

Inventory and Analysis



2. LAND USE

Land use refers to the pattern of residential, commercial, industrial, and public development, as well as agriculture, forest, and other open land in a community. Land use forms the basis for master planning and determines, to a large extent, a Town's need for transportation infrastructure, public facilities, and environmental protection measures. This section provides an overview of Wayland's existing land uses as well as an assessment of how land use is likely to change in the future under the Town's current zoning.

| Summary of Land Use and Growth Management Themes in Wayland | |
|--|---|
| Assets | Liabilities |
| <ul style="list-style-type: none">• The Town has an attractive and compatible mix of land uses including various types of housing, moderately scaled businesses, public and semi-public facilities, and open space.• Many areas reminiscent of Wayland's past remain, including Cow Common, the Sudbury River corridor, historic structures, and heritage landscapes such as active farms.• More than half of Wayland's land area (about 5,400 acres) remains undeveloped.• Nearly 27% of the Town (about 2,700 acres) is permanently protected open space, including large portions of the Sudbury River corridor.• The Town has taken several positive steps to manage growth, such as adopting the Community Preservation Act, improving local aquifer protection, using creative special purpose zoning districts, creating a Wireless Communication District, and acquiring land.• Local bylaws limit commercial over-development but allow appropriate redevelopment. | <ul style="list-style-type: none">• Large homes are being constructed on small lots in existing neighborhoods; in many cases the size and scale of these homes are inconsistent with the character of the neighborhood. In some cases, historically significant dwellings are being demolished to make way for these new homes.• From 1985 to 1999, approximately 300 acres of open space have been developed.• Wayland contains about 1,460 acres of residentially zoned buildable land that could accommodate about 1,100 new homes under current zoning.• Wayland is subject to M.G.L. Ch. 40B Comprehensive Permit applications, which can strip the Town of much of its control over the location, size, and design of new housing.• Wayland's two centers (Wayland Center and Cochituate) are not as cohesive as they could be. |

2.1 Existing Land Use Inventory and Analysis

Land use information for Wayland is shown in **Figure 2-1** and **Table 2-1**. MassGIS, the state agency responsible for producing and distributing geographic data, identified and classified land uses in each Commonwealth community by interpreting aerial photographs. MassGIS classifies land use according to a standard 21-category classification system. In order to examine recent land use and development trends in the Town, MassGIS data for 1985 and 1999 were compared.

Table 2-1
Town of Wayland
Land Use, 1985 and 1999

| Land Use ^a | 1985 | | 1999 | | 1985 –1999 |
|---------------------------------|-----------------|-------------|-----------------|-------------|------------|
| | Acres | % | Acres | % | Change |
| Agriculture | 792.5 | 7.8 | 590.2 | 5.8 | -26% |
| Forest | 3,140.9 | 31.0 | 3,035.2 | 29.9 | -3% |
| Unforested Wetlands | 1,272.3 | 12.5 | 1,272.4 | 12.5 | 0% |
| Recreation | 278.7 | 2.8 | 280.5 | 2.8 | 1% |
| Planned Residential Development | 74.8 | 0.7 | 128.3 | 1.3 | 72% |
| Medium Density Residential | 1,117.6 | 11.0 | 1,126.4 | 11.1 | 1% |
| Low Density Residential | 2,548.7 | 25.1 | 2,825.9 | 27.9 | 11% |
| Commercial | 100.1 | 1.0 | 114.0 | 1.1 | 14% |
| Industrial | 72.9 | 0.7 | 81.1 | 0.8 | 11% |
| Open and Urban Open Land | 299.4 | 2.9 | 280.6 | 2.7 | -6% |
| Mining | 36.2 | 0.4 | 0.0 | 0.0 | -100% |
| Transportation | 36.5 | 0.4 | 36.1 | 0.4 | 0% |
| Water | 372.0 | 3.7 | 371.9 | 3.7 | 0% |
| Total | 10,142.6 | 100% | 10,142.6 | 100% | |

^a MassGIS classifies land use in Massachusetts using a 21-category classification system. This system has been simplified to 13 categories in the above table, and is based on aggregation of the following Land Use Codes (LUCs): Agriculture = LUCs 1, 2, 21; Forest = LUC 3; Unforested Wetlands = LUC 4; Recreation = LUCs 7, 8, 9; Multi-Family Residential = LUC 10; Medium Density Residential = LUC 12; Low-Density Residential= LUC 13; Commercial = LUC 15; Industrial = LUC 16; Open and Urban Open Land = LUCs 6, 17; Mining = LUC 5; Transportation = 18; Water = LUC 20.

Source: MassGIS.

Developed Land Uses

As of 1999, about 44% of the Town's land area was developed, up from 40% in 1985. Residential development was the Town's largest land use, covering 42% (or 4,080 acres) of the Town's land. This figure was up from 38% (3,740 acres) in 1985. In addition to all residential uses, other developed land uses include: commercial, industrial, and transportation related uses.

- Residential:** Low-density residential development with houses on ½ acre or larger lots comprises about two thirds of the Town's residential development. Medium density residential development—consisting of houses on lots less than ½ acre—is characteristic of the neighborhoods around Cochituate Village and Dudley Pond. Since 1985, most of the new residential development has been low-density. This is consistent with the Town's residential zoning districts, the densest of which requires a minimum lot size of 20,000 square feet (sq. ft.) (about ½ acre). As the Town has become more developed, many landowners have created small subdivisions on their properties. For example, on a three-acre lot with a single house, a two-lot subdivision could be built, or the existing house may even be torn down, thus allowing the development of a two or three lot subdivision. The multi-family residential land use shown in **Table 2-1** and **Figure 2-1** consists of the condominium developments on Rice Road and Commonwealth Road.

- **Commercial:** Commercial land uses make up about 114 acres, or 1.1% of Wayland’s total area. Commercial uses (retail and service businesses) are limited to a few relatively compact areas along Routes 20, 27, and 30. The Town’s largest shopping areas are the shopping centers at the intersection of Routes 27 and 30 and the shopping plaza on Route 20 in Wayland Center.
- **Industrial:** The Town has approximately 80 acres of industrial land, most of which consists of a large tract of land (the former Raytheon site) on Route 20 west of the Town Building. Although this land is zoned Limited Commercial, its current use is classified as industrial.

Undeveloped Land Uses

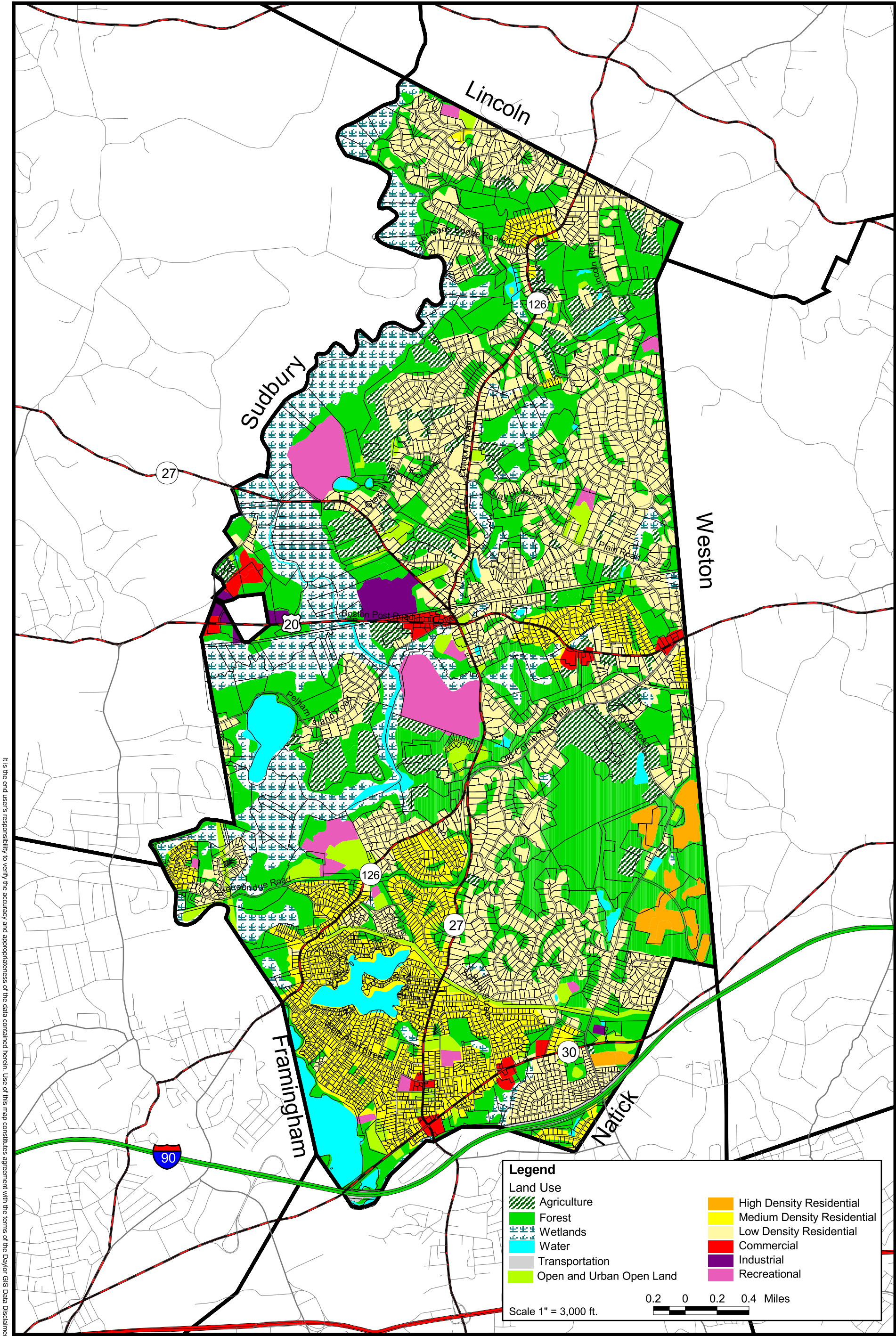
In 1999, about 5,450 acres or 56% of the Town’s land area remained undeveloped. This figure was down from 5,820 acres (60%) in 1985. Undeveloped land uses include agriculture, forest, unforested wetland, recreation, open and urban open land, and lands used for mining.

- **Agriculture:** This category includes cropland, pasture, orchards, and nurseries, and makes up approximately 590 acres, or 5.8% of the Town. About 200 acres of agricultural land have been developed since 1985. Historically, much of the Town’s farmland was located in the lowlands adjacent to the Sudbury River floodplain. Today, however, only a few remnants of farmland remain in the lowlands (e.g., Cow Commons owned by the Town), and much of the Town’s farmland is in the upland areas near the Town’s eastern border with Weston. Wayland’s largest remaining farm, where Belted Galloway cows are raised, is at the intersection of Old Connecticut Path and Rice Road.
- **Forest:** Forest is the largest land use category, making up about 30% of the Town’s land area. However, as shown on **Figure 2-1**, much of this forest consists of small land fragments in suburban backyards. Wayland has lost approximately 100 acres of forest since 1985.
- **Wetlands:** The 1,272 acres of wetlands identified in **Table 2-1** include only unforested wetlands bordering streams and ponds and occupying isolated pockets of land. Most of these wetlands are located in the Sudbury River floodplain. An additional 200 acres of forested wetlands are included within the forest land use category.
- **Recreation:** Wayland has approximately 280 acres of recreation land, including playgrounds, golf courses, ball fields and other similar facilities. A description of the Town’s recreation facilities can be found in **Section 7.4**.
- **Open and Urban Open¹ Land:** This category includes utility corridors, cemeteries, public buildings such as Town halls, and other unforested, undeveloped land. Both public and private lands are included in this category.

2.2 Existing Land Use Bylaws and Regulations

Zoning and other land use laws constitute a community’s “blueprint” for its future. Wayland’s residents and leaders can expect that the Town’s existing land use will continue to look more and more like its zoning map over time until the Town is finally “built out.” The Town adopted its first zoning bylaw in 1934. Since that time, the Town has revised and modified the bylaw many times. Wayland’s existing land use bylaws are described in this section.

¹ “Urban Open” is the term used by MassGIS to classify lands such as cemeteries and public buildings and their grounds. This land use category is used even in suburban and rural areas.



It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of the Daylor GIS Data Disclaimer.

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Land Use 1999 Wayland Master Plan



Source: MassGIS, Town of Wayland

Figure
2-1

WaylandEO418Submittal.apr

2.2.1 Base Zoning Districts

Wayland has ten base zoning districts and eight overlay districts, one of which has expired and another of which is scheduled to be deleted from the bylaw in spring, 2004. The base districts define the allowed uses and dimensional requirements, while the overlay districts provide for additional uses, restrictions and protection measures in specific areas of Town. The base districts are summarized in **Table 2-2** and shown in **Figure 2-2**.

Table 2-2
Town of Wayland
Zoning Districts

| District | Intended Uses | Area (Acres) | % of Town |
|-------------------------|--|-----------------------------|--------------|
| Single Residence 20,000 | Single family dwellings on ½ acre lots | 1,507.8 | 14.83 |
| Single Residence 30,000 | Single family dwellings on ¾ acre lots | 843.8 | 8.30 |
| Single Residence 40,000 | Single family dwellings on 1 acre lots | 4,548.1 | 44.72 |
| Single Residence 60,000 | Single family dwellings on 1½ acre lots | 3,077.9 | 30.27 |
| Roadside Business | Single family dwellings, retail & commercial | 8.8 | 0.09 |
| Business A | Retail, services & professional offices | 32.9 | 0.32 |
| Business B | Retail, services & professional offices | 13.9 | 0.14 |
| Light Manufacturing | Manufacturing, retail & offices | 3.7 | 0.04 |
| Limited Commercial | Manufacturing, warehousing & offices | 86.0 | 0.85 |
| Refuse Disposal | Landfills, recycling & septage facilities | 46.5 | 0.46 |
| Total Area | | 10,169.4^a | 100.0 |

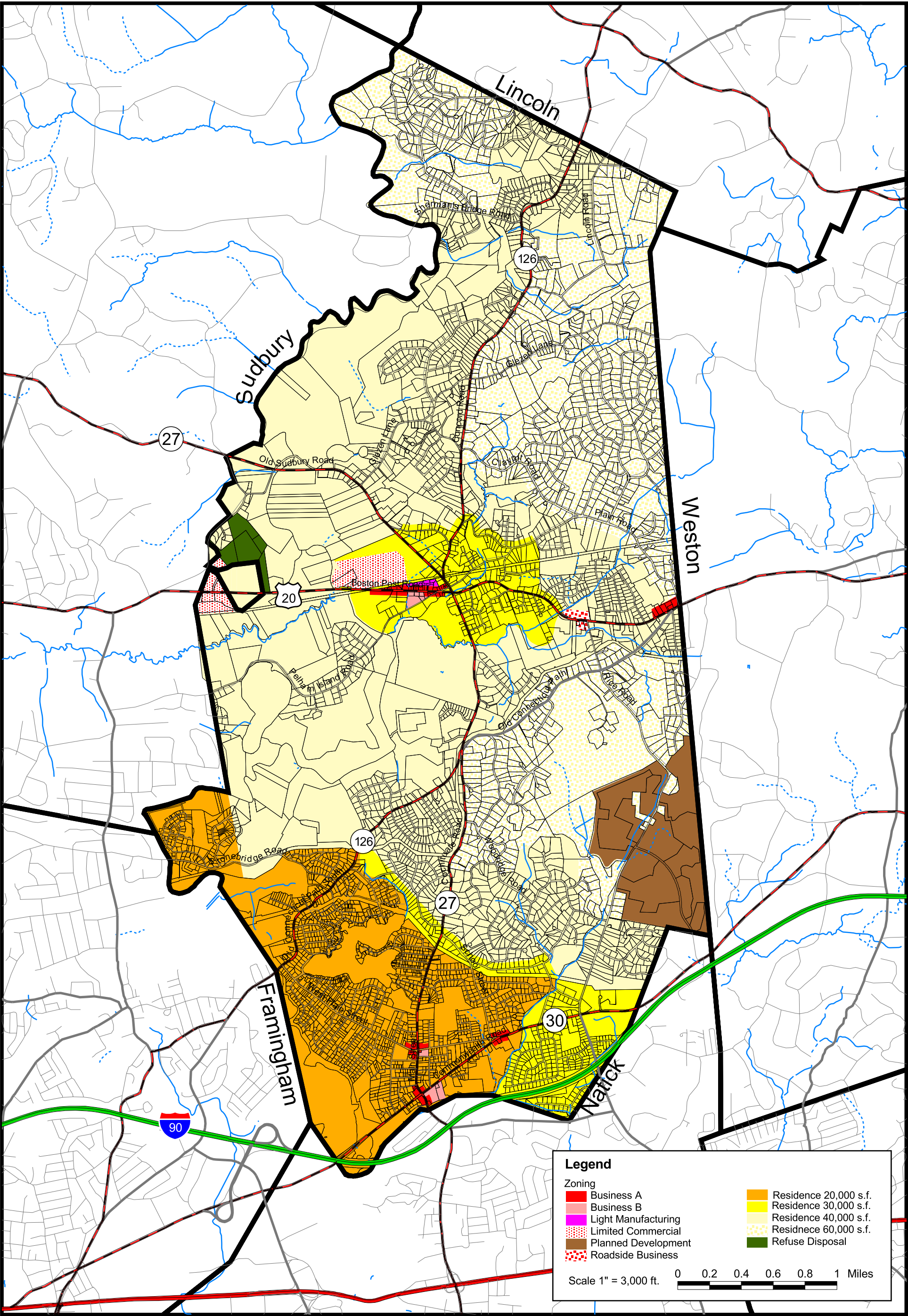
^a This total is slightly different from that in **Table 2-1** due to small discrepancies in the geographic data sets.

Single Residence District

Wayland's Zoning Bylaw contains one single-family residential district known as the Single Residence District. As shown in **Table 2-2**, approximately 95% of the Town is zoned Single Residence. Allowed uses in this district include single-family dwellings, home occupations, and public buildings (police stations, elderly low-income housing, subsidized multi-unit low income housing², and charitable institutions). Uses requiring a special permit include home occupation (with one additional employee), hospitals, accessory dwellings, accessory dwellings for families receiving rental assistance from the Wayland Housing Authority, kennels, roadside stands, boat and canoe rentals, funeral homes, parking facilities, earth removal, clubs, assisted living facilities, hospitals, nursing homes, art studios, conservation clusters, and trade shops.

The Single Residence District has four subdistricts with varying lot area and dimensional requirements. **Table 2-3** summarizes the dimensional requirements for each subdistrict.

² Town Meeting approval is required for the construction of Town-supported low-income elderly housing and multifamily low-income housing.



Zoning

Wayland Master Plan

Source: MassGIS, Town of Wayland



**Table 2-3
Town of Wayland
Single Residence Zoning Subdistricts**

| Requirement | Subdistrict | | | |
|--|-------------|--------|--------|--------|
| | 20,000 | 30,000 | 40,000 | 60,000 |
| Minimum Lot Area (sq. ft.) | 20,000 | 30,000 | 40,000 | 60,000 |
| Maximum Lot Coverage | 20% | 20% | 20% | 20% |
| Minimum Frontage | 120 | 150 | 180 | 210 |
| Front Setback (ft.) | 30 | 30 | 30 | 30 |
| Front Setback from right-of-way centerline (ft.) | 55 | 55 | 55 | 55 |
| Rear Setback (ft.) | 30 | 30 | 30 | 30 |
| Side Setback (ft.) | 15 | 20 | 25 | 30 |
| Maximum Height (ft.) | 35 | 35 | 35 | 35 |
| Maximum Height (stories) | 2½ | 2½ | 2½ | 2½ |

Roadside Business District

The Roadside Business District is located on both sides of Boston Post Road (Route 20) adjacent to Pine Brook Road. Existing uses in the district include a farmstand, small retail store, small office and a restaurant. Allowed uses include educational facilities, libraries, Town uses, single-family dwellings, in-home offices, and accessory dwellings. Special permit uses include boat and canoe rentals, funeral homes, parking facilities, restaurants, roadside stands, earth removal, clubs, assisted living facilities, hospitals, nursing homes, art studios, conservation clusters, accessory dwellings, accessory dwellings for families receiving rental assistance from the Wayland Housing Authority, home occupations (with one additional employee), kennels, offices, and trade shops.³

Business A District

Five areas in Wayland are included within the Business A District. These areas are located:

- At the intersection of Main Street (Route 27) and West Plain Street in Cochituate village;
- At the intersection of Main Street (Route 27) and Commonwealth Road (Route 30) in Cochituate village;
- On both sides of Commonwealth Road (Route 30) adjacent to School Street;
- In Wayland Center, on both sides of Boston Post Road (Route 20) in the vicinity of Pelham Island Road; and
- On the northern side of Boston Post Road (Route 20) near Plain Road and the Weston Town line.

Examples of uses allowed in this district are banks, boat and canoe rentals, funeral homes, medical centers, offices, parking facilities, personal and other service businesses, retail stores, roadside stands, trade shops, clubs, bus terminals, art studios, and Town uses. Use requiring a special permit include auto sales and service facilities, restaurants, earth removal, and assisted living facilities.

³ Ibid.

Business B Districts

The Town has three Business B Districts located:

- Between Boston Post Road (Route 20) and Pelham Island Road in Wayland Center;
- On Main Street (Route 27) between East Plain Street and Centre Street in Cochituate village; and
- On Commonwealth Road (Route 30) adjacent to Main Street (Route 27) in Cochituate village.

Examples of uses allowed in this district are very similar to those in the Business A district, such as banks, boat and canoe rentals, funeral homes, medical centers, offices, parking facilities, personal and other service businesses, retail stores, roadside stands, trade shops, clubs, bus terminals, art studios, and Town uses. Uses requiring a special permit include restaurants, earth removal, and assisted living facilities.

Light Manufacturing District

The Light Manufacturing District is located off Boston Post Road (Route 20) and adjacent to the MBTA right-of-way near Wayland Center. Currently, a few small commercial buildings are located in the district. Wetlands limit the amount of future development that could occur in this district. Examples of allowed uses include banks, boat and canoe rentals, funeral homes, medical centers, offices, parking facilities, personal and other service businesses, retail stores, roadside stands, trade shops, clubs, bus terminals, art studios, Town uses, construction/lumber yards, light manufacturing businesses, and research and development facilities not exceeding 15,000 sq. ft. Uses requiring a special permit include auto sales and repair, restaurants and earth removal.

Limited Commercial Districts

The Limited Commercial Districts are located:

- On Boston Post Road (Route 20) at the Sudbury Town line; and
- On Boston Post Road (Route 20) just west of Wayland Center (the former Raytheon Property).

Examples of allowed uses include banks, boat and canoe rentals, funeral homes, medical centers, offices, parking facilities, roadside stands, clubs, bus terminals, Town uses, heavy vehicle repair garages, light manufacturing, and research and development facilities not exceeding 15,000 sq. ft., warehousing not exceeding 15,000 sq. ft. Special permit uses include earth removal, research and development facilities exceeding 15,000 sq. ft., and warehousing exceeding 15,000 sq. ft.

Refuse Disposal District

The Refuse Disposal District is located off Boston Post Road (Route 20) adjacent to the Sudbury Town line. There are two allowed uses: (1) septic disposal and treatment facilities and refuse; and (2) recycling facilities. The Town owns all the land located within the district. Although some portions have been capped, the Town landfill is still in operation. In addition to the landfill, a recycling center and a septage facility shared with Sudbury are located in the district.

2.2.2 Overlay Districts

Planned Development District

The Planned Development District that was approved as an overlay district at Town Meeting is located on both sides of Rice Road in the southeastern section of Wayland. The Town has issued permits for planned developments for almost all the land in this overlay district, and most of the district has been built up and is currently occupied. Allowed and special permit uses are the same as in the Single Residence District. In addition, the district gives the Zoning Board of Appeals (ZBA) authority to grant a special permit for multi-residence and detached unit condominium developments. The district also includes provisions for convenience retail and service establishments with up to 2,000 sq. ft. of gross floor area. To apply for a Planned Development Special Permit, at least 40 contiguous acres are required. The development must also contain 70% open space, of which at least 35% must be public lands. The provisions for this district also limit the amount of land that can be occupied by structures, parking, roadways, patios and storage areas. Maximum allowable density is based on the acreage of the development tract, less any wetlands, times a density factor which is approximately 1.25 to 2.0 times the density that would otherwise be allowed in the underlying Residence 40,000 or Residence 60,000 Districts. The overlay district also requires smaller housing units by limiting the number of bedrooms in any Planned Development to twice the number of dwelling units and allowing no more than 25% of the total number of bedrooms to be contained in detached dwelling units. Finally, the Planned Development Special Permit includes a provision requiring that 10% of the units be set aside for low-income families and 5% for moderate-income families. However, this affordable housing provision is relatively new and does not apply to the existing developments. It also should be noted that the existing development does not include any convenience retail and service establishments for which a special permit could be obtained.

Aquifer Protection District

The Aquifer Protection District includes those areas in Town that recharge groundwater to Wayland's municipal wells. As shown on **Figure 5-1**, the Aquifer Protection District encompasses almost the entire northern third of the Town plus a large area in south-central Wayland adjacent to Sudbury. Based on a groundwater flow analysis report, the district was expanded in 2001 to include portions of Wayland Center. The intent of this district is to protect Wayland's groundwater, which is the Town's sole source of drinking water. The overlay district prohibits several uses that could potentially contaminate the aquifers, including landfills, junkyards, the stockpiling of salt or other ice control materials, and several heavy commercial uses. In this district, a special permit is required for golf courses, cluster developments, earth removal, and uses that generate more than 10,000 gallons of sewage per day.

The Aquifer Protection District also includes provisions to limit the intensity of development. New residential developments serviced by on-site wastewater disposal systems may not exceed 1.5 units per acre in overall density. Impervious surface is limited to 30% of the upland area of the lot, and a special permit is required for any residential development with 20-30% impervious surface. Developments that exceed 20% impervious surface must also include provisions to limit runoff. The regulations also guide development of non-residential property that already exceeds the limit of impervious surface.

Floodplain, Federal Flood Protection, and Watershed Protection Districts

The Floodplain, Federal Flood Protection, and Watershed Protection Districts are intended to maintain the water table, protect water recharge areas, and protect against flooding by limiting uses in flood-prone areas. Certain uses are allowed in this district by special permit if appropriate flood proofing measures are taken.

The Floodplain District is defined as all land and water subject to seasonal flooding by the Sudbury River whose surface lies below an of elevation 124 feet above mean sea level. The Federal Flood Protection District is defined as all land designated as Zone A on the Town of Wayland Flood Insurance Rate Maps and the floodway boundaries delineated on the Wayland Flood Boundary and Floodway Map. The Watershed Protection District was mapped by the Town in 1966 and is overlapped by the other two districts. It should also be noted that the Planning Board has recommended deleting this section of the Zoning Bylaw because the provisions are antiquated and superseded by other State and local regulations.

Wireless Communication Services District

The Wireless Communication Services District is located in the old landfill site, new landfill site, and existing Boston Edison Company (BECO) electric power transmission towers located within the Massachusetts Bay Transportation Authority (MBTA) right-of-way south of Boston Post Road (Route 20) and west to the Sudbury Town Line. The district was created to protect the public from hazards associated with wireless communications facilities, minimize visual impacts from wireless communications facilities, protect the scenic, historic, natural and human-made resources of the Town, and to protect property values. “Wireless communications services” includes cellular telephone service, personal communications service, and enhanced specialized mobile radio service. A wireless communications facility may be sited in the overlay district upon receipt of Planning Board special permit and site plan approval.

Senior and Family Housing Overlay District

The Senior and Family Housing Overlay District bylaw promotes various types of housing—such as independent and assisted living residences for senior citizens, single-family housing, and affordable housing—either alone or in combination. The bylaw requires development to conserve environmental features and areas of scenic beauty, and allows considerable flexibility for site planning, as there are no lot area or setback requirements for individual buildings. The bylaw does not specify a maximum overall density or a minimum affordable housing requirement; these are determined on a case-by-case basis. The Planning Board may issue a special permit allowing multi-family condominium and single-family dwellings and apartments for families and individuals 55 and older. For a property to be eligible to be mapped in this district, a minimum of 20 acres is required. At least 40% of the development must be designated open space and a 50-foot perimeter buffer is required around the entire development. The single existing overlay district, as approved by Town Meeting, is located off Cochituate Road and Green Way. It was permitted as one project, “Traditions of Wayland” (the former Paine Estate). This development includes a 76-unit assisted living facility, a 24-unit independent living senior housing complex, and 17 single-family dwellings on 26 acres of land. There are affordable units in the single-family portion and in the assisted living facility, but not in the independent living units.

Southeast Wayland-Cochituate Planning District

The Southeast Wayland-Cochituate Planning District was established to encourage the construction of attached dwellings or multi-family condominium dwellings and to conserve environmental features in the district. The district is located in southeastern Wayland off Commonwealth Road (Route 30) and adjacent to the Weston Town line, and allows for the construction of single-family attached and multi-family condominiums by special permit from the Planning Board. All other allowed and special permit uses in the underlying Single Residence District are allowed in this district. In addition, at least 10% of the dwelling units created must be deed restricted as affordable for 99 years. In terms of density, the number of dwelling units is determined by

formula. A minimum tract size of 25 acres is required and at least 30% of the tract must be “wet areas” for any parcel to qualify as a Southeast Wayland-Cochituate Planning District development site. Structures, parking areas, and roads may occupy no more than 35% of the development site and a 100-foot perimeter buffer is required. A single 70-acre development (Willow Brook) is currently located in this district. Eight affordable housing units were constructed as part of the Willow Brook development.

Cochituate Interim Planning Overlay District (Expired)

The Cochituate Interim Planning Overlay District (CIPOD) was created to provide a temporary zoning process to review significant developments in Cochituate. The bylaw, which was adopted in 1997, expired in January 2002. At the spring 2002 Town Meeting, the Town considered a Planning Board-sponsored amendment to extend the time frame of the CIPOD, but the amendment did not receive the necessary 2/3 vote of Town Meeting.

Within the CIPOD (when it was in force), a special permit from the Planning Board was required for the following uses:

- The construction of five or more dwelling units in a single calendar year;
- More than 2,000 sq. ft. of new non-residential space;
- The expansion by more than 2,000 sq. ft. of any existing non-residential building; and
- The creation of more than five new parking spaces.

The bylaw included several criteria that had to be met for a project to be granted a special permit. These criteria related to the project’s economic impact, impact on municipal services, and impact on the neighborhood character. In this high traffic corridor, the bylaw also allowed the Planning Board to negotiate for off-site traffic improvements and, if necessary, deny projects based on traffic impacts. There is an article in the 2004 Annual Town Meeting Warrant requesting deletion of this language from the Zoning Bylaw.

2.2.3 Other Zoning and Non-Zoning Bylaw Provisions

Conservation Cluster Development District

The Conservation Cluster Development Bylaw offers an alternative development method in any of the Single Residence Districts. The district seeks to promote more efficient use of land in harmony with its natural features by allowing residential development to be “clustered” on one portion of a tract in exchange for setting aside open space on the remainder of the tract. A Conservation Cluster Development requires a special permit from the Planning Board.

Allowed density in a Conservation Cluster Development equals the maximum allowed density of a conventional subdivision in the underlying district, plus a 10% density bonus. A minimum tract size of 10 acres is required for a Conservation Cluster Development. Within the development, however, the minimum lot area and frontage requirements are reduced to 20,000 sq. ft. and 50 feet, respectively. The minimum building setback is 15 feet. At least 35% of the site must be set aside as open space. The only development in Wayland created under the Conservation Cluster Development Bylaw has been the six-lot Lincoln View Estates located in North Wayland off Concord Road.

Site Plan Approval

Site Plan Approval is required for most business, governmental, institutional, and industrial uses. Sliding thresholds for project review are also included for changes in use and alterations to existing uses. The Planning Board is generally the reviewing board for Site Plan Approval, although the ZBA administers Site Plan Approval when the project requires a special permit or variance from the ZBA. As part of the review, the Town examines the development's impacts on water resources, traffic, pedestrian access infrastructure, and natural features. The site plan may be denied if the submittal is incomplete; the proposal does not comply with the Zoning Bylaw; or the project does not conform to the standards and criteria set forth, even with reasonable conditions imposed.

Signage Regulations

The Zoning Bylaw limits the maximum size of non-residential signs to 40 sq. ft. and 15 ft. in height. Lighting must be continuous, not flashing, blinking or varying in color. Signs cannot rotate or oscillate. The 40 square foot maximum may be exceeded (without limit) by special permit.

Billboards and Advertising Signs Limitations

In addition to the signage regulations contained within the Zoning Bylaw, the Town also has a bylaw limiting the location of billboards and advertising signs. Billboards, signs or other advertising devices may not be erected within 300 feet of any cemetery, public playground, public building, hospital, church, railroad crossing, and any part of a curve on any highway.

Scenic Road Bylaw

The Town adopted a Scenic Road Bylaw pursuant to Chapter 40, Section 15C of the Massachusetts General Laws. This bylaw requires the Planning Board to hold a public hearing and review all work proposed within and along the right-of-way of any designated scenic road. Projects that are subject to review include alteration or removal of trees or stone walls, road widening, the addition of a sidewalk, or the construction of a new curb cut or driveway. It should be noted that state numbered routes cannot be designated as Scenic Roads, and that Scenic Road provisions only apply to work within the road right-of-way. The bylaw also establishes driveway requirements that:

- Allow only one curb cut for lots on scenic roads and limit the driveway width at the right-of-way to 12 feet;
- Allow the removal of no more than 14 feet of existing stone wall to build a driveway; and
- Prohibit the removal of large trees and tree clusters for the construction of driveways unless the curb cut cannot be safely located elsewhere.

Underground Utilities

Underground utilities are required in new developments according to Wayland's Zoning Bylaw Chapter 302 Article III § 301-17 and by the Planning Board's Rules and Regulations. Although the Town Center Committee has promoted the idea of adopting a bylaw requiring the utilities to bury all overhead wires at the Town Centers, such an article failed at Special Town Meeting in 2003, but may be advanced again in the near future.

2.2.4 Subdivision Rules and Regulations

The Planning Board's Subdivision Rules and Regulations regulate the creation of new lots and the construction of new roads. The Rules and Regulations also include filing requirements for frontage lots (also known as Approval Not Required or ANR lots). The following are some of the more significant provisions of the Rules and Regulations:

- The maximum length of a dead-end street is 750 feet;
- Residential subdivision roads are required to have a right-of-way width of 40 to 50 feet;
- The minimum pavement width for new subdivision roads is 22 to 24 feet; and
- The use of pedestrian walkways and footpaths are encouraged to provide access to destinations outside the subdivisions.

The regulations also give the Planning Board the authority to waive strict compliance with the established standards. This ability to waive or reduce standards can provide design flexibility: for example, to allow narrower streets where acceptable to the Planning Board once the ability to construct a fully compliant road has been demonstrated. The Planning Board has entertained requests to reduce subdivision pavement widths, which has resulted in roads that are more in keeping with the historically narrow, rural roads in Wayland.

2.2.5 Local Wetlands and Water Resources Protection Bylaw

In 2002, Wayland's Town Meeting voted to adopt a local Wetlands and Water Resources Protection Bylaw. This bylaw supplements the Massachusetts Wetlands Protection Act by providing additional pre-construction review and local control of activities that are likely to affect wetlands and their various functions. Perhaps most importantly, the bylaw applies to isolated wetlands and vernal pools, many of which are excluded from protection under the state act.

2.2.6 Board of Health Regulations

The Board of Health regulations contain provisions for on-site sewage treatment and hazardous material reporting. Septic systems must be designed to the requirements of the Massachusetts' Title 5 regulations plus Town standards, some of which are more stringent than Title 5. The Board of Health also manages the Town's Community Septic Management Program. This program provides direct financial assistance (up to \$10,000) to homeowners with failed septic systems at an interest rate of 5%. The Board of Health's hazardous material regulations define hazardous materials (using several existing state and federal laws) and include provisions for notifying the Town of a release of hazardous materials. The regulations also require the offending individual to assess the impacts of the release and outline proposed remediation measures.

2.2.7 Community Preservation Committee

Wayland adopted the provisions of the Massachusetts Community Preservation Act (CPA) and established a 1.5% surcharge on local property taxes, which, together with a state match, are used for open space protection, historic preservation, and affordable housing. In assessing the surcharge, the Town exempts the first \$100,000 of value for each property and also exempts property owned by persons who qualify under low-income guidelines (those earning less than 80% of the area-wide median income). At least 10% of the CPA funds must be allocated to each of the three uses: open space protection, historic preservation, and affordable housing. The remaining 70% can be allocated for any of the three categories or for active recreation at the Town's discretion.

The Town established a Community Preservation Committee to consult with other Town boards, commissions, and committees, and make recommendations to the Town Meeting for the use of CPA funds. The Committee consists of seven members including representatives from the Conservation Commission, Historical Commission, Planning Board, Park and Recreation Committee, Housing Authority, and two members appointed by the Board of Selectmen. The Committee prepared a list of responsibilities and criteria for the expenditure of Community Preservation Funds. In 2003 Town Meeting appropriated funds for two historic preservation projects: stone and monument repair in the North Cemetery and a railroad interpretive plan. Each project will commence in Spring 2004. Additional recommendations to fund projects in affordable housing, open space, and historic preservation will be advanced at the 2004 Annual Town Meeting.

2.3 Buildout Analysis

The following buildout analysis discusses the implications of development consistent with the existing bylaws described in Section 2.2. A buildout analysis is an attempt to predict Wayland's future conditions if all the buildable land were to be developed in accordance with the current zoning. Answering this question is important for several reasons. First, the buildout analysis determines how much of Wayland's land area is already developed, how much is legally or environmentally constrained, and how much is available for new development. Second, the buildout analysis provides a clear picture of where Wayland is headed, and can help its residents evaluate whether the Town is going in the right direction. It is also the case that if the buildout scenario is undesirable, the Town will know that modifications to its zoning are necessary to more closely resemble its desired future character. Finally, the buildout estimates the possible impact of new development in terms of its demand on municipal services, environmental resources, and transportation infrastructure. This information in turn can help in the fiscal and physical planning of new facilities to accommodate future development.

It is noted that the buildout analysis provides a picture of the ultimate (final) developed state of a Town but does not attempt to determine the rate of future development, or how quickly buildout will be reached. Since development in Wayland is closely tied to regional and national market conditions, it is difficult to predict how rapidly the Town will grow. Historical rates of development, as documented in the land use trends and in building permit records, may provide a reasonable proxy for future development rates, at least for the near term. Recently, however, the slowing economy has resulted in fewer housing starts nationwide.

Three buildout studies have been conducted for the Town of Wayland: the first by Beals and Thomas, Inc. in 1997,⁴ the second by the Metropolitan Area Planning Council (MAPC) in 2000,⁵ and the final one by the Town of Wayland and Daylor Consulting Group as part of this Master Plan. Despite the different methodologies and assumptions of these studies, all three arrive at approximately the same number of housing units at buildout under current zoning: approximately 1,100 units. In terms of non-residential buildout, the Beals and Thomas report estimates the potential for approximately 624,000 sq. ft. of commercial and industrial development, while the MAPC analysis identified no potential for new commercial or industrial development. This difference is explained by the fact that the Beals and Thomas report examined the redevelopment potential of

⁴ Looking Back, Planning Ahead, An Assessment of Buildout and Future Impacts on Community Services, Wayland, Massachusetts, Beals and Thomas, Inc., December 1997.

⁵ The MAPC buildout analysis was funded by the Massachusetts Executive Office of Environmental Affairs (EOEA) and prepared using a standardized statewide methodology for buildout studies.

the former Raytheon property and the Commonwealth Road (Route 30) business districts, while the MAPC analysis only looked at new development and did not consider any redevelopment.

2.3.1 Beals and Thomas Methodology and Results

The Beals and Thomas buildout study examined potential development in Wayland on a parcel-by-parcel basis, examining the potential for each individual site to be developed or redeveloped given its size, configuration, and constraints. In addition, the study included several parcels for which specific developments were pending or proposed at the time of the study (1997). Many of these developments consisted of multi-family housing or other development that were of a type and density that would not ordinarily be allowed under the Town's zoning. Overall, the study predicted a potential for approximately 1,471 new dwelling units in the Town, of which 1,101 units would be primarily single family units (allowed by zoning as of right), while the remaining 370 units were mainly contained in known or anticipated multi-family housing developments. Since most of the 370 units in major development projects have been built since 1997, an extrapolation of the study results to 2002 suggests that the remaining buildout capacity is about 1,100 dwelling units. In addition, the study estimated the potential for redevelopment of existing commercial space. **Table 2-4** that follows summarizes the results of the Beals and Thomas buildout study.

**Table 2-4
Town of Wayland
Potential New Development at Buildout
Beals and Thomas Analysis, 1997**

| Potential New Development Type | Amount of Development |
|--|------------------------------|
| Residential Buildout | |
| Parcels with potential for 4 or more units | 856 units |
| Parcels with potential for less than 4 units | 229 units |
| Known Assisted/Independent Living Proposals | 219 units |
| Known Condominium/Single Family Proposals | 151 units |
| Future Development on the former Raytheon Property | 16 units |
| Total Housing Units | 1,471 units |
| Commercial Buildout | |
| Former Raytheon Property | 450,000 sq. ft. |
| Commonwealth Road (Route 30) Corridor | 173,866 sq. ft. |
| Total Commercial Space | 623,866 sq. ft. |

In addition to estimating the amount of new buildout, the Beals and Thomas study estimated the rate at which this buildout would be phased, looking at five year, ten year, and twenty-five year horizons (starting from 1997). The study estimated that within five years (by 2002), Wayland would add 160 households; within ten years (by 2007) Wayland would add a total of 320; and within 25 years (by 2022) a total of 800 new households would be added.

2.3.2 MAPC Methodology and Results

In 2000, MAPC examined development potential in Wayland on an aggregate basis (i.e., not parcel-by-parcel). Originally, MAPC included in its analysis land with "partial" development constraints such as floodplains and wetlands, and assigned some development potential to these lands. Based on strict environmental regulations

in Wayland, however, these lands would appear to be almost entirely undevelopable; therefore, the MAPC numbers were modified to exclude such lands. The MAPC buildout analysis consisted of four steps:

1. Determine the amount of developable land in Wayland. This number is calculated by subtracting from the Town's total land area all lands that are already developed or are unavailable for development for a variety of reasons.

| | |
|--|--------------------|
| Total Wayland land area | 10,143 acres |
| less developed & constrained land ⁶ | -8,189 acres |
| <u>less additional partial constraints⁷</u> | <u>-492 acres</u> |
| = Total developable land | 1,462 acres |

2. Determine the amount of developable land in each zoning district (see **Table 2-5**).
3. Determine the intensity of development allowed in each zoning district under current zoning. Multiply these intensity formulas by the total amount of buildable land in each district to arrive at the overall buildout (see **Table 2-5**).

Table 2-5
Town of Wayland
Residential Buildout Calculations
MAPC Buildout Analysis, 2000

| Zoning District | Developable Land | Buildout Formula (Dwelling Units/Acre) | Total Buildout |
|------------------------|-------------------------|---|-----------------------|
| R20 District | 38 acres | 1.67 | 64 units |
| R30 District | 89 acres | 1.14 | 102 units |
| R40 District | 551 acres | 0.87 | 480 units |
| R60 District | 783 acres | 0.59 | 465 units |
| Total | 1,462 acres | | 1,111 units |

Source: MAPC buildout analysis, modified by Daylor to exclude land with "partial development constraints" including the 100-year floodplain, wetlands, and lands within 200 feet of perennial streams that are subject to the Massachusetts River Protection Act.

4. Estimate the potential impact of the buildout on public services, environmental resources, and transportation infrastructure by using pre-determined formulas (see **Table 2-6**).

⁶ Constrained land includes protected open space, utility corridors, and certain lands where environmental regulations prohibit development.

⁷ Daylor has modified the MAPC buildout analysis to exclude land with "partial development constraints" including the 100-year floodplain, wetlands, and lands within 200 feet of perennial streams that are subject to the Massachusetts River Protection Act.

Table 2-6
Town of Wayland
Potential Impacts of Buildout Development
MAPC Buildout Analysis, 2000

| Potential Impact Area | Total Impact |
|--|--------------|
| Developable Land Area (acres) | 1,462 |
| Total Residential Lots | 1,111 |
| Commercial/Industrial Buildable Floor Area (sq. ft.) | 0 |
| Total Additional Water Demand (gallons per day) | 220,000 |
| Total Additional Solid Waste (tons per year) | 1,760 |
| <i>Additional Recyclable Solid Waste</i> | 700 |
| <i>Additional Non-Recyclable Solid Waste</i> | 1,060 |
| New Residents | 2,930 |
| New Students | 655 |
| New Residential Subdivision Roads (miles) | 23.1 |

Source: MAPC Buildout Analysis. Assumptions: 1) Residential Water Consumption = 75 gallons per day per person. 2) Municipal solid waste = 1,206 pounds per person per year. 3) Non-recyclable solid waste is a subset of municipal solid waste and is based on 730 pounds per person per year ending in a landfill or incinerator. 4) The number of residents and students at buildout is based on averages from the 1990 U.S. Census data. 5) New residential subdivision roads are based on the assumption that 60% of the new residential lots will have required frontage on new subdivision roads.

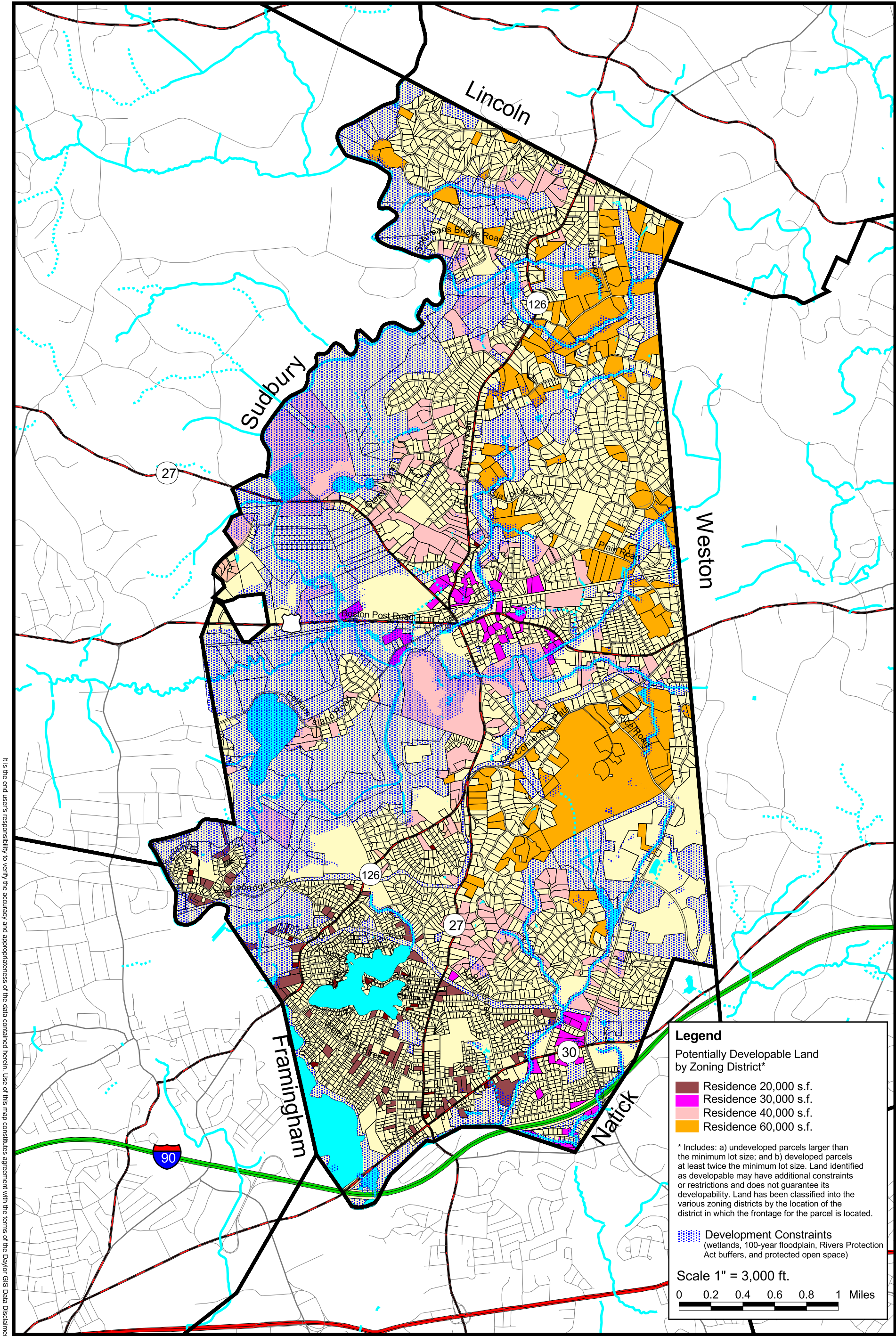
2.3.3 Town of Wayland/Daylor Consulting Group Methodology and Results

In 2002, Wayland's GIS department prepared an analysis identifying all vacant parcels in the Town, as well as all potentially subdividable parcels within the Town (any parcel that has at least twice the minimum lot size for that zoning district). When overlaid with environmental constraints, this analysis provides a detailed look at where additional development and redevelopment may be able to occur in the future, especially in residential areas. The results of this analysis are shown on **Figure 2-3** and discussed in **Table 2-7**.

The analysis identified a total of 80 vacant lots, which if developed, would result in an additional 80 housing units. More importantly, the study was able to pinpoint 396 subdividable housing lots that could, based on current zoning regulations, result in the development of over 1,124 housing units.

Table 2-7
Town of Wayland
Residential Buildout Calculation
Daylor Analysis, 2002

| District | Vacant Parcels | | Potentially Subdividable Parcels | |
|--------------|----------------|---------------------|----------------------------------|---------------------|
| | Lots | Potential New Units | Lots | Potential New Units |
| R20 District | 19 | 19 | 67 | 154 |
| R30 District | 10 | 10 | 39 | 97 |
| R40 District | 34 | 34 | 161 | 438 |
| R60 District | 17 | 17 | 129 | 435 |
| Total | 80 | 80 | 396 | 1,124 |



It is the end user's responsibility to verify the accuracy and appropriateness of the data contained herein. Use of this map constitutes agreement with the terms of the Daylor GIS Data Disclaimer.

Daylor
Consulting
Group
Inc.

Ten Forbes Road Braintree, MA 02184 781-849-7070

Developable Parcels Wayland Master Plan



Source: MassGIS, Town of Wayland

Figure
2-3

WaylandEO418Submittal.apr

2.3.4 Implications of the Buildout Studies

The buildout analyses present several challenges and implications for future planning in the Town. Specifically:

- Full buildout of the Town would result in a 22% increase in the Town's population and school enrollments.
- The Town is relatively close to buildout, with less than 15% of the Town remaining as buildable land. This means that most of the prime development sites have already been built upon. Therefore, future development will focus increasingly on marginal development sites, which may present access difficulties or have environmental constraints. On these sites, it is especially important for the Town to be vigilant to ensure that new development does not have a deleterious effect on surrounding properties.
- Much of the future growth and change in the Town (especially commercial growth) will be in the form of redevelopment, not new development. Effective redevelopment may require a different regulatory approach than new development.
- The buildout studies do not consider the possible impact of Comprehensive Permit housing projects, which could increase the Town's residential buildout above the 1,100 units calculated in these studies.

2.4 Previous Planning Studies

Over the years, Wayland has prepared or commissioned numerous planning studies including:

- Wayland Master Plan, 1962
- Route 30 Corridor Study, 1997
- Beals and Thomas Buildout Analysis, 1997
- Growth Policy Management Plan, 1998
- Route 30 Intersection Study, 1999
- MAPC/EOEA Buildout Analysis, 2000
- Town Center Master Plan, 2001
- Town of Wayland Open Space and Recreation Plan, 2001

Key aspects of these studies that are relevant to the current planning effort are summarized below or in other sections of this Master Plan.

2.4.1 1962 Master Plan

Wayland's last Master Plan was prepared over 40 years ago. As shown in **Table 2-8**, the Plan projected explosive growth for the Town with the population swelling from 11,445 to 21,300 and the number of housing units increasing from 3,059 to 6,000 units by 1985. In reality, Wayland's population has increased at a much slower rate, due in large part to the implementation of growth limiting measures recommended in the 1962 Plan.

Table 2-8
Town of Wayland
Comparison of Projected and Actual Growth

| | 1962 Projections | | | 1962 Figure | Actual 2000 ⁸ | |
|----------------------|------------------|-------------------|--------|----------------|-----------------------------|--------|
| | 1962 Figure | 1985 Projected | Change | | Actual | Change |
| Population | 11,445 | 21,300 | 9,855 | 11,445 | 13,100 | 1,655 |
| Housing Units | 3,059 | 6,000 | 2,941 | 3,059 | 4,735 | 1,676 |

For example, the 1962 Plan recommended the acquisition of several large sites to accommodate future recreational and school facility needs, many of which were acquired by the Town. The Plan also discussed the creation of a new Route 20 bypass road that would begin at a new Interstate 95 (Route 128) interchange, extend through Weston and Wayland, and rejoin Route 20 near the Sudbury River. The bypass road was actually designed by the Massachusetts Public Works Department but was never funded or constructed. Such a bypass road would have diverted traffic to other parts of Town and away from Wayland Center. The 1962 Plan also acknowledged the growth pressures occurring in Cochituate and recommended that there be no expansion of the Cochituate business area.

2.4.2 Growth Management Vision and Goals, 1998

In June 1998, through the work of the Wayland Growth Policy Committee, the Town developed a vision statement and goals for the Town's future as part of its Growth Management Strategy. Significant parts of this

⁸ U.S. Census, 2000.

guidance for the Town's future are incorporated into this Master Plan. The 1998 vision and goals are stated below.

Community Vision:

People want Wayland to remain basically the same only better as time goes on. They like the “semi-rural character,” which means a primarily residential character with ample open spaces, top quality education, a sense of identity, a strong volunteer tradition, effective and responsive government, economic diversity of residents, and a vibrant business community serving local needs.

General Goal: Preserve Wayland's Semi-Rural Character

Evaluate and manage future change to achieve an overall quality of life consistent with the goals set forth below.

Preserve Community Resources

- Preserve and protect the Town's water supply.
- Preserve, protect and maintain natural areas in order to mitigate flooding problems, provide wildlife habitat and corridors, promote environmental education, provide opportunities for passive outdoor recreation, and maintain scenic vistas and a sense of openness.
- Preserve, conserve, restore and maintain cultural and historic assets that connect us with our cherished and distinctive history.
- Design and utilize environmentally sound and energy-efficient products in new construction and in major renovations in order to enhance environmental quality and improve public health.
- Promote Wayland's financial well-being by balancing the demand for services, infrastructure and affordability by residents in a broad range of financial circumstances.

Preserve and Enhance Municipal Services

- Maintain and enhance a high-quality educational system that meets the needs of all students, in order to assist young people in becoming responsible citizens and in pursuing meaningful and productive lives.
- Build and maintain a sound public infrastructure, including roads, public buildings, the water supply system, waste-disposal operations, public transportation, recreational facilities, and other needed facilities.
- Provide bike paths or lanes, sidewalks, pedestrian crossings, and other infrastructure that will promote walking and bicycling and other active recreation, thereby enhancing public health and safety and making it more enjoyable and efficient to live in, work in, or visit Wayland.

Manage Development

- Foster a village-like center in Cochituate in order to maintain or improve the quality of life for local residents and to support future development that conforms to the existing character of the neighborhood.
- Create a sense of place in Wayland Center by designing and developing a Town center that conforms to the historic character of the Town but is a mixed-use area appealing primarily to people who live and work in Town.
- Encourage businesses that provide products, services and employment desired and needed primarily by local residents and workers.

- Improve the overall attractiveness of business districts in order to enhance the Town's physical image, improve the viability of the businesses located there, and maintain sensitivity to the needs of the surrounding areas.
- Promote a variety of housing options to encourage economic and social diversity.

2.4.3 Town Center Plan, 2001

Wayland developed a draft Town Center Plan in conjunction with the urban design firm of Office dA. The plan was developed as a result of dissatisfaction expressed by residents over the current center's lack of a sense of place. The draft Town Center Master Plan examined several alternatives to strengthen the Town Center's sense of place.

The current Town Center consists of the existing commercial area located along Boston Post Road and extends to the residentially zoned portion of the former Raytheon site, now known as Wayland Meadows, located on Old Sudbury Road. The draft Town Center Plan recommends extending the Town Center into the Wayland Meadows property and designating a portion of the site (the knoll) as the focal point of the Town Center. The plan's objective is to reconstitute Wayland's small Town character while creating a pedestrian friendly environment and providing services for Wayland's residents and businesses. The plan envisions a mix of uses located around the knoll including residential and municipal uses. Housing would be made available to moderate-income elderly persons. The plan recommends creating a Civic Ring Road by improving existing roads and creating new vehicular and pedestrian links between all civic buildings located in the existing center and the knoll. The plan also recommends working with NSTAR to create a municipal parking lot on their land located between Boston Post Road and the former Raytheon property. Shared private parking for commercial uses in the existing center is also recommended, as is the elimination of poles and overheard wires by placing telephone, cable, and electric utilities underground.

While this plan offers many good ideas for enhancing Wayland Center, it is important to note current constraints to its implementation. Specifically, the Wayland Meadows is currently owned by a private party and is the subject of an approved eight-lot subdivision plan. Implementation of the Town Center Plan would require the cooperation of this private landowner. Another plan was developed in early 2002 by Allen Benjamin, resident, who was a Town planner by profession. This plan was a modification of the plan referred to above, particularly of the ring road.

The Planning Board appointed a new Town Center Committee in July 2003. The focus of this newly formed Committee has been the limited commercial parcels of the former Raytheon property, now known as Wayland Business Center (WBC). Polaroid leased most of the 410,000 square foot building until 2002. The building has been nearly vacant and will have a new owner by mid 2004. The Town Center Committee has taken recommendations from the two previous plans and added a connecting road between Route 27 and Route 20 through the Wayland Business Center property, and made sketches of a modified (WBC) building, which would be reconfigured for new uses including retail and Town uses.