologically by case number, with brief descriptions of each:

04/24/1989 Application No. 89-6
Decision of the Town of Wayland Board of Appeals granting a variance for the maintenance of a previously built addition which met lot setback requirements, but not the required setback from the center of the road.

05/04/1998 Application No. 98-5
Decision of the Town of Wayland Board of Appeals amending the above-referenced variance to allow the expansion of the previously built addition.

- d. All special permits granted, listed chronologically by case number, with brief descriptions of each:

05/04/1998 Application No. 98-5

Decision of the Town of Wayland Board of Appeals granting a special permit for the expansion of the previously built addition.

- e. If any part of the site is protected as a nonconforming use or structure, describe:

N/A

- f. If any part of the site is part of an approved subdivision under M.G.L. c. 41, name of subdivision and date of approval:

Name: N/A

Date of approval:

7. Existing site characteristics:

- a. Total acreage of site: +/-11.5 acres

- b. Total acreage in Floodplain District: 0
0% of total acreage

- c. Total acreage in Aquifer Protection District: 0
0% of total acreage

- d. Total acreage in Watershed Protection District: 0
0% of total acreage

- e. Total acreage in wetlands and wetland buffer areas, as defined by M.G.L. c. 131, §40:

Wetlands: +/- 5,100 square feet
+/- 1% of total acreage

Buffers: +/- 96,000 square feet
+/- 20% of total acreage

- f. Total acreage of legally dedicated open space: 0
0% of total acreage

8. Proposed site characteristics:

- a. Total acreage of site: +/-11.5 acres
- b. Total acreage in Floodplain District: 0
0% of total acreage
- c. Total acreage in Aquifer Protection District: 0
0% of total acreage
- d. Total acreage in Watershed Protection District: 0
0% of total acreage
- e. Total acreage in wetlands and wetland buffer areas, as defined by M.G.L. c. 131, §40:

Wetlands: +/- 5,100 square feet
+/- 1% of total acreage

Buffers: +/- 96,000 square feet
+/- 20% of total acreage
- f. Total acreage of legally dedicated open space: 0
0% of total acreage

9. Existing and proposed site improvements:

- a. Existing structures, with name and total square footage of footprint and gross floor area of each:

Name:	Main House
Footprint area:	10,000 square feet
Gross floor area:	25,000 square feet

Name:	Pool House
Footprint area:	1,777 square feet
Gross floor area:	1,777 square feet

Name:	Barn
Footprint area:	3,963 square feet
Gross floor area:	3,963 square feet

Grand totals:	Footprint area:	15,740 square feet
	Gross floor area:	30,740 square feet

- b. Proposed structures, with name and total square footage of footprint and gross floor area of each: N/A

Name:

Footprint area:

Gross floor area:

Grand totals:

Footprint area:

Gross floor area:

- c. Total square footage and number of spaces by type of existing parking:

Area: +/- 3,000 square feet

Spaces: N/A (no delineated spaces)

- d. Total square footage and number of spaces by type of proposed parking:

Area: +/- 13,000 square feet

Spaces: 45

- e. Describe existing and proposed materials used for any impermeable surfaces:

Existing impermeable materials include asphalt paving, concrete, and stone patios. Proposed impermeable surfaces will be consistent with these materials. See plans for additional information.

- f. Method of sewage disposal and summary of drainage impacts:

The site is served by an onsite septic system which has the capacity to serve the proposed use. A complete Stormwater Management and Pollution Prevention Plan describing potential drainage impacts and mitigation is submitted herewith.

- g. Describe existing and proposed access to the site:

The site is accessed directly from Waltham Road via three curb cuts. These will be consolidated to two curb cuts with a one-way loop from west to east. See enclosed project narrative.

10. Submit the following written documents and materials:

- a. List of and justification for requested waivers:

Date received: _____

Waiver of side and rear setback as to proposed retaining wall

The retaining wall is required to retain the fill needed for the western edge of Field 2 (which borders Town conservation land). The existing grade slopes more steeply in this area toward the property line and in order to maintain proper field slope the grade must be raised 1-4 feet. Moving the wall/field outside of this setback would require the field to be closer to the adjacent field and the pool house building which may create an unsafe condition as it relates to changes in grade from the pool house and interference with activity on the adjacent field. Additionally, the retaining wall is needed instead of sloping down from the field because of the 30' No Disturbance Zone of the wetlands. Grading down from the field would require intrusion into this area. The wall and fence on top will also help prevent people and balls from entering that area.

b. Drainage calculations:

Date received: _____; Waived: _____

See Stormwater Management and Pollution Prevention Plan prepared by Oak Consulting Group, LLC submitted herewith.

c. Statement of water resources impacts:

Date received: _____; Waived: _____

The site will continue to be served by water from the Town of Lincoln Water Department. Irrigation of the fields will reuse existing irrigation wells. Stormwater from new impervious areas will be treated and infiltrated and the project is not expected to have any negative impact to surrounding water resources.

d. Statement of landscape impacts:

Date received: _____; Waived: _____

The site has two zones of existing and differing landscape systems. The northern third of the site is a maintained landscape consisting of mowed lawns, extensive shrub, ground cover, and perennial varieties, and a predominance of canopy trees. The proposed site plan introduces new vehicular circulation and parking, which was carefully circuited to minimize impacts on the landscape, to only disrupt the lawn systems and remove a few of the trees. New lawn will be installed where the site is disturbed. The second zone of existing landscape consists of meadow grass and some canopy trees. In this zone, the meadow grass will be replaced with sports fields and a paved drive, and related site grading. Those trees outside of the grading limits will remain and the remainder will be removed. All of the newly disturbed area will be planted with new lawn. This area will also be irrigated by utilizing water from two existing wells.

e. Statement and report of traffic impacts:

Date received: _____; Waived: _____

See Traffic Impact and Access Study prepared by Bayside Engineering, Inc.
submitted herewith.

- f. Statement of waste disposal impacts:
Date received: _____; Waived: _____

Solid waste will be collected and stored either within the building or the existing
trash enclosure area until it is picked up and disposed of by a private waste
management company.

- g. Receipt from Town Clerk:
Date received: _____; Waived: _____

- h. Fee: Amount:
Date received: _____; Waived: _____

I hereby request site plan approval under the Zoning Bylaws, Article 6.

Signature and printed name of applicant(s):

The Carroll School

By: Stephen J. Buchbinder
Stephen J. Buchbinder, its attorney, duly authorized

Date: June 28, 2016

Signature and printed name of owner(s) of record, if different:

N/A

Application received by: _____

Printed name: _____

Date: _____



2018 00067583
Bk: 67184 Pg: 510 Doc: DEED
Page: 1 of 2 05/02/2018 01:47 PM

QUITCLAIM DEED

WALTHAM ROAD REALTY LLC, a Massachusetts limited liability company, having a place of business at 65 Allerton Street, Boston, Massachusetts ("Grantor"), for consideration of Five Million and 00/100 Dollars (\$5,000,000.00) paid, GRANTS to THE CARROLL SCHOOL, a Massachusetts non-profit corporation, with its office located at 25 Baker Bridge Road, Lincoln, Massachusetts 01773 ("Grantee"),

with quitclaim covenants

The following described parcels of land situated in Wayland, Middlesex County, Massachusetts:

45 Waltham Road

That certain parcel of land, with buildings and other improvements thereon, situated at 45 Waltham Road, in the Town of Wayland, County of Middlesex (South), and Commonwealth of Massachusetts, being shown as LOT 2 and PARCEL A, together containing 436,085 square feet of land, more or less, as shown on plan entitled "Site Plan, Wayland, Massachusetts" dated September 28, 2006, 1"=50', by Snelling & Hamel Associates, Inc., Professional Land Surveyors, recorded November 17, 2006, with the Middlesex County South District Registry of Deeds as Plan No. 1433 of 2006.

39 Waltham Road

That certain parcel of land known and numbered 39 Waltham Road, Wayland, Massachusetts, with the improvements thereon and appurtenances thereto, situated in Wayland, Middlesex County, Massachusetts, shown as LOT 1 and PARCEL B, together containing 60,398 square feet of land, more or less, as shown on plan entitled "Site Plan, Wayland, Massachusetts" dated September 28, 2006, 1"=50', by Snelling & Hamel Associates, Inc., Professional Land Surveyors, recorded November 17, 2006, with the Middlesex County South District Registry of Deeds as Plan No. 1433 of 2006

The above-described premises are conveyed subject to and with the benefit of all easements, covenants and restrictions of record, insofar as the same are still in force and applicable.

Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

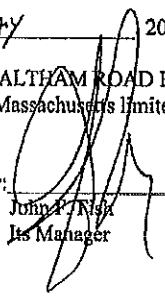
Return To:
Schlesinger and Buchbinder, LLP
1200 Walnut Street
Newton, MA 02461-4267

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/02/2018 01:47 PM
City: 241208 00792 Doc: 00067583
Fee: \$22,800.00 Com: \$5,000,000.00

For Grantor's title, see (a) Foreclosure Deed dated August 16, 2013 and recorded with Middlesex South District Registry of Deeds in Book 62474, Page 557, and (b) Quitclaim Deed from Boulder Appletree, LLC dated April 4, 2014 and recorded with Middlesex South District Registry of Deeds in Book 63461, Page 325.

Executed under seal as of the 2nd day of May 2016.

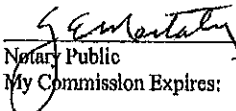
WALTHAM ROAD REALTY LLC,
a Massachusetts limited liability company

By: 
John F. Fish
Its Manager

COMMONWEALTH OF MASSACHUSETTS)
County of Suffolk) ss.

On this 2nd day of April, 2016, before me, the undersigned notary public, personally appeared JOHN F. FISH, Manager of Waltham Road Realty LLC, proved to me through satisfactory evidence of Identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Waltham Road Realty LLC.




Notary Public
My Commission Expires: 4/11/19