

13. NATURAL AND HISTORIC RESOURCES

During the Master Plan process, residents consistently identified the protection of natural and historic resources as top priorities for the Town's future. Most of the Town's residents understand the close connection between healthy natural systems and healthy human systems, and appreciate Wayland's role as the steward of regionally important resources such as the Sudbury River corridor and the Great Meadows National Wildlife Refuge. Historic resources—which are defined broadly to include scenic roads and landscapes as well as historic buildings—were identified as a key contributor to the Town's character. This section recommends a range of strategies to protect the Town's natural and historic resources.

13.1 Water Resource Protection

Wayland contains critical water resources including, eight public wells that feed the Town's public water supply, as well as the Sudbury River and its tributaries. As the Town approaches full build-out, pressure on these water resources will likely increase. The amount of impervious surface in Town will increase, thus increasing peak runoff and sediment and pollutant loads while decreasing the opportunity for water to filter slowly into the ground. However, it is unlikely that the Town would be able to meet the demands due to state limitations on the pumping of groundwater. As prime development sites are exhausted, development is increasingly taking place on marginal sites that have environmental constraints such as steep slopes, wetlands, or flooding issues. In order to protect against these foreseeable problems, the strengthening of Town's environmental protection laws with regard to stormwater management and erosion and sedimentation control is recommended.

13.1.1 Stormwater Management

In recent years, effective stormwater management has been recognized as critical to the protection of water resources. Proper stormwater management usually involves structural and/or nonstructural measures to filter out pollutants and to slow the flow of stormwater so that it soaks into the ground or is gradually released to surface water bodies. Without proper management, runoff from impervious surfaces can lead to excessively high peak runoff rates, which cause erosion, sedimentation, flooding, and diminished groundwater recharge rates. Recognizing the importance of stormwater management, the DEP adopted its Stormwater Management Policy in 1997, setting forth guidelines and performance standards for projects subject to the Wetlands Protection Act and Rivers Protection Act as well as point discharges from municipal storm sewers and drainage structures. The Stormwater Management Policy addresses the removal of suspended solids, stormwater infiltration, and peak discharge rates, and is implemented locally by the Wayland Conservation Commission.

In 1999, the EPA adopted its own stormwater management standards through the NPDES¹ Phase II program. This program regulates municipal separate storm sewer systems (MS4s) in urbanized areas, including Wayland. To comply with the NPDES Phase II regulations, Wayland has developed a stormwater management program that includes the following six "Minimum Control Measures":²

¹ NPDES stands for "National Pollutant Discharge Elimination System."

² The following is a brief summary of the six Minimum Control Measures. The Town should use the actual EPA rule in developing its stormwater management program.

1. **Public education and outreach:** Provide educational materials to the community on the impacts of stormwater and how the public (residents and businesses) can help address these impacts.
2. **Public involvement:** Provide an opportunity for the public to participate in developing the stormwater management program and activities such as volunteer “stream teams.”
3. **Illicit discharge detection and elimination:** Implement a program to detect and eliminate illicit stormwater discharges and illegal dumping.
4. **Construction site runoff control:** Adopt local regulations and other measures to control sedimentation and erosion from construction sites.
5. **Post-construction runoff control:** Adopt local regulations to address post-construction runoff in new development and redevelopment projects. Establish procedures to ensure adequate long-term operation and maintenance of stormwater management structures and practices.
6. **Pollution prevention and good housekeeping:** Implement a program to reduce pollutant runoff from municipal operations such as road maintenance, parks and open space, vehicle fleets, construction projects, and drainage systems.

The Town is in the process of developing a program for complying with the EPA’s Phase II program. The Conservation Commission, with participation from other interested groups in Town, has begun to develop a plan to address the six Minimum Control Measures described above. This effort has been undertaken directly by the Conservation Commission and Conservation Administrator, with assistance from consultants. In meeting the Phase II requirements, the Town should adopt an erosion control policy to minimize site disturbance and address temporary and permanent site. This issue is discussed further in the following subsection. The adoption of a Local Stormwater Management Bylaw that requires developers to follow the DEP’s Stormwater Management Policy for all projects, not just those that are subject to the Wetlands Protection Act or Rivers Protection Act is also important. This policy could be incorporated in the Town’s Zoning Bylaw, Subdivision Rules and Regulations, and all road projects. Most of the DEP’s standards are “performance standards” that allow the engineer to select the most cost-effective technology or practice to achieve the given standard. In addition, the standards are more flexible for redevelopment projects and residential subdivisions up to nine lots, and do not apply to single-family house projects.

Good Housekeeping

Continuation of the Town’s efforts to reduce pollutant runoff from municipal operations such as road maintenance, parks and open space, vehicle fleets, construction projects, and drainage systems is recommended. Various groups such as the Highway Department, Conservation Commission, Board of Health, Landfill and Recycling Center, and Parks and Recreation Department are encouraged to collaborate on this initiative.

13.1.2 Erosion Control and Re-Planting Requirements

Runoff from construction sites and poorly stabilized developments can be a major source of pollution. As Wayland becomes more developed and land prices rise, there will be more incentive to build on marginal lands that may have steep slopes, and other erosion-prone or environmentally sensitive areas. In order to address this issue and to comply with the EPA’s Phase II program, the Town adoption of erosion control and re-vegetation standards as part of its Zoning Bylaw and Subdivision Rules and Regulations is recommended. Sample language for these two provisions is provided in **Box 13-1**.

Box 13-1: Sample Erosion Control Language

Minimize Site Disturbance

During the construction of the roadway and drainage systems, disturbance of the site shall be minimized. Construction equipment and trucks must stay within the areas of proposed work as shown on the approved plan.

Temporary Stabilization

Temporary vegetation, mulching, or other protective measures must be provided for areas that will be exposed for one or more months. These temporary measures must be applied immediately after disruption. Temporary measures include seeding with rye grass or other annual grasses, jute netting, spreading straw mulch, or any other method acceptable to the Planning Board. The Board may require a specific type of temporary stabilization for any given area within the development. If a disturbed area will be exposed for longer than one year, permanent grasses or other approved cover must be installed. In disturbed areas, if the surface material is not suitable for planting seed, a minimum of four (4) inches of loam must be added prior to seeding.

Temporary Sediment Control for Drainage

Temporary sediment controls are required for unpaved roads, paved roads where curbing has not been installed, drainage inlets, and drainage outfalls. Temporary sediment controls are also required for all unpaved driveways and disturbed lots that slope toward the road. Temporary sediment control devices include silt fences, filter strips, double row stacked hay bales, silt traps, sediment basins, and crushed rock berms. Temporary sediment control devices must be placed along roadsides where runoff may occur and around storm drain inlets and outfalls. The Board may require a specific type of temporary sediment controls. All sediments must be removed from the roadway and other collection areas daily during construction.

Permanent Stabilization

For all areas where the natural vegetation is disturbed, a plan detailing the proposed re-vegetation of the site must be submitted. All plans must include the use of native non-invasive species. Areas where the horizontal disturbance is less than eight feet must be treated with a perennial grass mixture or sod, at a minimum. In areas where the horizontal disturbance is greater than eight feet, additional vegetation including shrubs and trees is required. The size, quantity, species, and spacing shall be in accordance with the Board's replanting requirements. When posting a bond or other surety for the installation of loam, seed, sod, shrubs, trees, or other vegetation, the money shall be held for two growing seasons.

A minimum of four (4) inches of topsoil free of roots with a minimum organic matter content of 2% and a texture of sandy loam is required for areas that will be seeded. The loam must be raked and free of roots, stones, and twigs.

If the Board or its representative questions the installation or quality of the required stabilization material, they may request an inspection by a registered landscape architect. If the installation or the material used is found to be inadequate, it must be replaced. This inspection shall be at the developer's expense.

Responsibility

The developer is responsible for preventing all erosion and the build-up of sediment within the area disturbed due to the construction of the road and drainage system. For projects located on municipal lands, the Conservation Commission should be consulted regarding the use of chemicals and native plants that are non-invasive and the Parks and Recreation Department should be consulted regarding the maintenance of vegetation.

13.1.3 Other Strategies for Addressing Nonpoint Source Pollution

Maximum Lot Coverage

Impervious surfaces are one of the greatest contributors to nonpoint source pollution and impaired hydrological function. Not only are impervious surfaces often the source of various contaminants (such as oil, various automotive toxins, and sediment); they also flush these pollutants rapidly toward surface water bodies before they can be naturally filtered. Many communities limit the amount of impervious surface on a lot through either a "maximum lot coverage" limit or a "minimum open space" requirement contained in the zoning dimensional requirements. Wayland has a maximum lot coverage provision, but "lot coverage" is defined to include only buildings; not roads, driveways, parking areas, and other impervious surfaces. Thus,

Box 13-2: Sample Lot Coverage Limits

Re-evaluation of the lot coverage limits contained in the Table of Dimensional Requirements in the Zoning Bylaw in light of the proposed change to the definition of “lot coverage” to encompass all impervious surfaces is recommended. Approximate suggested values are shown below:

Zoning District	Maximum Lot Coverage
Residence A (20,000 district)	30% ^(a)
Residence B (30,000 district) ^(a)	25% ^(a)
Residence C (40,000 district) ^(a)	20% ^(a)
Residence D (60,000 district) ^(a)	20% ^(a)
Business A	65% ^(b)
Business B	80%
Roadside Business	65%
Limited Commercial	65%

(a) In conservation cluster developments, the site as a whole (not each individual lot) should comply with the maximum lot coverage limit. However, no lot within a conservation cluster development should exceed 150% of the maximum lot coverage limit for the district where it is situated.

(b) In the Aquifer Protection District, lot coverage should be limited to 30%, or 45% subject to Site Plan Approval. These percentages are higher than what is currently allowed in the Aquifer Protection District, but reflect current existing conditions at the Town Center where the desire is to have a vibrant (hence, tight-knit) Town center. The overall effect of the proposed maximum lot coverage requirements plus the proposed reductions in parking requirements (**Section 12.3.1**) should be to reduce impervious surface Town-wide, even though the amount of impervious surface allowed in Wayland Center may increase.

theoretically a developer could cover 100% of a house lot with buildings, driveways, tennis courts, and other hard surfaces. As a priority, changing the definition of “lot coverage” to include all impervious surfaces, not just building footprints is recommended.³ Some of the lot coverage limits in the Table of Dimensional Requirements in the Zoning Bylaw may need to be adjusted to reflect this new definition. See **Box 13-2** for approximate suggested values.

Septic System Management

Most properties in Wayland (with the exception of several properties around Wayland Center and some alternative systems, particularly to reduce nitrogen in the Zone II nitrogen sensitive areas) are serviced by individual on-site septic systems. In a few areas of Town, residents have reported a significant number of problem septic systems. According to the resident survey recently conducted by the Wayland Wastewater District Management Commission, these areas include properties around Dudley Pond; Woodridge Road; Rich Valley Road/Lundy Lane; some houses along the Sudbury River; and some houses bordering Heard Pond. The most problematic of these is the area surrounding Dudley Pond, where many of the lots are too small for effective on-site septic disposal. Consequently, some of the systems are not functioning properly and have undoubtedly contributed to the pollution, eutrophication, and weed problem in Dudley Pond. In the long term, improperly maintained or failing septic systems are not only an environmental problem but also can present a health risk to residents.

To address this concern, a more pro-active approach toward minimizing septic system problems on private lots is recommended. On a Townwide level, the Board of Health could develop and distribute educational materials on proper operation and maintenance of septic systems: for example, how often they should be pumped out and what types of substances can and cannot be disposed of. There are many model brochures on septic systems written for homeowners that are available from the state Department of Environmental Protection and other sources; the Board of Health could adapt one of these models for Wayland. For the

³ Building mass should be regulated separately, under a proposed floor-area ratio limits for the Residence districts. See **Section 10.3.1**.

neighborhoods where a greater concentration of problem systems was identified, additional educational information and perhaps a Town subsidy program to encourage regular septic tank pump-out could also be considered. Notwithstanding these recommendations, the Board of Health has a clear strategy in approaching Septic System Management, which includes aggressive enforcement to repair failed septic systems, timely review of design plans, and timely inspections of septic system installations. Furthermore, over the last 10 years the Board has maintained a policy of not granting variances for new construction and of requiring a Title 5 standard system at a minimum.

For the Dudley Pond area, a more aggressive approach is needed—but one that also does not unduly burden property owners with high costs or the Town with administrative and enforcement responsibilities. For this area, there are two options; a septic system management program and a municipal system. A septic system management program that goes beyond Title 5 may require its own legal foundation. A program could be established that requires periodic septic tank pump-outs (for instance, every three years) in order to prolong the life of the system. At the time of the pump-out, the septage hauler would conduct a brief inspection of the system on a Town form, looking for evidence of problems such as breakout or ponding. If problems were identified, the homeowner would be required to either perform a Title 5 inspection within one year or else declare their system failed, thus saving the cost of the inspection. At this point, the Board of Health would try to work with the homeowner to develop a solution to the problem that was not unduly expensive to the homeowner. Financial and technical assistance is available through various state programs to help offset the cost of system repairs and upgrades. While a program of this type would not fix all problem septic systems, it would at the very least encourage homeowners to maintain their system properly, require periodic pump-outs (which are recommended by DEP), and allow the Board of Health to compile a reliable knowledge base about the location and status of problem systems. Such a program may require a separate legal foundation. The cost and administrative requirements that the program may entail are justified by the mandate for improved environmental quality expressed during the Master Plan process.

The second alternative and perhaps a less problematic solution, once established, would be for the Town through the WMDC to build and administer a municipal system. Previous investigation has shown promising results for a shared leach field. If enough property owners connected to such a system, the per property cost could be acceptable. Furthermore, the overall health of the pond would be improved substantially by diverting non-point source septic pollution away from the water.

13.2 Environmental Site Planning

Site planning can have a major effect on the aesthetics and environmental compatibility of a new housing or business development. Good site planning works to harmonize the development with the surrounding landscape and to work within and not engineer away the site's environmental constraints and opportunities. Fortunately, there are numerous examples of this type of site planning throughout Wayland. Poor site planning tends to treat land as if it were flat and uniform, clearing and regrading it to maximize buildout without due regard to natural systems and community character. During the Master Plan process, residents were quick to point out the importance of good site planning, and some suggested that the Town develop a process or set of guidelines to ensure quality site planning for new developments in Wayland.

To implement this suggestion, the Planning Board could adopt a set of site planning standards or “Best Development Practices” as part of its Site Plan Approval and Subdivision Rules and Regulations.⁴ These standards would serve as a benchmark during subdivision review and Site Plan Approval, encouraging new development that is consistently designed to meet Town objectives and providing for a fair and predictable review process. Possible items for inclusion in these standards are presented in **Box 13-3**.

Box 13-3: Sample Best Development Practices for Site Planning in Wayland

Compliance with the following standards is recommended for new development in Wayland. These are not intended as strict prescriptions (it is recognized that special circumstances might necessitate different approaches in some cases), but as guidelines, the spirit of which should inform all site planning in Wayland. The Planning Board and ZBA would use these standards to evaluate subdivision and Site Plan Approval applications.

Site Disturbance:

Disturbance of the site should be limited to the minimum amount needed to accommodate the proposed buildings, access roadways, and parking. Disturbance includes, but is not limited to, tree cutting, regrading, soil compaction, and any hydrological alteration (hydrological alterations are governed by Wayland’s Wetlands Protection Act). The site plan shall clearly illustrate those sections of the site that are proposed to be disturbed and those sections that will be off-limits to construction vehicles (which must then be marked as such on the construction site). As a general rule of thumb, site disturbance in the Residence districts limited to 2.5 times the maximum lot coverage is recommended (see **Box 13-2**). For example, site disturbance in the Residence A district might be limited to 1,500 sq. ft. for a minimum lot of 20,000 square feet.

Grading:

Rather than trying to balance cut and fill (a common engineering objective), site planning in Wayland should seek to *minimize* cut and fill. This may be accomplished by, for example, laying out roads to follow contours and landforms; seeking waivers to allow narrower roads or tighter curves under appropriate circumstances; and utilizing Conservation Cluster subdivision design to limit development to those portions of the site that will requiring less grading. Exceptions to this practice may be allowed at the Board’s discretion where created landforms (such as berms or hollows) are proposed to enhance the aesthetics or functionality of the development, provided that non-artificial means of accomplishing the same thing are not possible.

Vegetation and Landscaping:

In situations where the pre-existing site is wooded, as much natural vegetation as possible should be retained on the post-development site. In order to prioritize areas of vegetation to be retained on the site, analysis of existing vegetation as to its beauty, uniqueness, value to wildlife, and potential value to the development (e.g., for shading buildings) is recommended. Techniques such as tree wells stone walls can be utilized to preserve natural features of a property. In situations where the pre-existing site is not wooded, and in areas where trees have been cleared, the land should be re-vegetated in general accordance with the replanting requirements. Lawn area should be limited to the extent possible; natural vegetation or planted native flowers, shrubs and trees are preferred).

Stormwater Management:

There is a growing realization among water resource professionals that conventional systems of stormwater collection, conveyance, and end-of-the-pipe detention basins are no longer sufficient to protect water quality. Therefore, the Town’s general preference is that stormwater be conveyed and treated in natural and vegetated systems such as vegetated swales, filter strips, constructed wetlands, and bio-retention cells (landscaped areas that mimic upland vegetation systems in their ability to trap stormwater, infiltrate it, and treat it by means of vegetational uptake). Conventional drain pipe/catch basin systems may be used, in part or in whole, if other systems are not feasible due to site conditions. See **Table 13-1** for more information.

Steep Slopes:

Areas with slopes exceeding 15% should generally be left undisturbed unless there is a compelling site planning rationale for developing or altering them.

Sensitive Areas:

The applicant shall consult the Town’s Habitat & Ecosystems Map during the site planning process. The information on this map was compiled at a Town level, and therefore will need to be supplemented with more detailed site information from the applicant. However, in general, this map indicates areas of land that the Town would like to conserve, or at least minimize impacts to, during the site planning and development process. For sites where the Habitat & Ecosystems Map shows more land than the applicant can leave undisturbed and still accommodate his/her development program, the relative importance of the sensitive areas should be analyzed, and the most critical ones protected.

⁴ These standards should also be incorporated into the Zoning Bylaw so that they will apply in situations where the ZBA administers Site Plan Approval. (This occurs when Site Plan Approval is required as part of a project requiring a special permit or variance from the ZBA.)

Environmentally Friendly Stormwater Management Systems

As noted in **Box 13-3**, the Town's encouragement of the use of environmentally sensitive stormwater management systems is recommended. Some characteristics of such systems are: 1) they rely less on structural solutions and more on natural systems; 2) they recharge water to the ground locally (rather than relying on extensive piping systems); 3) they catch water near its source, while it is still clean (for example, roof runoff); 4) they utilize the natural physical and biochemical filtering abilities of vegetation to treat stormwater; and 5) they often require less land because they can be integrated into gardens and other landscaped areas. **Table 13-1** provides some general information about various stormwater management systems (conventional and environmentally sensitive) and where they may be appropriate for use in Wayland.

Table 13-1
Town of Wayland
Structural and Nonstructural Stormwater Management Systems

Practice	Description	Suggested Policy	Appropriate Uses
Vegetated Swales	Earthen channels covered with dense growth of grass or other vegetation; can be dry or wet.	Strongly encourage	Roadsides, parking lots
Vegetated Filter Strips	Bands of dense vegetation located between the pollutant source and receiving water body; trap sediment and pollutants.	Strongly encourage	Roadsides, residential frontage areas, parking lots, perimeter protection
Constructed Wetlands	Shallow pools containing marsh plants that remove pollutants through retention, settling, and biological uptake.	Strongly encourage	Commercial/industrial sites, municipal buildings, subdivisions
Bioretention Cells (Rain Gardens)	Upland landscaped areas to treat and infiltrate runoff. Can be a low-cost alternative to conventional systems in residential developments.	Strongly encourage	Residential lots, parking lot islands
Pervious Paving Surfaces	Permeable pavement or “grass pavers” with underlying sand and gravel.	Encourage where soils are suitable	Residential driveways and parking aprons, parking overflow areas
Roof Gardens	Vegetation mats and underlying soil placed on rooftops. Reduce runoff and pollution while insulating the building.	Encourage	Municipal and office/industrial buildings
Retention Basins	Constructed basins that are always wet; deeper than constructed wetlands.	Neutral	Subdivisions, office developments
Detention Basins	Constructed basins that capture and slowly release stormwater to prevent flooding.	Allow in combination with other practices	All areas of development, if necessary
Drain Pipe/Catch Basin System	Storm drains that capture and pre-treat stormwater, including parking lot drainage, then pipe it to one of the other types of systems.	Allow when other systems are not practical or sufficient	All areas of development, if necessary

13.3 Protecting Habitats and Ecosystems

Protecting critical plant and animal habitat requires three important steps: first, identifying which areas provide important habitat as well as buffers for wildlife corridors; second, protecting these lands or at least some of their habitat values; and, finally, ensuring that these protected lands are appropriately managed so they continue to provide habitat for the species they are intended to help protect. Recommendations for land protection (the second of these three steps) are contained in **Section 14**. The other two—identifying critical habitats and managing conservation lands—are discussed below.

Identifying Habitats

In many communities, citizen volunteers do the majority of the work needed to identify critical habitat areas. The state’s NHESP has established procedures for local volunteers to identify and certify vernal pools. Volunteers can also document evidence of rare and endangered species that assist in the identification of Rare Habitat, Priority

Sites, and BioMap Core Habitats and Supporting Landscapes as designated by NHESP. As shown on **Figure 5-2**, Wayland has numerous potential vernal pools, which have no protection from development unless and until they are certified. A program to evaluate these vernal pools so that they may be certified and protected is important. This work could be done by volunteers, and could perhaps even be incorporated into a high school science curriculum as a hands-on exposure to Wayland's local ecology.

In addition to vernal pools, the Town's role in conserving other important habitat resources is essential. These efforts could begin on Town-owned property that is currently unallocated for any specific use. Once Town lands have been inventoried based on factors such as vegetational communities and habitat for rare plants and animals, the Town can determine the appropriate future use and management of these sites. For example, a site with rare plant habitat could be reserved for conservation instead of being used for ball fields. Inventories are useful in the development of land management plans.

Land Management

Simply protecting land against development is inadequate to ensure that the land will continue to function as habitat for native plants and animals. For example, as a result of pollution as well as soil and hydrological disturbance, the composition of species in many of Massachusetts's wetlands is altered so that invasive species such as *Phragmites* reeds and Purple Loosestrife have crowded out native species. The Wayland Conservation Commission puts forth considerable effort to manage the Town's conservation lands. For example, Commission members and other volunteers participate in trail building and maintenance, brush cutting, and invasive species control, and a local volunteer visits all of the Town conservation areas once a year and submits a written report on their condition. However, an integrated effort is needed to address some causes for invasive species. For instance, the amount of salt used on roads that then enters wetlands due to improper drainage promotes the growth of *Phragmites*.

Existing efforts to manage the Town's conservation land could be bolstered, and their long-term continuance assured, by developing a Town-wide land management plan or guidance document. Such a plan would benefit from the coordination of land use boards and commissions. A plan which reflects the current policies of the Conservation Commission would spell out an overall philosophy and approach toward the management of Town land, for example, managing lands for bird and wildlife habitat while striving to offer a range of passive recreational activities. Second, it would propose a specific management program for each individual site. Components of these programs could include periodic cutting, brush clearing, or timber harvesting; invasive species eradication; designating areas that are open to the public versus off-limits to various types of activities; or installing trails or erosion-control devices. Third, it would identify a list of projects needing volunteer labor and/or funding. That way, when local volunteers such as Boy or Girl Scouts wish to work on a project, they can choose among several pre-defined projects that contribute to the overall goals of the land management plan. Finally, it would establish the persons or groups responsible for various actions. Over time, the availability of volunteer labor may wax and wane, and the Conservation Commission may wish to investigate whether the other departments would be available to assist with certain land management tasks.

13.4 Historic Resource Protection

Wayland has an impressive inventory of historic buildings, sites, and landscapes, many of them dating from before 1800. In addition, many of the Town's historic landscape features such as stone walls, historic road layouts, scenic views, and some agricultural areas have been preserved. However, there are numerous threats

to the Town's historic resources. The most pressing of these are associated with ever increasing development and redevelopment pressures. For example, more than 70 houses were demolished in Wayland from 1995 – 2002. Among the buildings razed were ten 19th century houses and another nine houses, built before 1925, all located on designated scenic roads. Most of these structures were demolished to make way for new larger single-family homes. Non-residential buildings may also be affected by development pressures. For instance, the freight shed adjacent to the Library may be vulnerable to Library expansion plans. In addition to development pressures, some of the Town's historic resources (such as historic gravestones) have deteriorated over time and are in need of restoration. The following recommendations are intended to help address these issues and to increase the Town's appreciation and enjoyment of its historic heritage. These recommendations are consistent with and, in many cases, a summary of current initiatives of the Historical Commission and other historic preservation groups in Town.

13.4.1 Historic District Designations

Wayland's first local historic district at the Town Center was adopted in 1975 and now includes thirty-two historic resources on twenty-three parcels of land. In November 2003, the Bow Road Historic District was adopted, encompassing twenty properties that also are protected by Local Historic District designation.

There are other noteworthy and significant historic resources near these two districts, such as the two historic cemeteries, North Cemetery on Old Sudbury Road (Route 27) and South Cemetery located south of the Town Center on Cochituate Road (Route 27/126), the Romanesque Revival Wayland Public Library, and other historic houses north and south of the center representing periods of development from the early 1700s to the early 1900s. The Historic District Commission and the Historical Commission are considering expansion of the districts to acknowledge the importance and value of these other historically and architecturally significant resources by local historic district protection.

It is noted that there are sensitive issues related to such designations, as the Library presently is in the process of considering expansion of its facility. However, local historic district designation does not preclude new construction; rather it requires sensitive treatment of the historic fabric when planning changes. In addition the Historical Commission is engaged in preparing a Railroad Interpretive Plan, which may recommend reuse or relocation of some of the already protected resources that are related to the development of the railroad in Wayland.

In addition to expanding the Wayland Center Historic District, the possibility of establishing a local historic district in part of Cochituate Village could be explored. Although the historic resources in this area are generally not as old as those in Wayland Center, Cochituate does have significance as the center of Wayland's 19th century industrial history, as well as several noteworthy neighborhoods. Through the efforts of local residents, some work has already been done to lay the groundwork for a historic district in Cochituate, such as the submission of property inventory forms to MHC. In addition, a recommendation in the Preservation Plan prepared for the Wayland Historical Commission in 2003 is to establish a local historic district bound generally by Main Street, West Plain Street, Pemberton Road, and Commonwealth Road. The next step in establishing a historic district would be for the Cochituate Preservation Association to assist the Historical Commission and the Historic District Commission in working with residents and property owners to explain the proposal and assess the level of support for creating a district. If there is local support, the official designation process can begin with the existing Historic District Commission serving as the Study Committee as provided by the state legislation.

13.4.2 Historical Commission Initiatives

Two of the Historical Commissions initiatives received a boost at the 2003 Annual Town Meeting, which approved the expenditure of \$15,000 of CPA funds for an assessment and viability study to create a Railroad Interpretive Site in Wayland Center, and \$65,000 to restore historic gravestones in the Town's three cemeteries. The Railroad Interpretive Site initiative is an effort to preserve the unique and intact collection of railway buildings and apparatus that still exist on and near the rail right-of-way in Wayland Center. A 2001 study prepared by Public Archaeology Laboratory concluded that the historic and archaeological resources here, taken together, are eligible for listing on the National Register of Historic Places. Conflicting interests may prove challenging, as the Railroad Interpretive Plan and the Library expansion feasibility plans are developed.

The historic gravestones initiative will carry through with the recommendations of the recent assessment and remediation plan for the Town's gravestones. Many of these historic gravestones are severely eroded or tilted, and without immediate action could be destroyed or damaged beyond repair.

Other planned Historical Commission initiatives include efforts to help preserve Wayland's "heritage landscapes" such as open farms and fields, scenic roads, and viewsapes. Many of the zoning policies recommended in **Section 10**, such as the Scenic Overlay District and the expanded and improved Conservation Cluster Development Bylaw, are tools to help preserve the most noteworthy features of Wayland's heritage landscapes. Input from Wayland's historic preservation community will be useful in developing the exact form and language for these zoning tools. In addition, the Historical Commission would like to increase local awareness and appreciation of the Town's historic heritage and the Commission's efforts to preserve it. The Master Plan endorses all of these initiatives mentioned here, as they are consistent with the Town's goals of protecting its landscape, character, and historic heritage.

In the future, CPA funds will continue to be available for historic preservation initiatives. The Historical Commission is encouraged to work with the Community Preservation Committee, which is charged with proposing uses for the CPA funds, to fund appropriate historic preservation projects.

13.4.3 Demolition Delay Bylaw

Currently, the Town does not have the ability to regulate the demolition of privately owned buildings, except within the Wayland Center Historic District and the Bow Road Historic District. As a result, there has been demolition of older structures, including several historically significant ones. The continued loss of historically significant buildings will diminish aspects of the Town's character that residents value highly.

A Demolition Delay Bylaw is a means to help save historically significant buildings from demolition. Such a bylaw typically requires that a delay period of several months or up to a year be imposed on any request to demolish a historically significant building that is deemed to be "preferably preserved". The purpose of the Demolition Delay is to allow time for the Town to work with the property owner to identify alternatives to demolition. If the owner submits a proposal that either addresses the Town's concerns or is determined to be an acceptable compromise, or if there is found to be no feasible alternative to demolition, the Town, through its Historical Commission, can waive the delay period. Otherwise, the owner must wait out the delay period before s/he may demolish the structure.

At the 2003 Annual Town Meeting, the Wayland Historical Commission sponsored an article to establish a Demolition Delay Bylaw that would require a 12-month delay period for any building at least 50 years old that the Commission determined to be historically significant and preferably preserved. Although this particular form of the bylaw failed in 2003, the Master Plan recommends that the Town adopt a Demolition Delay Bylaw—perhaps in a slightly modified form—to help protect the Town’s historic structures. One possible change that may make the proposal more acceptable to property owners would be to limit the bylaw’s jurisdiction to a pre-established list of historically significant properties at least 75 years old. This would greatly reduce the number of properties subject to the bylaw while still protecting the most important pieces of Wayland’s historic heritage.

13.4.4 Historic Preservation Tax Incentives

Renovations to historic properties can be costly and also can result in higher property taxes for a landowner. These costs represent two disincentives to maintaining and restoring historic structures. To help overcome these barriers and encourage the renovation of historic buildings, the state has adopted legislation allowing Towns to phase in increases in property taxes for renovated historic properties over a five year period (M.G.L. Chapter 59, Sec. 5J). Under this provision, Towns may adopt a bylaw known as the Local Option Property Tax Assessment. Wayland could consider accepting this provision as a way of encouraging the owners of historic properties to rehabilitate their property according to appropriate historic standards. To be eligible for this tax break, the rehabilitation must conform to standards of the Massachusetts Historical Commission. In the long-run, such an incentive is likely to boost the Town’s tax base by creating higher-value properties that can be taxed at their full value after five years.

13.5 Cultural Venues

Cultural arts venues are the type of facility that can contribute greatly to Wayland’s sense of community, self-image, and Town centers. While this topic is usually beyond the scope of a master plan to address, it is mentioned here because it was the focus of numerous suggestions by Wayland residents during the Master Plan process. Through various means, the expansion of the number and type of public and private arts venues in Town, especially for the visual arts is recommended. For example:

1. When constructing and renovating public facilities, such as the Library or Town Building, consideration could be given to incorporating exhibition and public meeting space into the building design.
2. Library expansion plans could include exhibit space in the lobby, a large conference room accommodating at least 100 persons, and a meeting room suitable for under 20 persons.
3. Local business owners could be encouraged to make space available in visible areas for arts exhibitions, including, for example, businesses that face the street in Wayland Center or Cochituate and would not ordinarily want or need a display window for merchandise, such as an office building or bank.
4. As the streetscape and public realm in Wayland Center and Cochituate Village are improved over time, outdoor arts could be incorporated to help establish a unique sense of place in these centers.
5. In Cochituate, the zoning might be made more flexible to allow uses such as piano and dance teachers’ and artists’ studios in the parts of the Residence zones along busy streets.