

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN
BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law

NAME OF BOARD/COMM: **Conservation Commission**
FILED BY: Linda Hansen, Conservation Administrator
DATE OF MEETING: Wednesday, April 14, 2021
TIME OF MEETING: 6:30PM
PLACE OF RECORDING: Wayland Town Building (Council on Aging) – 41 Cochituate Rd.

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays.

***In compliance with the revised Open Meeting Law requirements, we will live stream the meeting via Zoom as well as WayCAM. The Zoom meeting can be entered using the following link:**

<https://zoom.us/j/95997239054?pwd=Mkhqd3Q0RIJ3Mm9mbU8rdOp2c0FFUT09>

Password: 465156

The meeting may be viewed live on the WayCam Government Channel (Comcast 9, Verizon 38).

Public Comment will be received either through Zoom or by phone at 508-358-6812 for this meeting. The phone number will be active during the public comment portion of the meeting. Thank you in advance for your patience; we intend to address all calls that come in during the Public Comment period.**

In addition to being live streamed, WayCam will record the meeting and this recording will be made available to the public as soon after the meeting as is practicable. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

****To make a public comment via Zoom, perform a virtual “hand raise”. The meeting moderator will contact you via a chat message to acknowledge your request and will inform the chair of your request to comment. Instructions for performing a virtual “hand raise” can be found at**

<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-In-a-webinar>

Proposed Meeting Agenda – Wednesday, April 14, 2021

Items without a specific time noted may be taken out of order at any time during the meeting.

1. Public Hearings/Public Meetings Starting After 6:30PM

- a. **125-127 Boston Post Road DEP File #322-XXX: Public Hearing Notice of Intent** filed pursuant to Wayland’s Wetlands and Water Resource Protection Bylaw (Chapter 194) and the Wetlands Protection Act (310 CMR 10.0), submitted by Robert Lyons for the repair and replacement of an on-site septic system for an existing two family dwelling at 125 – 127 Boston Post Road, Wayland, MA. Property is shown on Assessor’s Map 30 Parcel 73.
- b. **40 Claypit Hill Road DEP File # 322-969: Continued Public Hearing, Notice of Intent** filed pursuant to Wayland’s Wetlands and Water Resource Protection Bylaw (Chapter 194)

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and the Wetlands Protection Act (310 CMR 10.0), submitted by Philip and Erica Parks for the installation of a pool, pool shed, landings, walkways, walls, fencing, and the removal of 19 trees, driveway modification, yard expansion, and landscaping at 40 Claypit Hill Road, Wayland, MA. Property is shown on Assessor's Map 19 Parcel 039C.

- c. **7:00PM - 149 Concord Road, D-971: Public Meeting, Request for Determination** filed pursuant to Wayland's Wetlands and Water Resource Protection Bylaw (Chapter 194) and the Wetlands Protection Act (310 CMR 10.0), submitted by Qifeng Wei for construction of a three-season porch over an existing deck at 149 Concord Road, Wayland, MA. Property is shown on Assessor's Map 11, Parcel 095.
 - d. **24 School Street DEP File # 322-965: Continued Public Hearing, Notice of Intent** filed pursuant to the Wetlands Protection Act, submitted by Chris D'Antonio for the construction of twelve new townhouses, driveway and parking areas, subsurface sewage disposal system, stormwater management system, and supporting utilities at 24 School Street in Wayland, MA. Property is shown on Assessor's Map 52, Parcel 189.
2. **Stormwater and Land Disturbance Permit Applications**
 - a. 105 Plain Road – SMLD-72, Proposed Conservation Cluster Subdivision to create two lots. Lot 1 would contain and preserve the existing historic home. Lot 2 would contain 4 proposed dwelling units plus open space. Work would also include a common driveway, utilities, stormwater management, septic system, and miscellaneous site work.
 3. **Performance Guarantee Return**
 - a. **102 Lakeshore Drive DEP File # 322-819**
 - b. **37 Rich Valley Road DEP File # 322-824**
 4. **Other:**
 - a. Vote to extend OOC for 9 Brewster Rd (322-0891) for one year
 - b. Discuss reasons for issuing partial COCs under Chapter 194
 - c. Schedule of future meetings--every three weeks on Wednesday evenings
 - d. Discuss parking restriction on Heard Farm Road
 - e. Pursue Sedgemoadow Management Plan
 5. **Public Comment**
 6. **Approve Minutes:**
 - a. 03.24.2021
 7. **Adjournment**

The next **Scheduled** Conservation Commission Meeting is tentatively scheduled for May 5th, 2021.

***NOTE:** Per changes to the Open Meeting Law, notice of any meeting of a public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". AG's Office guidelines state that the list of topics shall have sufficient specificity to reasonably advise the public of the issue to be discussed.*

Sullivan, Connors & Associates

Land Surveying and Civil Engineering

Wayland Conservation Commission
Town Building
41 Cochituate Road
Wayland, MA 01778

March 17, 2021

Attention: Ms. Linda Hansen, Conservation Administrator

Subject: Notice of Intent and Chapter 194 Application
125 – 127 Boston Post Road – Septic System Repair

Dear Ms. Hansen:

On behalf of the applicant (Robert Lyons), Sullivan Connors & Associates, Inc., is pleased to submit this Notice of Intent and Application for Chapter 194 Application related to the above referenced project. Please find the enclosed.

1. Copies of the application package are enclosed including:
 - Completed WPA Form 3 Notice of Intent and Wetland Fee Transmittal Form
 - Completed Chapter 194 Application & Checklist;
 - Wetland delineation report by David Burke
 - Certified list of abutters and notification forms; and
 - Locus Mapping.
2. One (1) full size and one (1) reduced scale copies of the Proposed Sewage Disposal System plans for 125 – 127 Boston Post Road, Wayland, Mass, prepared by Sullivan Connors & Associates, Inc., dated 12/15/2020, last revised 3/15/2021.
3. Checks in the amount of \$150 (Chapter 194 Application), and \$95 (town's share of NOI fee). The State's share of the fee (\$70) has been delivered to Box 4062, Boston, MA.

Project Summary:

The subject site includes a 1.0 acres lot with an existing two family dwelling (#125 and #127). The lot is located on the corner of Boston Post Road and Pinebrook Road.

Wetland Resources: Regulated wetland resource areas are located along the rear (south) side of the property. These areas include vegetated wetlands bordering on a perennial stream (Pine Brook). The associated 200 foot Riverfront Area covers most of the parcel area. The limits of the BVW and Mean Annual High Water Line were delineated by David Burke in November of 2020.

The site also contains areas within the 100-year flood plain as shown on the most recent FEMA mapping as Zone A (Map Number 25017C0527F). The flood plain is contained within the limits of the BV wetland.

Proposed Work: The proposed project is a Repair / Replacement of the on-site septic system.

The existing system consists of three (3) cesspools located to the rear of the building. One of the cesspools is located 65 from the edge of BVW. These existing cesspools are in failure and must be replaced per Board of Health regulations. The proposed replacement septic system includes a new septic tank and leach field located to the rear of the building. The overall disturbance area is approximately 3,100 square feet, and setbacks to the wetland resource areas include:

Leach Field: 79 feet to the BVW and 144 feet to the stream
Limit of Work: 65 feet to the BVW and 130 feet to the stream

The proposed plan has minimized impact to the wetland resources by placing the septic system as far as possible from the limit of wetland, while still utilizing the existing house plumbing and providing required setbacks to property lines and foundations. An innovative / alternative (I/A) system has been proposed to reduce the required leach field size and provide greater separation to the BVW. This includes Cultec Leaching Chambers in place of a traditional pipe and stone system. Work within the buffer zone includes the leach field, tank, connections, and associated grading. The proposed project is a septic repair and would be exempt from the requirements of the Riverfront Area. Temporary controls have been proposed during construction including a sediment barrier located along the downgradient limit of work, which are appropriate for the drainage area and site conditions.

The proposed system replacement is an improvement over the existing conditions by replacing a failing septic system (cesspools) and by providing greater separation from the leach field to the wetlands. The septic system components must be replaced to bring the system into compliance with Title 5 and local Board of Health Regulations. There are no other practical alternatives to replace the components that would have less impact to the resource areas, and the leach field is as far as possible from the wetland.

The plans have been submitted to Board of Health, and the lasted email correspondence from the review process has been enclosed.

We look forward to discussing the proposed project at the next public hearing, and should you have any questions please contact our office.

Sincerely,
Sullivan Connors & Associates, Inc.



Vito Colonna, PE

c. MassDEP Northeast Regional Office



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Wayland

City/Town

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

125 - 127 Boston Post Road

a. Street Address

Wayland

b. City/Town

01778

c. Zip Code

Latitude and Longitude:

42.36005

d. Latitude

71.34310

e. Longitude

30

f. Assessors Map/Plat Number

73

g. Parcel /Lot Number

2. Applicant:

Robert

a. First Name

Lyons

b. Last Name

125 - 127 Boston post Rd, LLC

c. Organization

216 Oxbow Road

d. Street Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

617-559-5204

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Vito

a. First Name

Colonna

b. Last Name

Sullivan Connors & Associates

c. Company

121 Boston Post Road

d. Street Address

Sudbury

e. City/Town

MA

f. State

01776

g. Zip Code

508-393-9727

h. Phone Number

i. Fax Number

vc@csei.net

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$165

a. Total Fee Paid

\$70

b. State Fee Paid

\$95

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Septic system repair - The existign septic system is in failure and must be repalced. Work within the regulated areas includes the septic tank, leach field, and required connections.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

29501

c. Book

b. Certificate # (if registered land)

150

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
	1. square feet _____	
f. <input checked="" type="checkbox"/> Riverfront Area	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
	Pine Brook (inland)	
	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 35,005 s.f.
square feet

4. Proposed alteration of the Riverfront Area:

<u>3,100</u>	<u>0</u>	<u>3,100</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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City/Town _____

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BWW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

8/1/2017

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*
1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 2. Assessor's Map or right-of-way plan of site
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Sewage Disposal System, for 125 - 127 Boaton Post Road, Wayland, MA

a. Plan Title

Sullivan Connors & Associates Inc.

Michael Sullivan RS

b. Prepared By

c. Signed and Stamped by

3/15/2020

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

*902
2. Municipal Check Number

3/18/21
3. Check date

*904
4. State Check Number

3/18/21
5. Check date

125-127 BOSTON POST RD LLC
6. Payor name on check: First Name

-
7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

125 - 127 Boston Post Road

a. Street Address

904

c. Check number

Wayland

b. City/Town

\$70

d. Fee amount

2. Applicant Mailing Address:

Robert

a. First Name

Lyons

b. Last Name

125 - 127 Boston post Road, LLC

c. Organization

216 Oxbow Road

d. Mailing Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

617-559-5204

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

Same as applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Septic System Repair for single family house	1	\$110	\$110
Riverfront Area	50%	\$55	\$55

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$165
State share of filing Fee:	\$70
City/Town share of filing Fee:	\$95

a. Total Fee from Step 5
 b. 1/2 Total Fee **less** \$12.50
 c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Wayland Wetlands and Water Resources Protection Bylaw, Chapter 194 Application

1. **Applicant:** Robert Lyons, 125 - 127 Boston Post Road, LL

Name (PLEASE PRINT) 125 - 127 Boston Post Road	Wayland	Email Address (if applicable) MA	01778
Mailing Address 617-559-5204	City/Town	State	Zip Code
Phone Number	FAX Number (if applicable)		

2. **Representative:**

Sullivan Connors & Associates	Vito Colonna		
Firm/Business Name 121 Boston Post Road	Sudbury	Contact Name MA	01776
Mailing Address 508-393-9727	City/Town	State	Zip Code
Phone Number	FAX Number (if applicable)		

3. **Property Owner(s):**

Same as Applicant	Email Address (if applicable)		
Property Owner (PLEASE PRINT)			
Address	City/Town	State	Zip Code
Phone Number	FAX Number (if applicable)		

4. **Type of Application**

- Request for a Determination of Applicability (RDA)
- Notice of Intent (NOI)
- Abbreviated NOI
- Notice of Resource Area Delineation
- After-the-Fact Amendment (AFA)
- Amendment to Order of Conditions
- Extension of O.O.C.
- Certificate of Compliance
- After-the-Fact Filing (AFF)

5. **Project**

125 - 127 Boston Post Road	30	73
Location Address	Assessors Map(s)	Parcel(s)
Project Description (PLEASE PRINT):	Septic System Repair	

6. **Title/Date of Plan(s)** "Proposed Sewage Disposal System" for 125 - 127 Boston Post Road, dated 12/15/20

7. **Bylaw Application Fee:** # 12 & 16 \$ 150

8. **Application filed pursuant to MGL Chapter 131, Section 40** Yes No

9. **Signature of Applicant** [Signature] **Date:** 3/18/21

10. **Signature of Property Owner** [Signature] **Date:** 3/18/21

(NOTE: This application shall be signed by the property owner as well as the applicant. Signature of the property owner on this application shall be deemed permission granted to the Conservation Commission and their agents to access the subject property.)



TOWN OF WAYLAND
Conservation Commission
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

CHAPTER 194 Submittal Requirements

Upon submittal of any Bylaw application the applicant(s), property owner (if different), and their representative(s) must sign this checklist.

- Original and one copy of the MA Wetlands Protection Act ("WPA") application and Chapter 194 Bylaw application, including owner(s) signature, the applicant(s) signature, site plan(s), narrative, etc. *

NOTE: If a WPA Application is not filed, a copy of either a statement as to not applicable (limited generally to buffer zone or bordering land subject to flooding) or a valid Order of Resource Area Determination (ORAD) must be provided with copies.

- A separate check for all applicable Wetlands Act fees.
- A separate check for all applicable Chapter 194 Bylaw fees.
- A list of the 100' Abutters, certified by the Assessors Office.
- Evidence of Board of Health receipt of application or approval for all applications with septic work or home renovations.

*A copy of all documents submitted should be provided electronically to conservation@wayland.ma.us

Project Summary

- A narrative statement describing all of the activities proposed. If work is omitted from the narrative it may not be permitted.
- A narrative summary description of the types of resource areas on or near the site. Omission of resource areas is a basis for denial of the project as being incomplete.
- A narrative discussion how the project has been designed to minimize impacts to resource areas and how any mitigation has been proposed to better protect or enhance the resource areas during and after construction.

The Conservation Commission will evaluate the application based on the scope of the project and the potential impacts on the resource area (e.g. a wetland, pond, vernal pool, riverfront area, etc.) The Commission's priorities for project assessment are avoidance, minimization, and mitigation of impacts to resource area/s in that order. If mitigation is proposed, the Commission will require a 1:1.5 ratio of replication for impacts to wetlands and for buffer zones. The narrative should clearly address these priorities.

- A narrative discussion that presents justification, based on factors of technical or economic feasibility, why alternatives that might minimize or completely avoid adverse impact to the Riverfront Area, Floodplain, the Buffer Zone, and/or any other resource area are not being proposed. At a minimum there must be discussion of the alternative for no alteration.

The following items are required for Site Plans submitted with a Bylaw application; however, if the Applicant considers that the information is not relevant to the scope or scale of the proposed project, a Waiver(s) of requirements must be requested at the time of filing the application with the Conservation Commission.



TOWN OF WAYLAND
Conservation Commission
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

Site Plan Minimum Requirements

The following shall be included on the Site Plan:

- Stamp of a Professional Engineer (P.E.) and/or a Professional Land Surveyor (P.L.S.) depending upon proximity to lot lines or project complexity.
- OR**
- Stamp of a Registered Sanitarian (R.S.) is acceptable for designs of septic systems handling less than 2,000 gallons per day, with incidental site work.
- Grade elevations based on National Geodetic Vertical Datum (NGVD). Grade contours in the area of work shall be provided with at least 1-foot intervals.
- Plan Scale: 1 inch = 10 feet or 1 inch = 20 feet.
- Wetlands flagging with letters and/or numbers as defined in the field.
- Date that wetlands flagging was done and name of the wetland delineator (if GIS was used to wetlands, then include the GIS source.)
- Site Plans must clearly show existing conditions and proposed conditions, utilities, impervious surfaces, limit of lawn, trees greater than 6 inches in diameter proposed for removal, significant land features such as rock outcroppings, all Resource Areas (differentiate each) including Buffer Zone. *Note: It may be more comprehensible to submit two plans: an existing conditions plan and a proposed conditions plan.*
- Site plans must detail the permanent demarcation of the limit of lawn with minimum 30' offset from resource area for new construction, and minimum average 15' offset for existing dwellings.
- Locations and identifiers for all test pit locations.
- A cross-section of grading and profile for proposed septic systems.
- Locations for temporary stockpiles or storage of soils or demolition debris during construction.
- Access route for construction equipment and construction entrance location details.
- Location of erosion control barrier(s).
- Detail for installation of erosion control barrier(s).
- Location for refueling of equipment. (Outside buffer zone strongly preferred)
- Locations designated for snow storage, if necessary. -- *N/A*
- Pre/Post-Construction Lot Coverage Summary for areas within by-law jurisdiction: a) Total lot area; b) total impervious area (**Note: impervious areas shall include, but are not limited to, roofs, decks, walks, and driveways**); c) total landscaped/lawn area; and d) total area altered during construction (including temporary impacts).



TOWN OF WAYLAND
Conservation Commission
 41 COCHITUATE ROAD
 WAYLAND, MASSACHUSETTS 01778

Drainage Requirements

The Commission seeks to protect water quality of surface waters and groundwater, and to limit any increase in the rate or quantity of runoff of storm water from the property.

No increase of impervious

For projects adding less than or equal to 500 square feet of impervious area, a narrative description of specific measures used to provide for infiltration of runoff equivalent to runoff this additional impervious area. Those measures must be clearly depicted on the Site Plan as a specification.

OR

For projects adding more than 500 square feet of impervious area,

A narrative discussion of the methods and all assumptions used in the drainage calculations

A plan showing drainage catchment areas

Supporting calculations (i.e. HydroCAD) stamped by a P.E.

Summary tables presenting Pre/Post Construction Storm Water Runoff Rates and Volumes for a 1-inch storm event, a 10-year, and a 100-year storm events. Note: Rainfall of at least 8 inches in 24 hours must be used for 100-year storm event.

Compliance with DEP's Stormwater Management Standards.

Narrative description of structural and non-structural best management practice (BMP) (See "Definitions), controls for storm water management for the project **during construction phases and for long term site management:**

Evaluation of BMP selection and factors of site suitability including: soils, drainage area, depth to water table, depth to bedrock, slopes and proximity to wells and foundations

Discussion of construction phasing

Relevant site characterization data for design

N/A Water quality calculations for total suspended solids (TSS) removal

N/A Calculated storm water recharge rate

N/A Calculated peak discharge rate

Maintenance requirements and site inspections templates for BMPs must be specified. Operation and Maintenance (O&M) plans for Stormwater shall be submitted with the application describing short-term BMPs (during construction) and long-term BMPs (post-construction) for management of the drainage structures, roadway and/or parking lot (as applicable) including but not limited to sweeping; catch basin cleaning; snow storage and erosion controls, such as hay bales or sediment fences. The drainage components (Best Management Practice – BMP) shall be as described using terminology in the most recent version of the DEP Storm water Technical Handbook, March 1997. A Plan for protecting the post-construction BMPs during construction shall be include in the O&M Plan.

N/A Aquifer Protection District – If the project is within this area, a narrative description of how the project complies with aquifer protection requirements.



TOWN OF WAYLAND
Conservation Commission
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

Soils Information

- Septic Systems or Drainage BMPs (where applicable) - Clear statement of how many test pits or borings were conducted for the project planning and engineering evaluations and what number and types of analytical methods may have been applied for soils characterization including visual evaluation, percolation tests, field screening, and laboratory analyses.
- Septic Systems and/or applicable drainage BMP - Copies of all soil data including boring and/or test pit logs.
- Wetland field data forms that document observations made during the wetland delineation including soil or test pit logs.

Waivers

In the event that Applicant considers certain required information to be, in their opinion, not relevant to the scope or scale of the proposed project Applicant may request a Waiver of the requirements with this application to the Conservation Commission. Indicate all provisions requested for Waiver below designating the specific paragraph number/letter designation.

- Site Plan Minimum Requirement Waiver(s) None List _____
- Drainage Requirement Waiver(s) None List _____
- Soils Information Waiver(s) None List _____

If applicable, attach a statement for justification of the requested waivers.

In the event that any requested Waiver is not granted by the Commission or the application is otherwise found to be deficient in providing required information the hearing may at the discretion of the Commission either be closed and denied for the lack of information or continued for a specific timeframe approved by the Commission for the Applicant to submit the required information.

The Commission has authorized its Administrator to review projects and to not accept project applications under the Bylaw that have apparent deficiencies to meeting the above requirements. Notwithstanding that authority, acceptance of an application by the Administrator does not represent a decision that the application is fully complete. Deficiencies identified by the Administrator will be report to the applicant and the Commission during the hearing.

The property owner, as well as the applicant and/or representative (if different from owner) must sign this checklist and all other applicable applications. The property owner, by signing this checklist and the applications, acknowledges that the Commission and Staff may enter the property to inspect the premises as part of the assessment of the application.

Robert J Lyons Jr
Property Owner's Name (Print)

Robert J Lyons Jr 3/15/21
Property Owner's Signature Date

I certify under penalty of law that this document and all its attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

Robert J Lyons Jr
Applicant's Name (Print)

Robert J Lyons Jr 3/15/21
Applicant's Signature Date



Wayland, MA

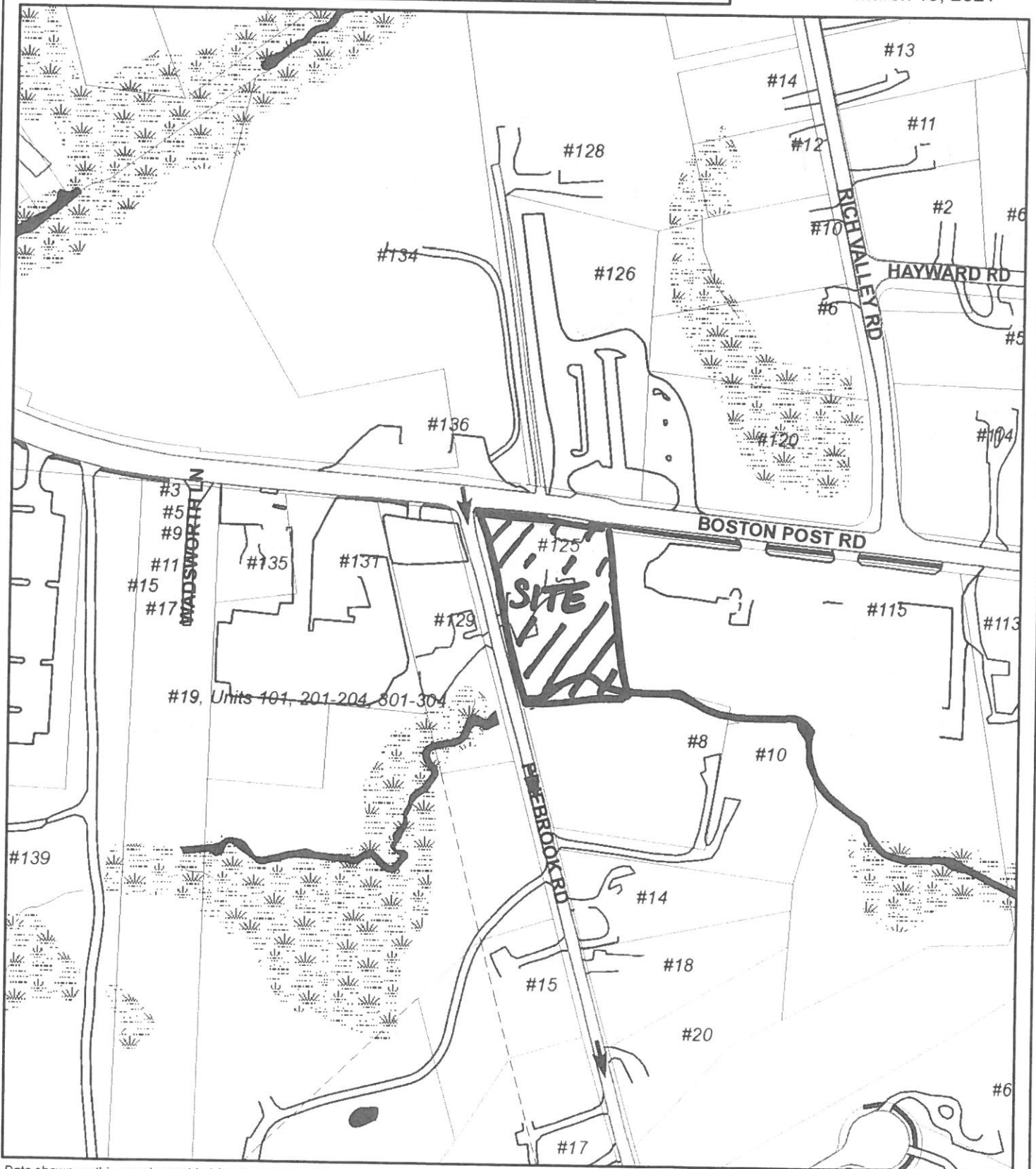
1 inch = 200 Feet

CAI Technologies

Professional Mapping & Geospatial Services

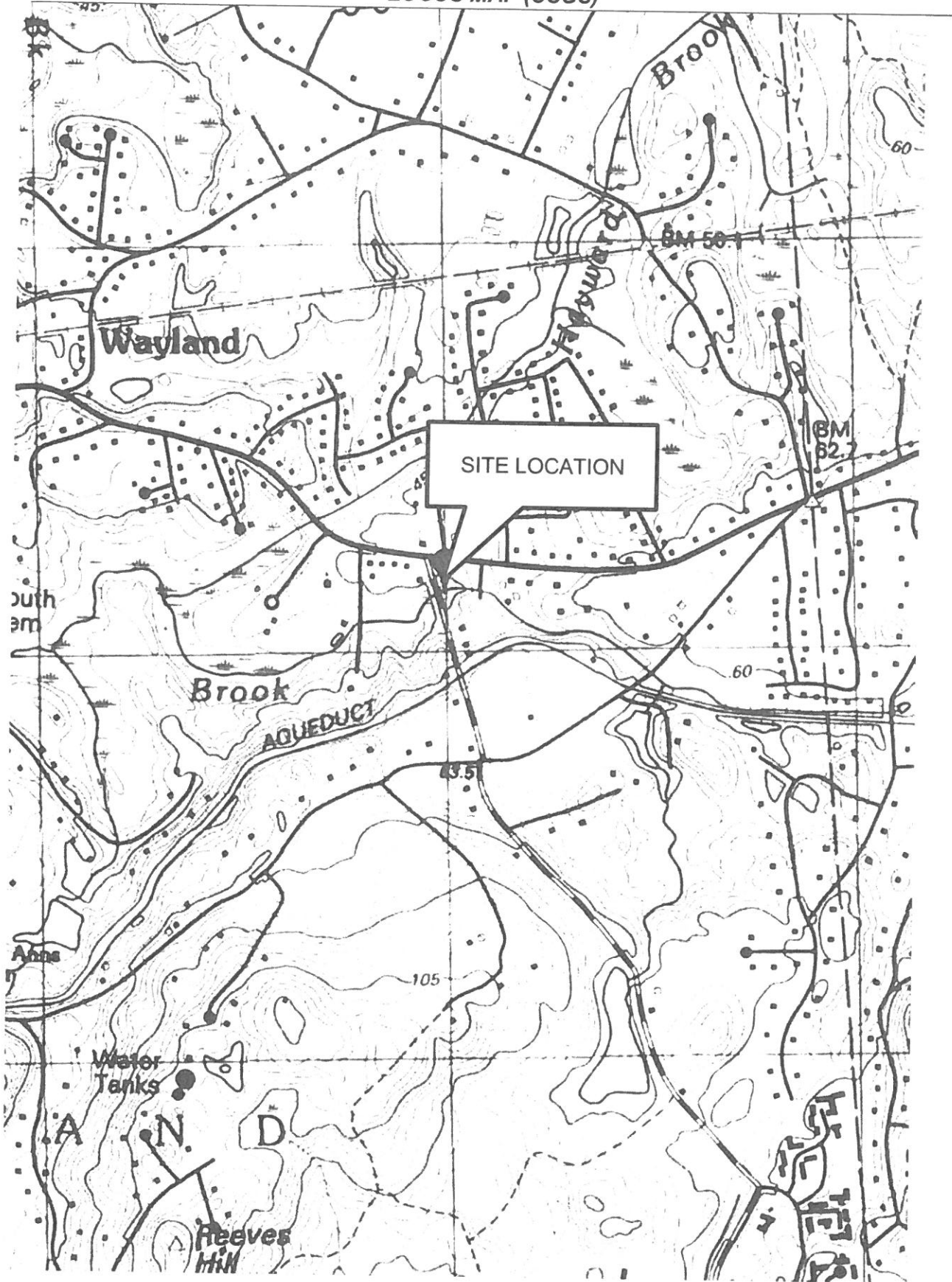


March 15, 2021



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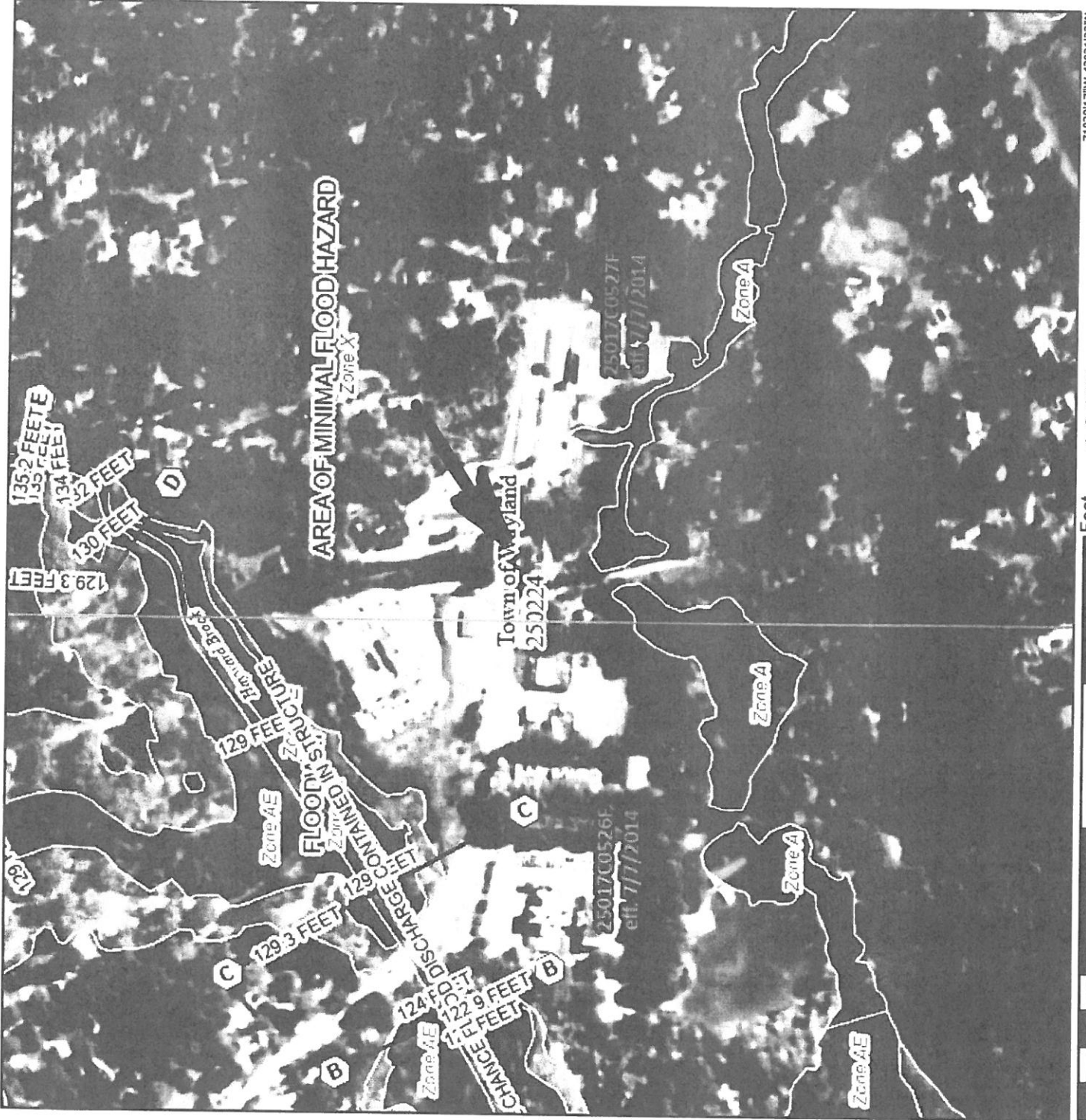
LOCUS MAP (USGS)



National Flood Hazard Layer FIRMette



71°20'54"W 42°21'50"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°20'17"W 42°21'23"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AS9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)
 - Future Conditions 1% Annual Chance Flood Hazard (Zone X)
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee (Zone D)

- OTHER AREAS**
 - NO SCREEN
 - Area of Minimal Flood Hazard (Zone X)
 - Effective LOMRS
 - Area of Undetermined Flood Hazard (Zone C)
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2021 at 10:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WETLAND DELINEATION REPORT

Prepared by: David Burke

David W. Burke
WETLANDS RESOURCE SPECIALIST
16 Coburn Rd
Berlin MA
978-758-6957

March 22, 2021

Linda Hansen, Conservation Agent
Wayland Conservation
Town Hall
41 Cochituate Rd
Wayland MA, 01778

Dear Linda:

I am writing on behalf of Sullivan, Connors and Associates regarding observations at 125 Boston Post Rd. I reference a plan dated 3-15-2021 showing existing conditions on the site.

The One Acre property is located on the northern end of Pinebrook Road, east of Pinebrook Rd and south of Boston Post Rd. At present it contains a cesspool, large bit-conc driveway, oversized dwelling and 2 sheds. Much of the property is "In use" of sorts, either paved or containing structures; there is little lawn. It appears that the property has been supplemented by imported fill over the years; it was probably tied in with some sort of agriculture many years ago.

Fill extends southerly from the driveway to the edge of wetlands, as evidenced by knotweed and other invasive nonnative plants.

I hung 7 blue wetlands flags across the bottom of slope (Looks like fill materials) at the limit of histosols (Muck). Wetlands flanking the Pine brook are best described as former agricultural red maple complex with an understory of non-native plants including very thick multiflora rose, knotweed, loosestrife, reed canary grass and a wall of arborvitae at the east end of the wetlands line etc. The wetlands boundary is approximately 125' across the site west to east. Extensive soils work was not warranted here. The wetlands boundary is similar to that which is shown on the GIS.

Pine Brook is a perennial stream which flows east to west, under Pinebrook Rd and off site. I used 7 red Inland Bank flags to delineate its limits from east to west. At flags 1-4 the Top Of Bank (TOB) is readily discernable and bounded by an old stone wall. Much of the northern Bank is a wall of multi-flora rose. Bring boots as I had to work from inside the Brook to observe Bank due to M.F. Rose.

The lower end of the Brook has less gradient and flags 5-6-7 I used MAHWL to determine southern or inner limits of the Inner Riparian Zone. Flag # 7 is hung at or near the existing concrete culvert running under Pinebrook Rd at the western extent of the site. The Bank is approximately 155' across the site spanning east to west.

Should you have any questions please call or if needed we can look at the site together.

Sincerely,

Dave Burke
Wetlands Resource Specialist

BOARD OF HEALTH CORRESPONDENCES (PROOF OF SUBMITTAL)

Rob McKenzie

From: "Deborah S. Mayo" <dsm@sca121.com>
Date: Monday, March 15, 2021 11:02 AM
To: "Rob McKenzie" <rem@csei.net>
Subject: 125-127 Boston Post Road, Septic Review

From: MacCaughey, Darren <dmaccaughey@wayland.ma.us>
Sent: Monday, March 15, 2021 10:52 AM
To: Michael J. Sullivan <mjs@sca121.com>
Cc: Deborah S. Mayo <dsm@sca121.com>
Subject: 125-127 Boston Post Road, Septic Review

Good Morning,

Review as follows, thanks:

1. Please add the requirement for a minimum of 6" of coarse sand beneath all proposed chambers (add to notes and/or beneath profiles).
2. Tank for 125 Boston Post Road:
 - a. Please confirm that there is no garbage grinder in the unit serviced by this tank.
 - b. Please provide a monolithic tank.
 - c. Please provide buoyancy calculations.
3. Please provide the System Owner Acknowledgement of Responsibilities, in accordance with the standard conditions and the Technology Approval's Special Conditions.

Thanks!

Sincerely,

Darren

Darren R. MacCaughey
Health Agent/Sanitarian
Wayland Health Department
dmaccaughey@wayland.ma.us
(508) 358-3617

CERTIFIED LIST OF ABUTTERS & NOTIFICATION FORMS



Town of Wayland
 41 COCHITUATE ROAD
 WAYLAND MASSACHUSETTS 01778
 www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

Bruce Morgan Director of Assessing
 Don Clarke, MAA, Assistant Assessor
 Jessica Marchant, MAA Administrative Assessor
 Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Susan M. Rufo, Chair
 Jayson Brodie, Vice Chair
 Zachariah L. Ventress
 Steven Glovsky

Certification of Abutters

Date of request 2/4/21

Please plan your submission accordingly. The Assessors' office has 10 business days to certify an abutters list Per MGL Ch. 66, S.10

Address to be certified 125-127 BOSTON POST RD.

Parcel ID 30/73
 (Cap/Lot)

Owner's Name 125-127 BOSTON POST RD., LLC
 (PLEASE PRINT)

Owner's Mailing Address 216 OXBOW RD

Name of Applicant BOB LYONS
 (PLEASE PRINT)

Telephone: (617) 828-5466

Mailing Address of Applicant 216 OXBOW RD. WAYLAND MA 01778
 City/Town State Zip

SULLIVAN, CONNOR & ASSOC., INC. - dsme@scsca121.com

Signature of Applicant DS Lyons

Reason for List (check one) Conservation Health Planning Zoning Board of Selectmen

****Please check with the Board/Commission for their guidelines regarding the number of feet required for notification. Each Board/Commission has its own regulations for their abutters listing. There's no fee for certification, however the list/s of abutters must be provided by the person or company requesting certification.**

For use by Assessors

This is to certify that at the time of the last assessment for taxation made by the Town of Wayland, the names and addresses are the assessed owners to these parcels.

Certified By: _____ Date: 2/5/21

CC: Conservation Health Planning Zoning Board of Selectmen



Lyons 125/127 Boston Post Rd

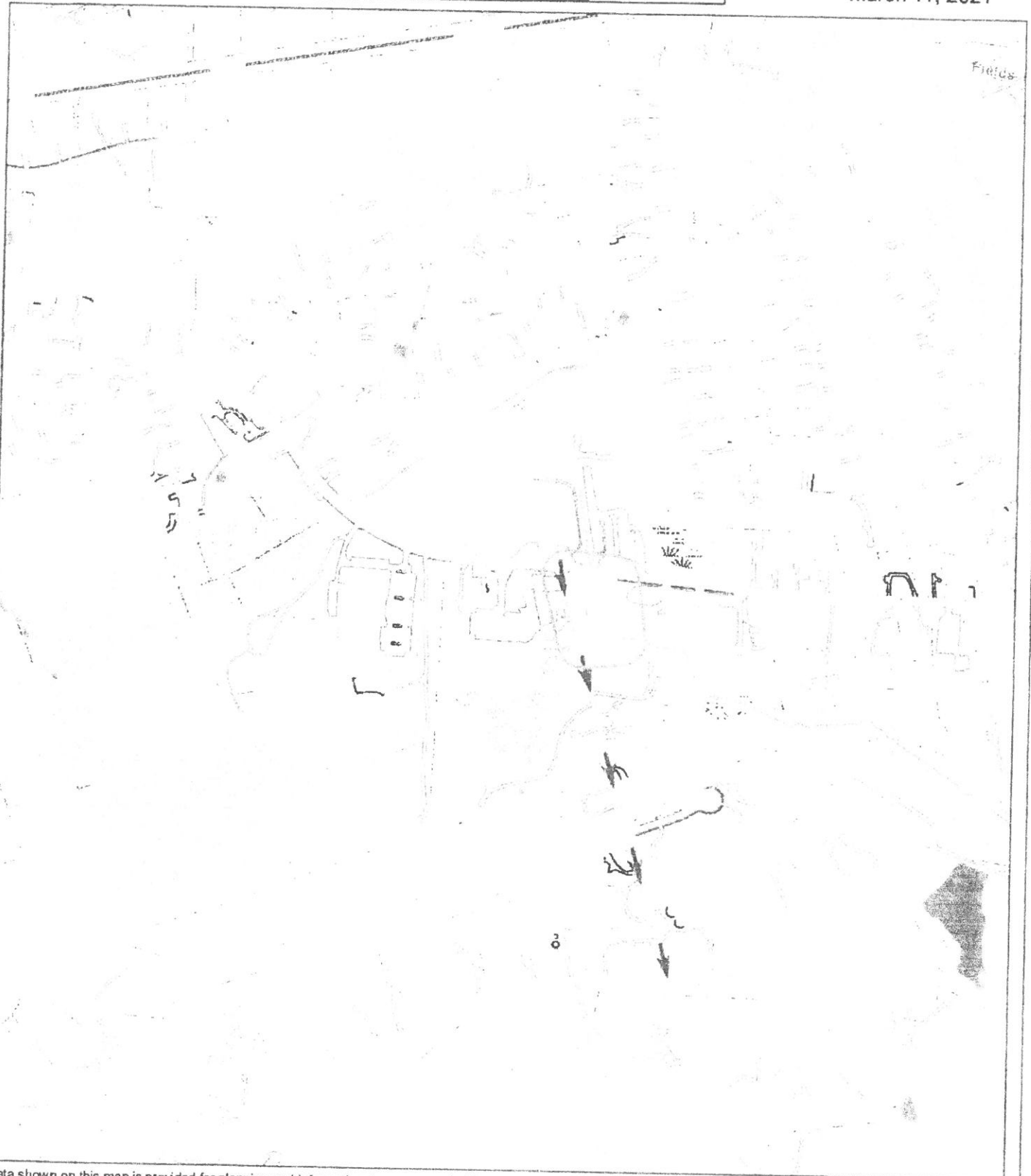
Wayland, MA



1 inch = 556 Feet



March 11, 2021



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100 foot Abutters List Report

Wayland, MA
March 11, 2021

Subject Property:

Parcel Number: 30-073
CAMA Number: 30-073
Property Address: 125 BOSTON POST RD

Mailing Address: LYONS ROBERT J TRUSTEE BOSTON
POST ROAD REALTY TR
216 OXBOW RD
WAYLAND, MA 01778

Abutters:

Parcel Number: 25-003
CAMA Number: 25-003
Property Address: 128 BOSTON POST RD

Mailing Address: MACKENZIE MILDRED J
72 FAIR OAKS AVE
NEWTONVILLE, MA 02460 ✓

Parcel Number: 29-038
CAMA Number: 29-038
Property Address: 129 BOSTON POST RD

Mailing Address: THEMELI SEAN TRUSTEE DEVLIN
MICHAEL JOHN TRUSTEE
PO BOX 6185
HOLLISTON, MA 01746 ✓

Parcel Number: 29-048
CAMA Number: 29-048
Property Address: 134 BOSTON POST RD

Mailing Address: NORTHBRIDGE CARRIAGE HOUSE II
LLC %NORTHBRIDGE SR HOUSING
HLDNGS II LLC
71 THIRD AVE
BURLINGTON, MA 01803 ✓

Parcel Number: 29-048A
CAMA Number: 29-048A
Property Address: 136 BOSTON POST RD

Mailing Address: FARM STAND ACQUISTION LLC
71 THIRD AVE
BURLINGTON, MA 01803 ✓

Parcel Number: 30-051
CAMA Number: 30-051
Property Address: 9 PINEBROOK RD

Mailing Address: LANDRY, BENJAMIN D. LANDRY, ERICA
L.
9 PINEBROOK RD
WAYLAND, MA 01778 ✓

Parcel Number: 30-052
CAMA Number: 30-052
Property Address: 8 PINEBROOK RD

Mailing Address: BURNS CATHERINE BURNS TODD G
T/E
8 PINEBROOK RD
WAYLAND, MA 01778 ✓

Parcel Number: 30-071
CAMA Number: 30-071
Property Address: 115 BOSTON POST RD

Mailing Address: MAHONEYS GARDEN CENTERS LLC
242 CAMBRIDGE ST
WINCHESTER, MA 01890 ✓

Parcel Number: 30-074
CAMA Number: 30-074
Property Address: 126 BOSTON POST RD

Mailing Address: ISLAMIC CENTER OF BOSTON INC
126 BOSTON POST RD
WAYLAND, MA 01778 ✓

Parcel Number: 30-075
CAMA Number: 30-075
Property Address: 120 BOSTON POST RD

Mailing Address: ISLAMIC CENTER OF BOSTON INC
120 BOSTON POST RD
WAYLAND, MA 01778 ✓

Parcel Number: 94-001
CAMA Number: 94-001
Property Address: ACROSS TOWN

Mailing Address: COMMONWEALTH OF MASS – MWRA
100 FIRST AVE CHARLESTOWN NAVY
YARD
BOSTON, MA 02129 ✓



www.cai-tech.com

3/11/2021

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Page 1 of 1

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
and the Town of Wayland Wetlands and Water Resources Bylaw

I, D. S. MAYO of Sullivan Connors & Associates, Inc., hereby certify under the pains and penalties of perjury that on 3/23/21, 2021 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Town of Wayland Bylaws by Robert Lyons with the Wayland Conservation Commission on 3/22/21, 2021 for property located at 125-127 Boston Post Road.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

DSM/lyo
Name

3/17/21
Date

Notification to Abutters
Under the Wayland Wetlands and Water Resources Protection Bylaw

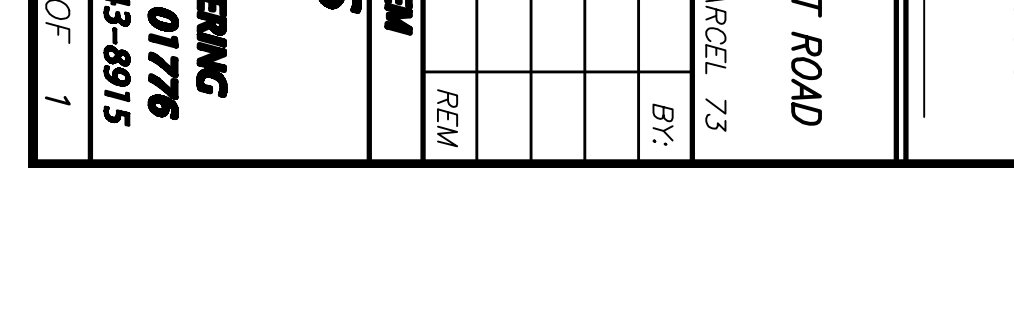
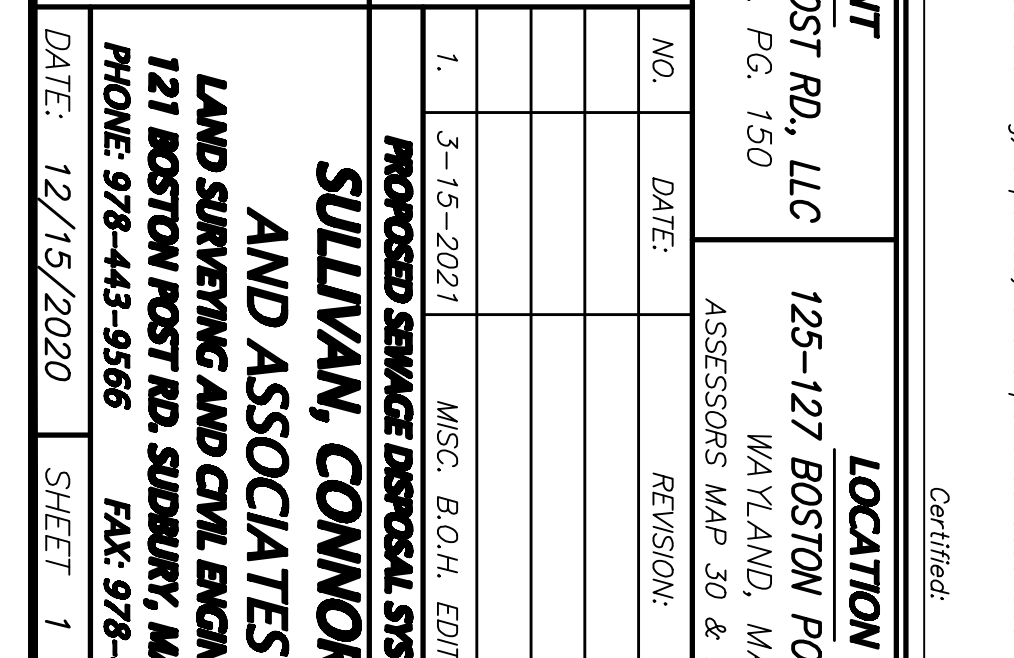
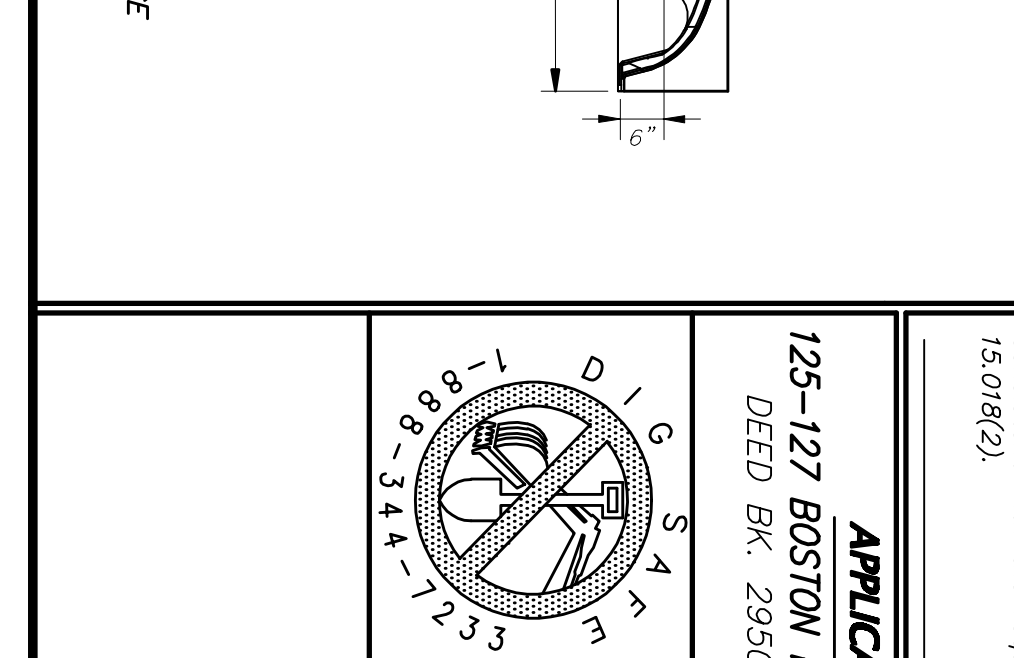
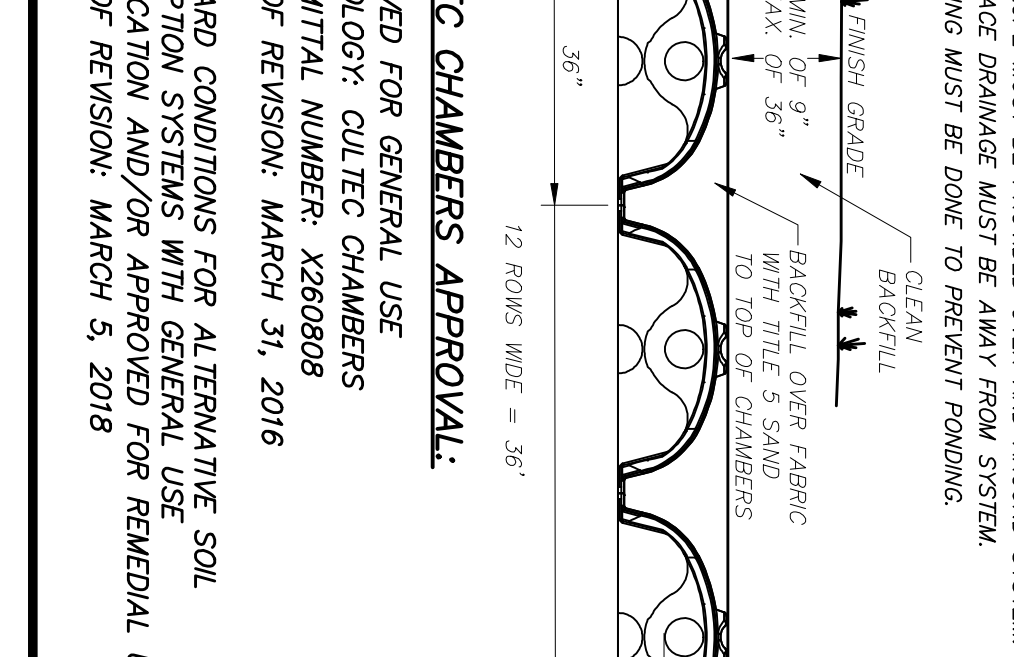
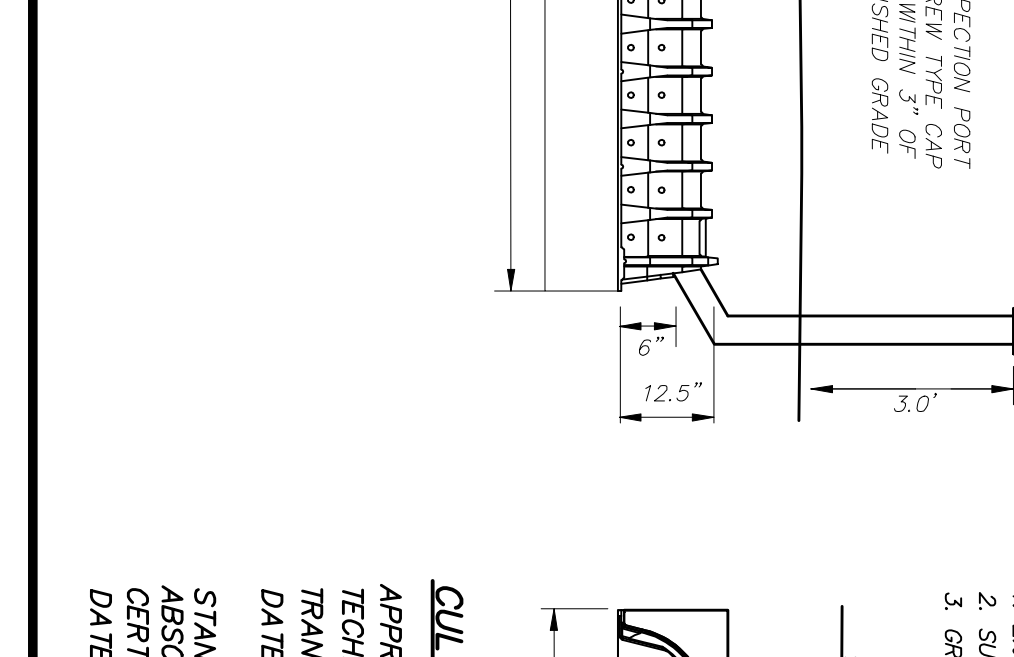
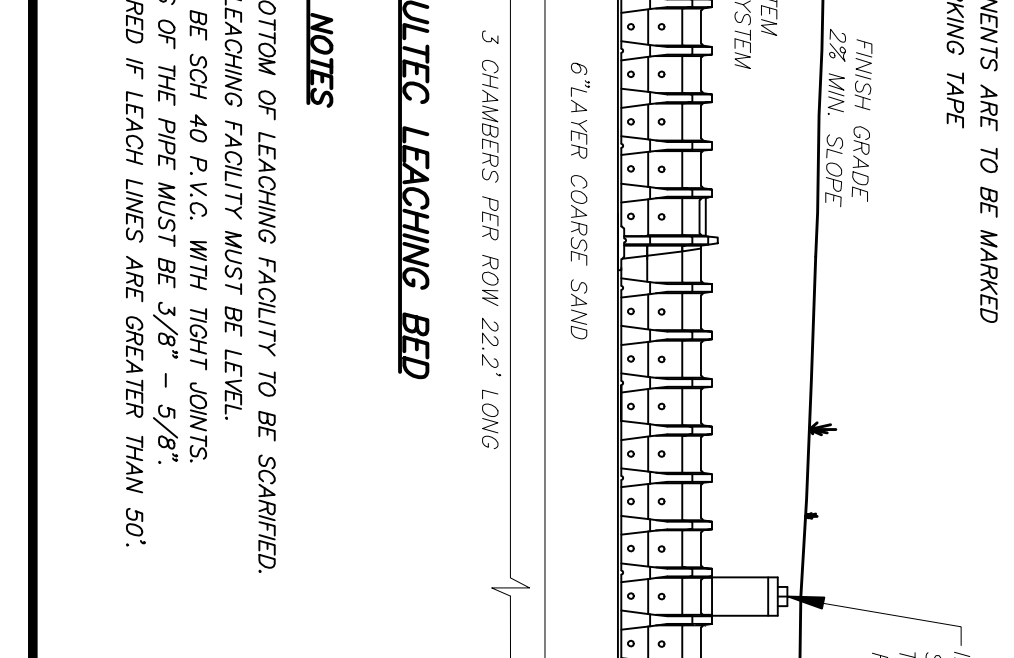
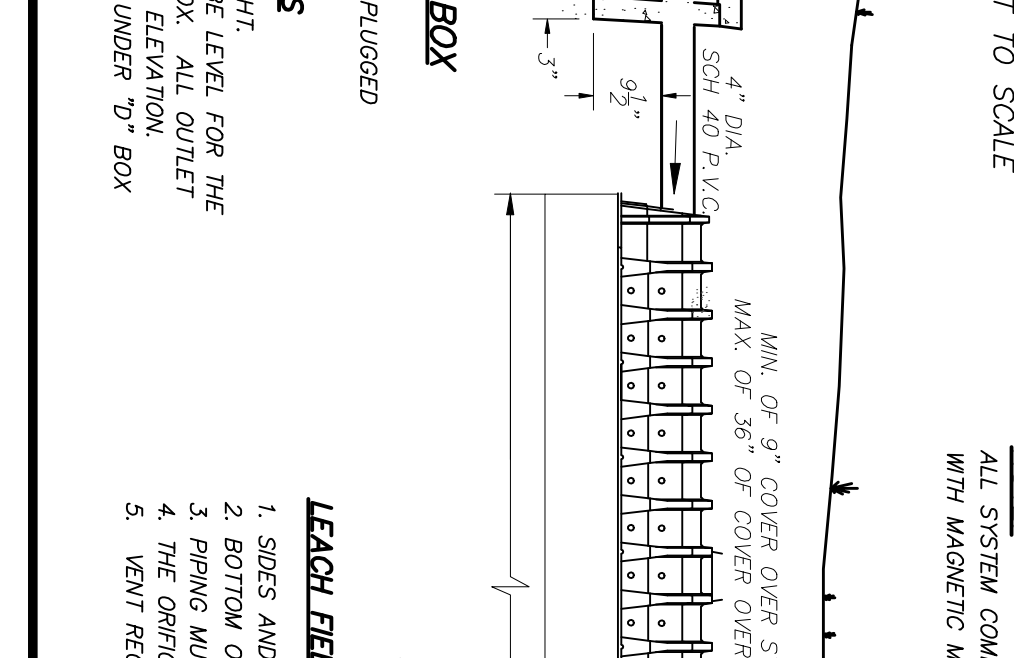
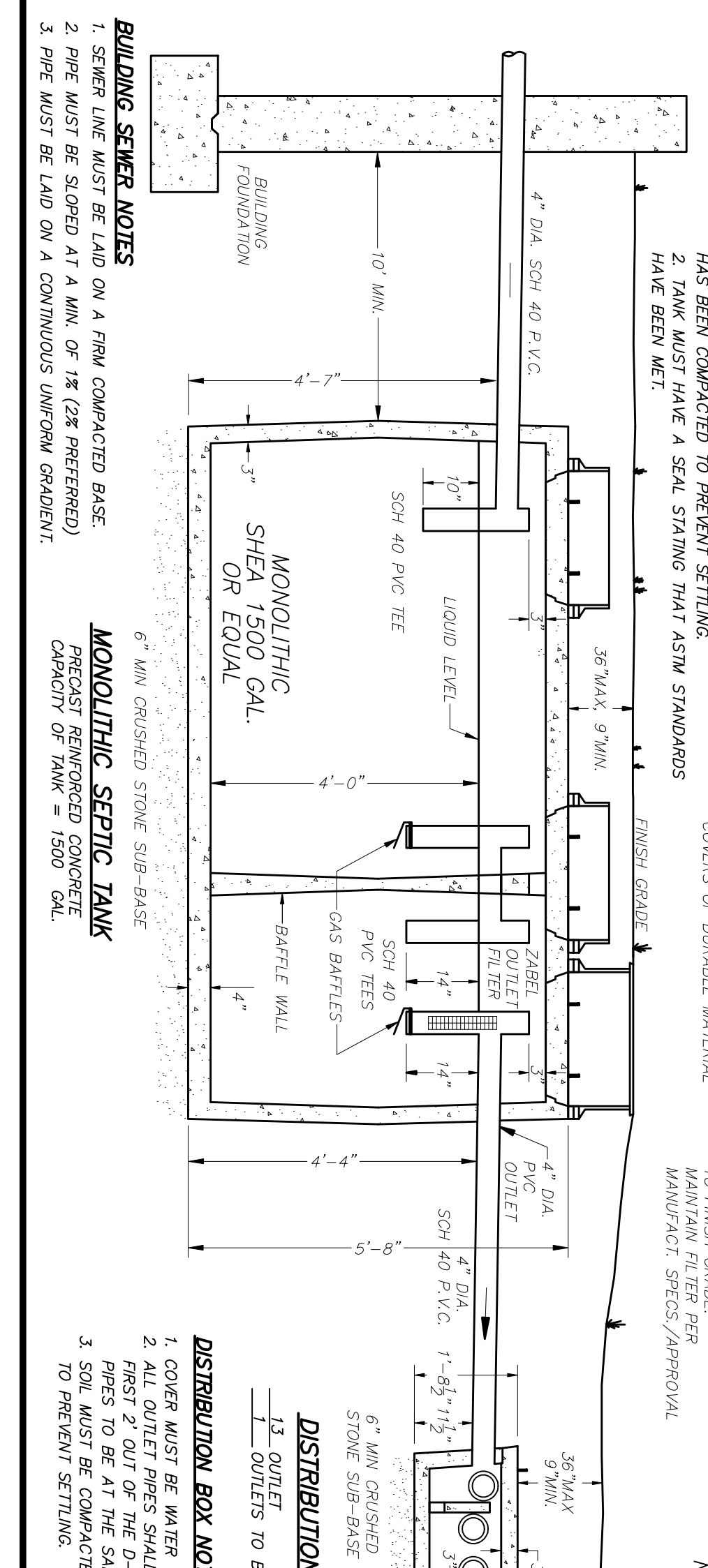
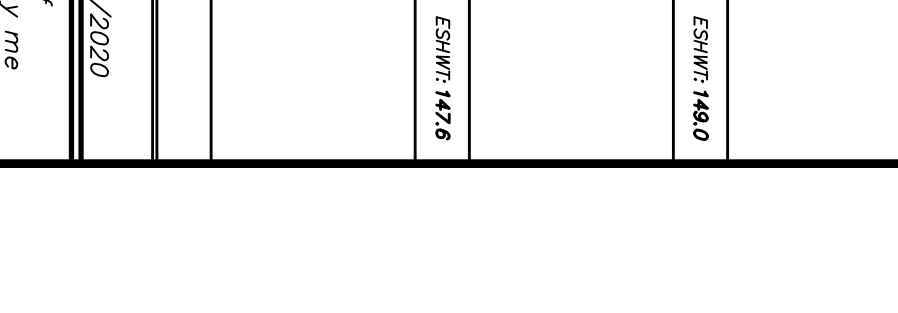
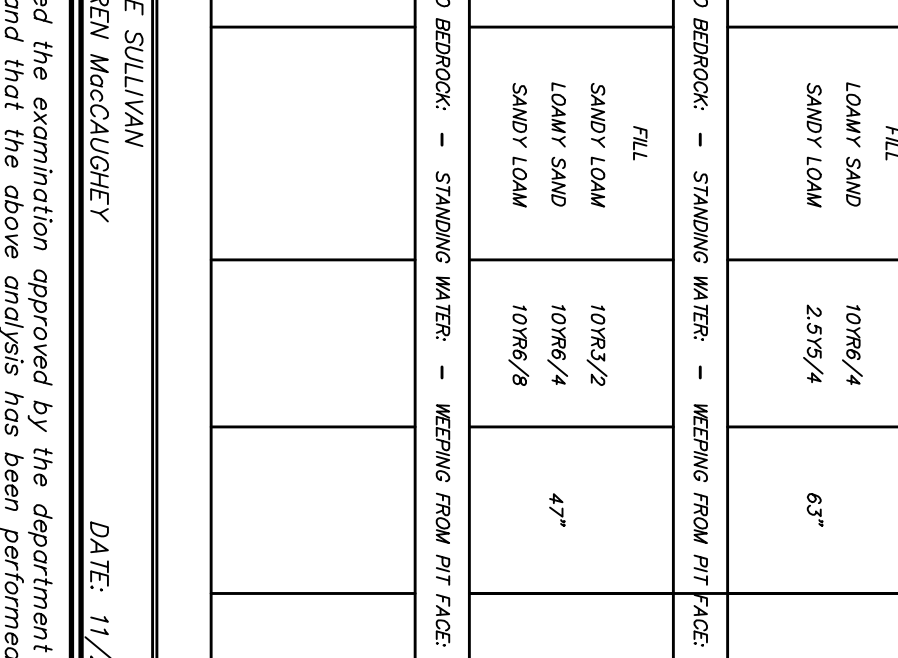
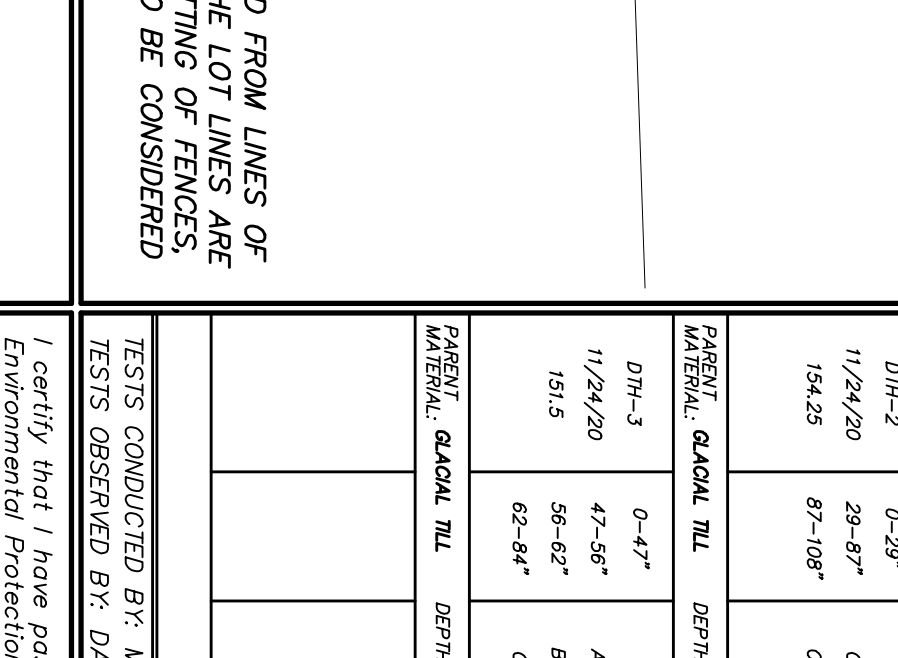
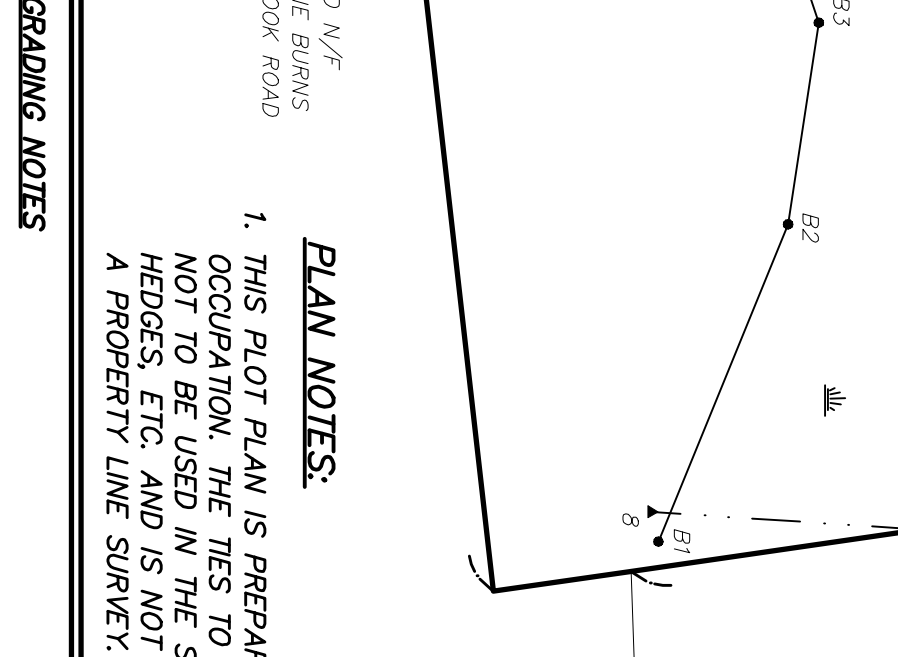
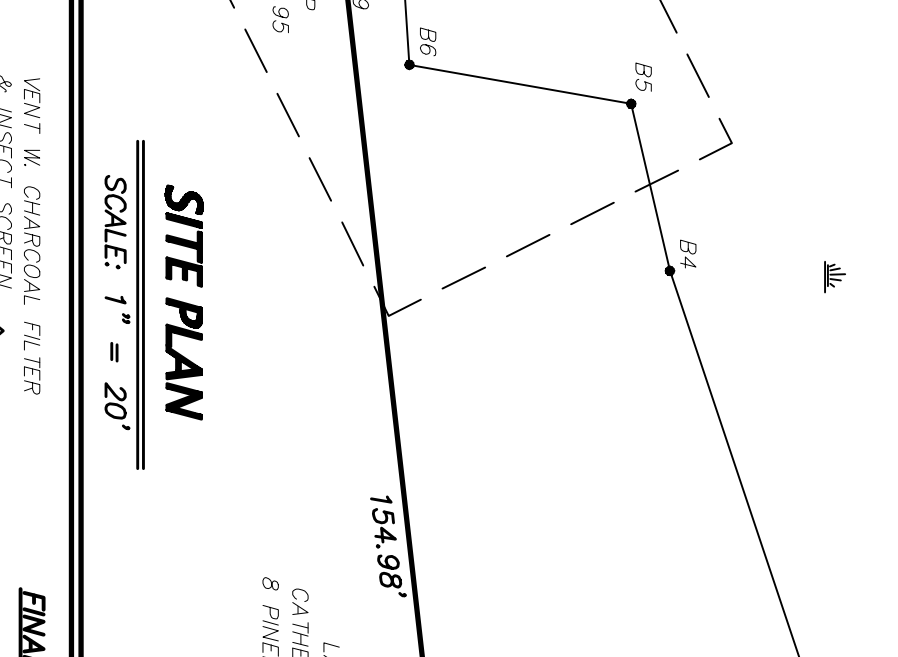
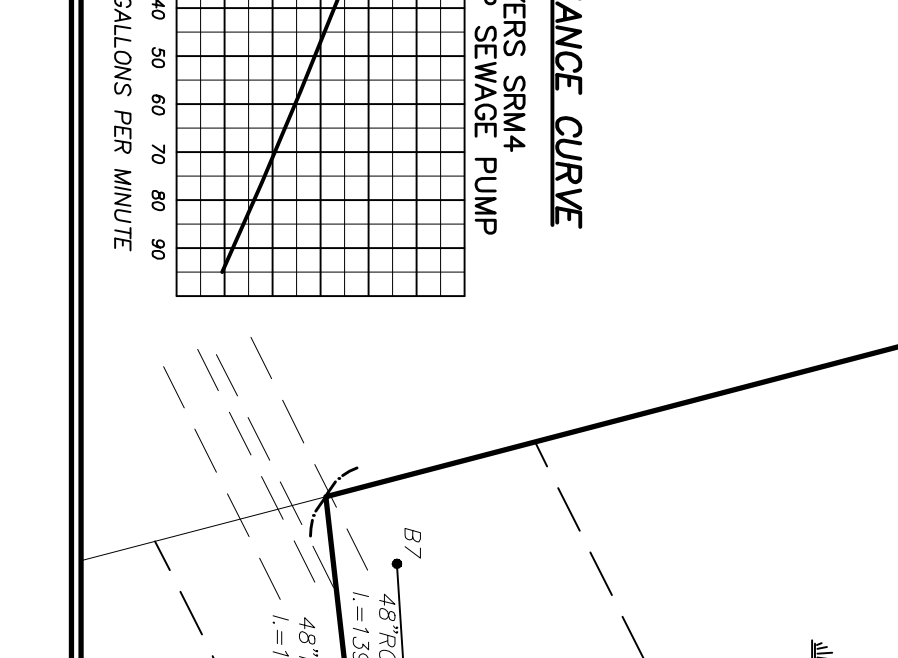
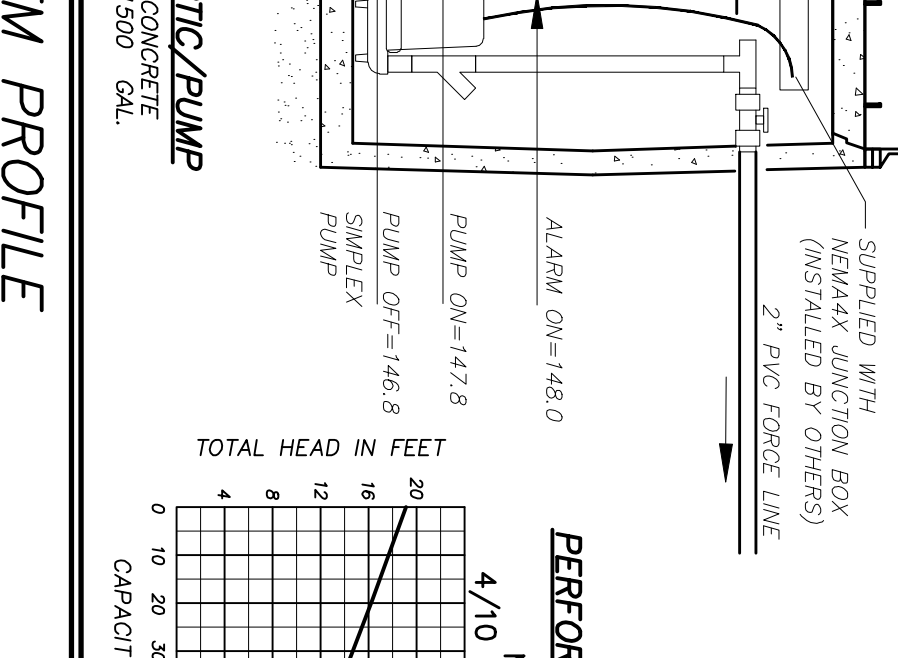
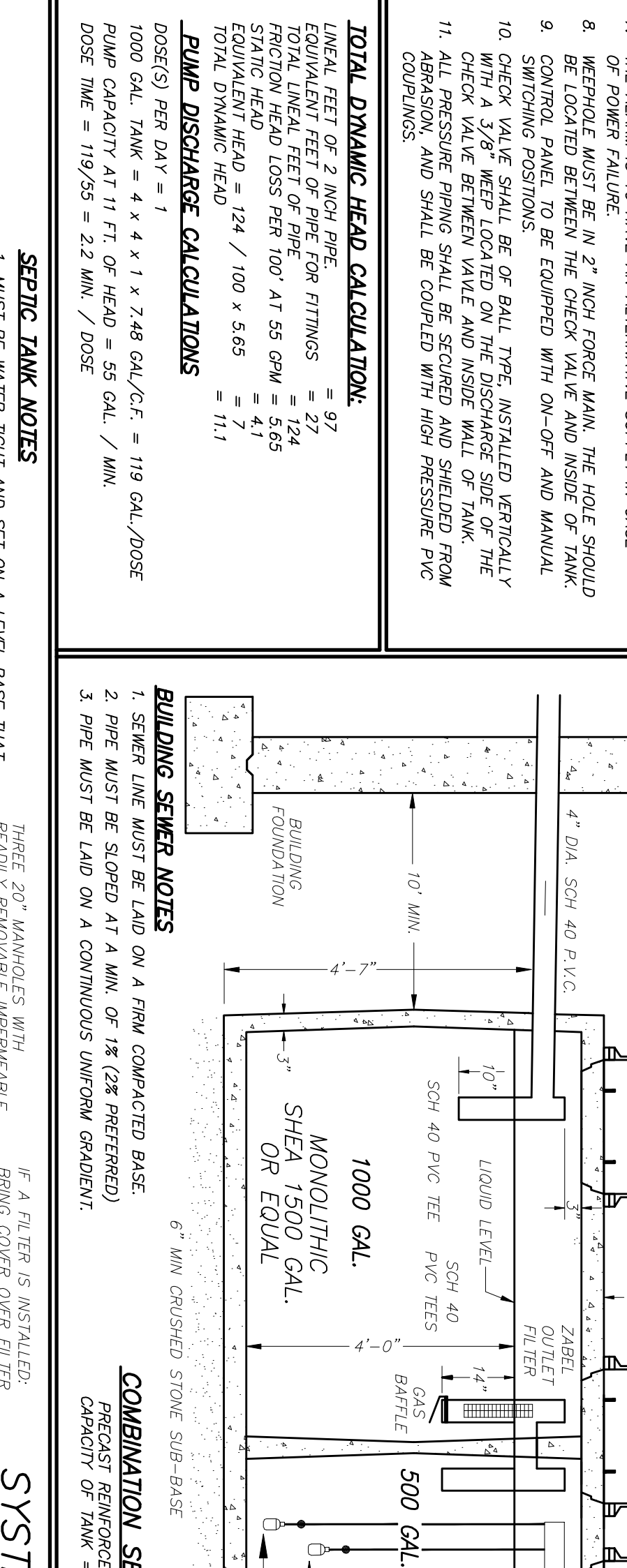
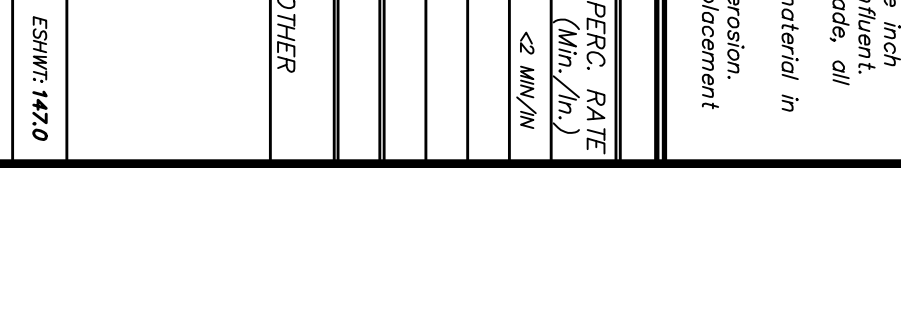
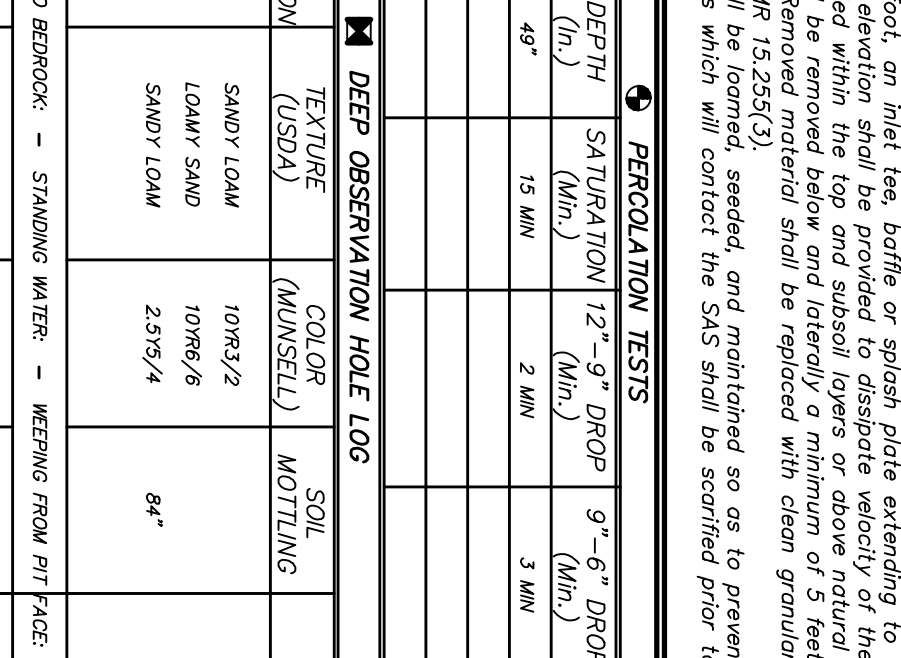
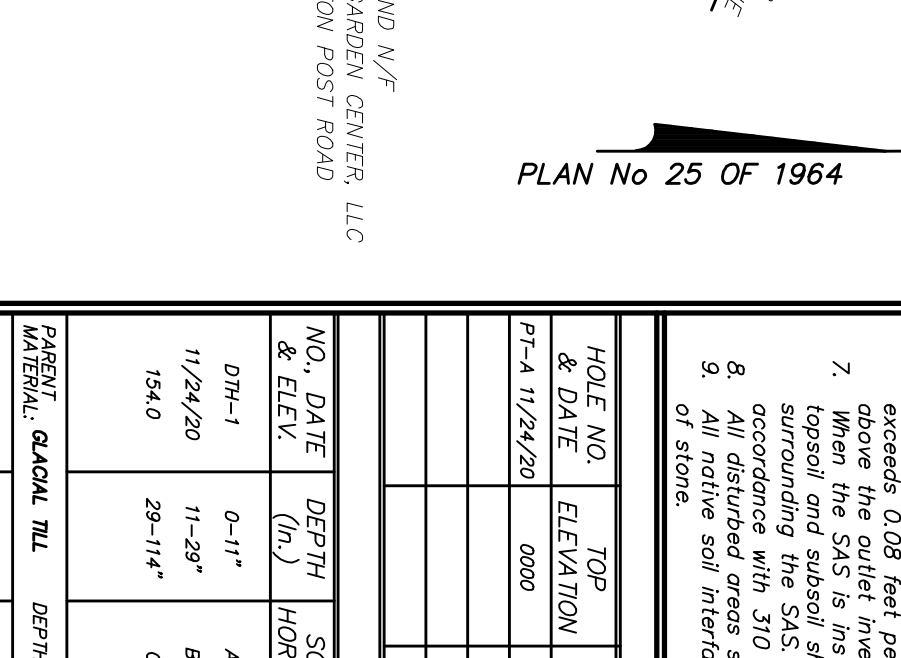
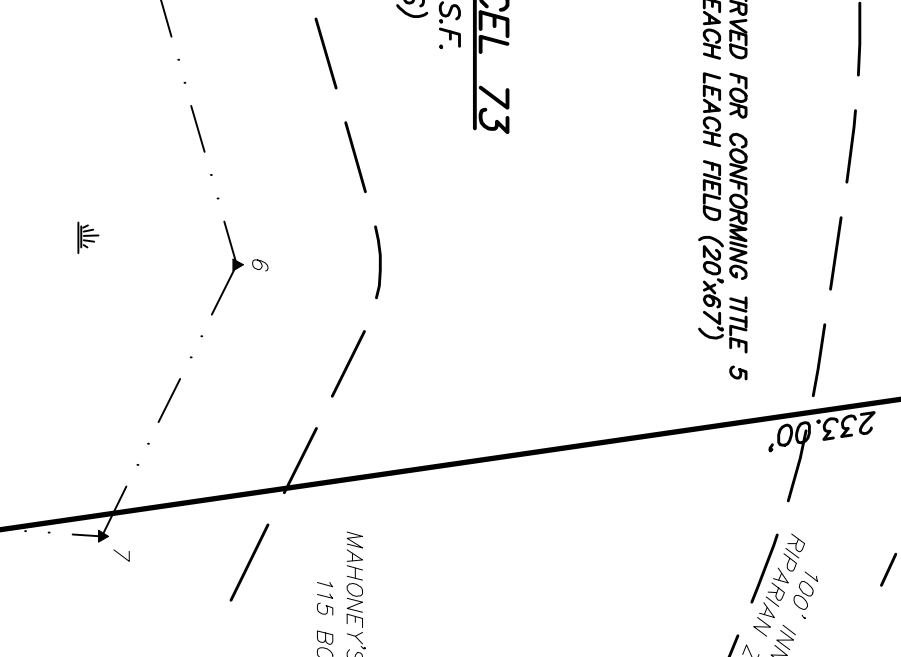
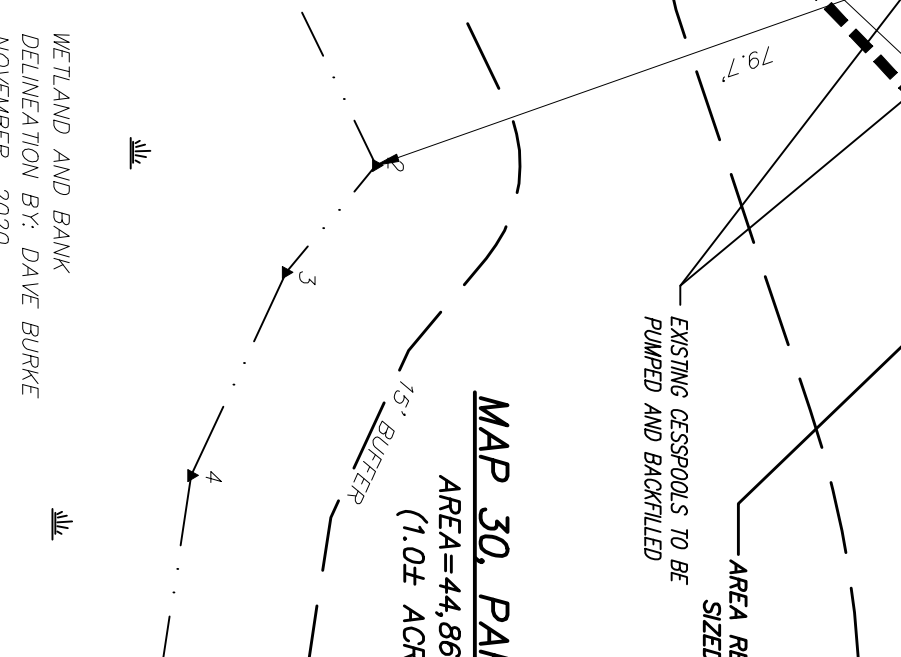
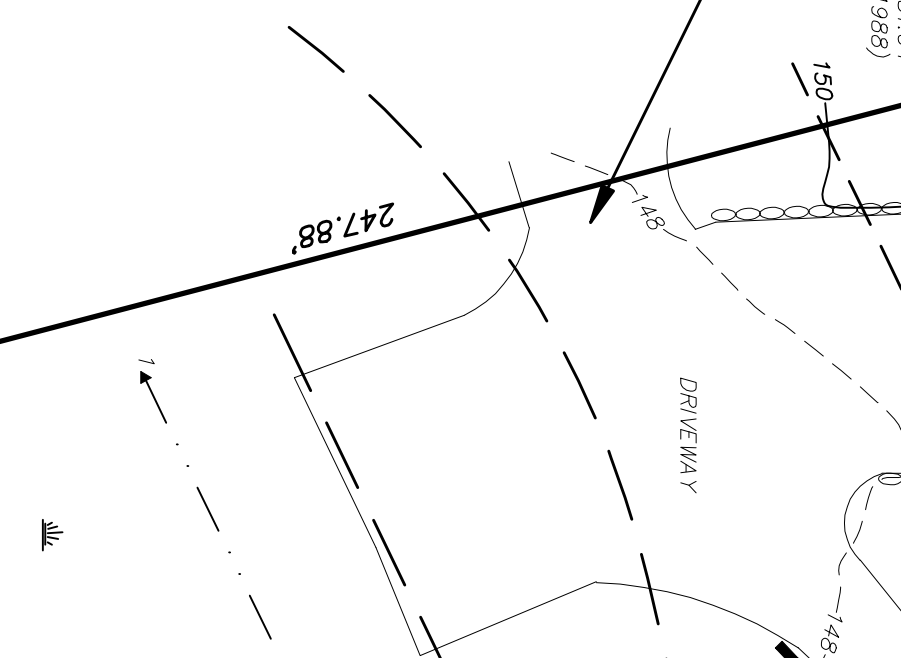
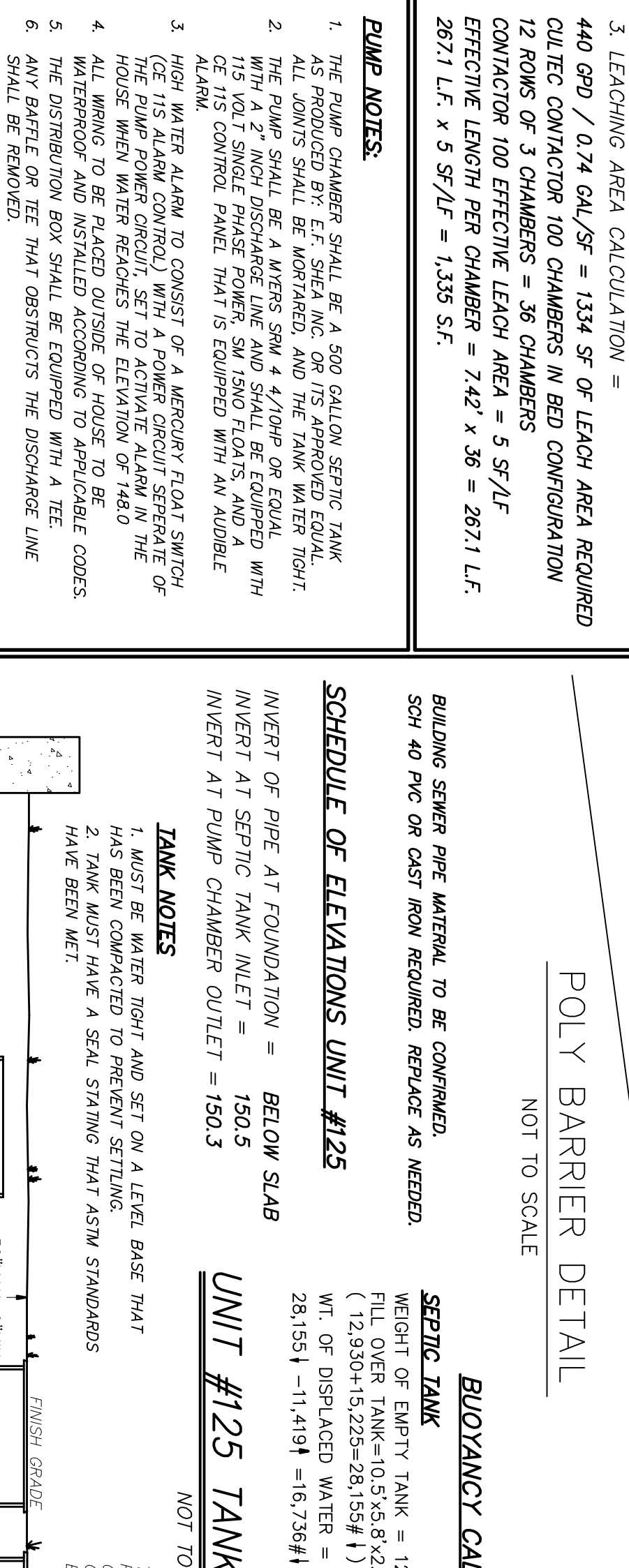
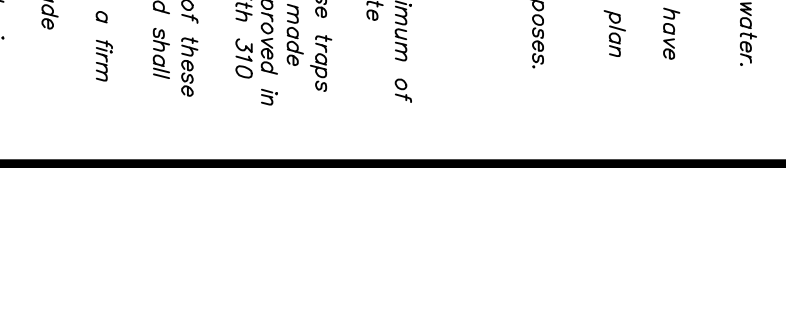
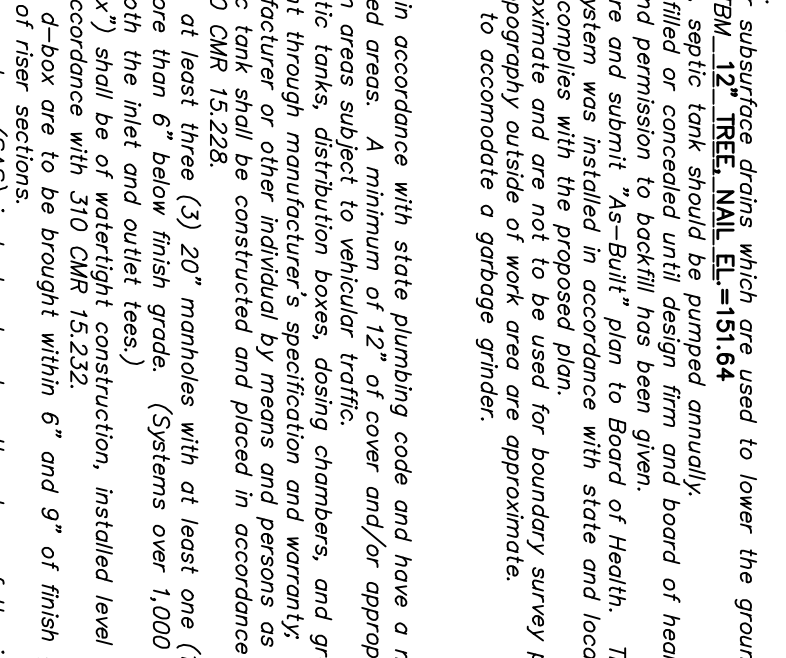
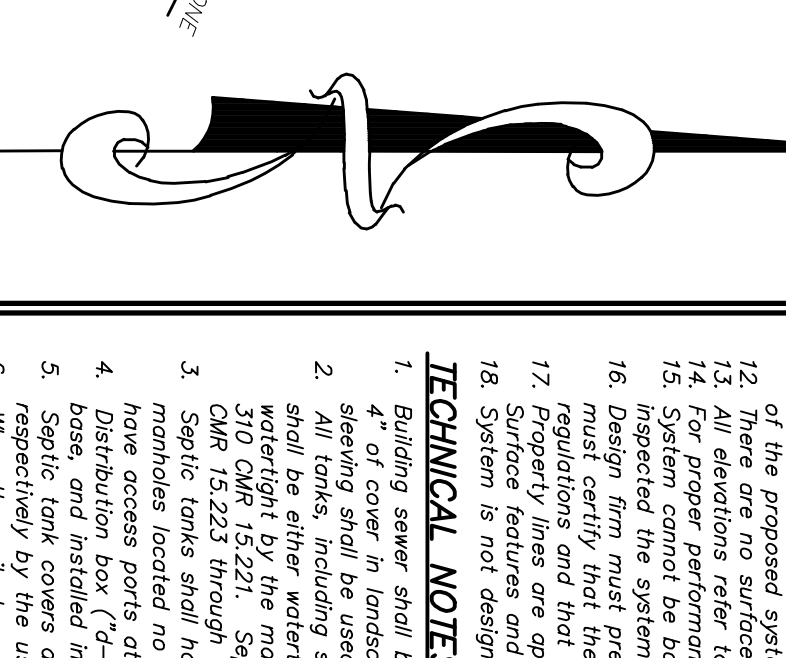
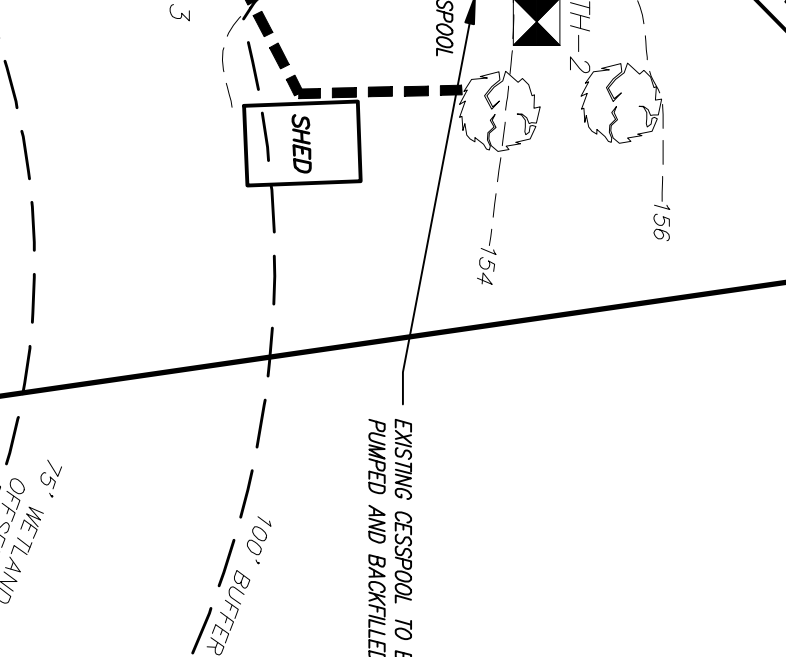
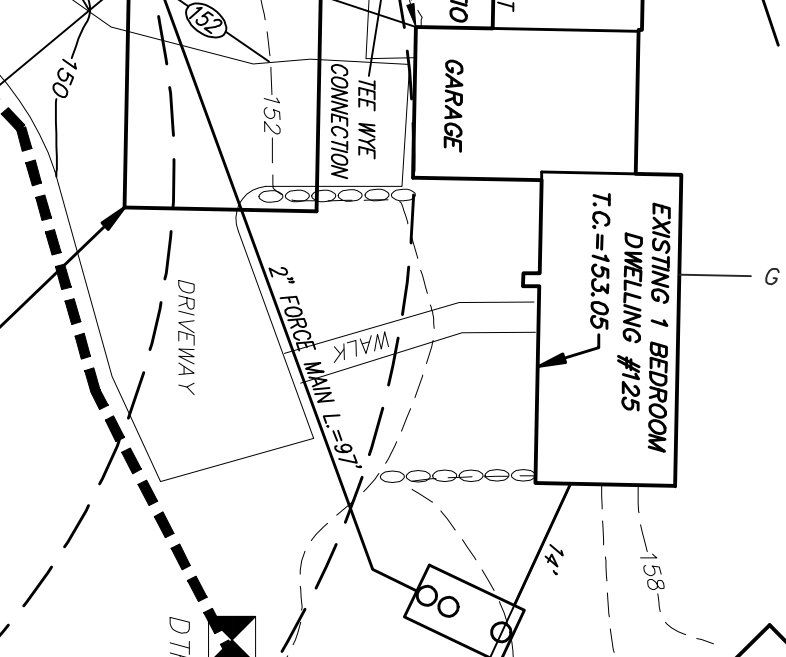
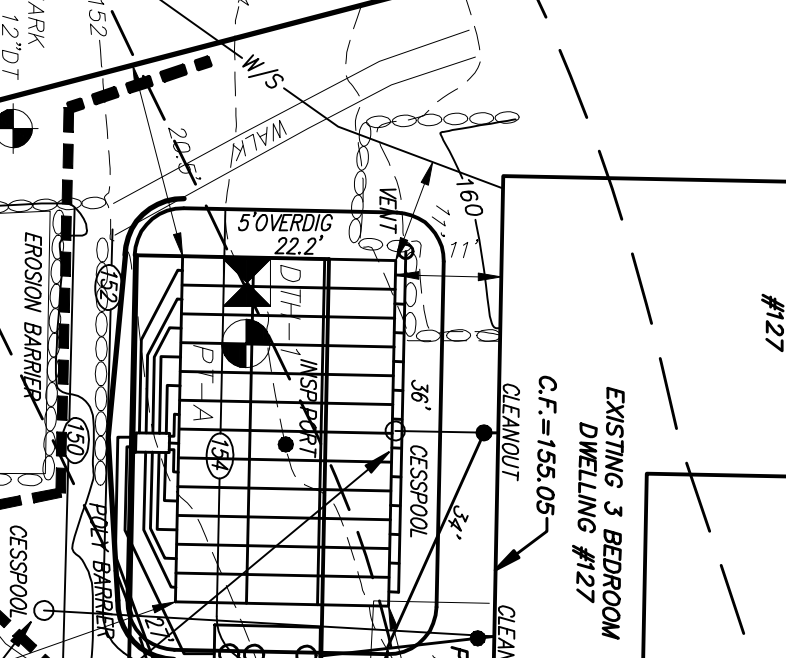
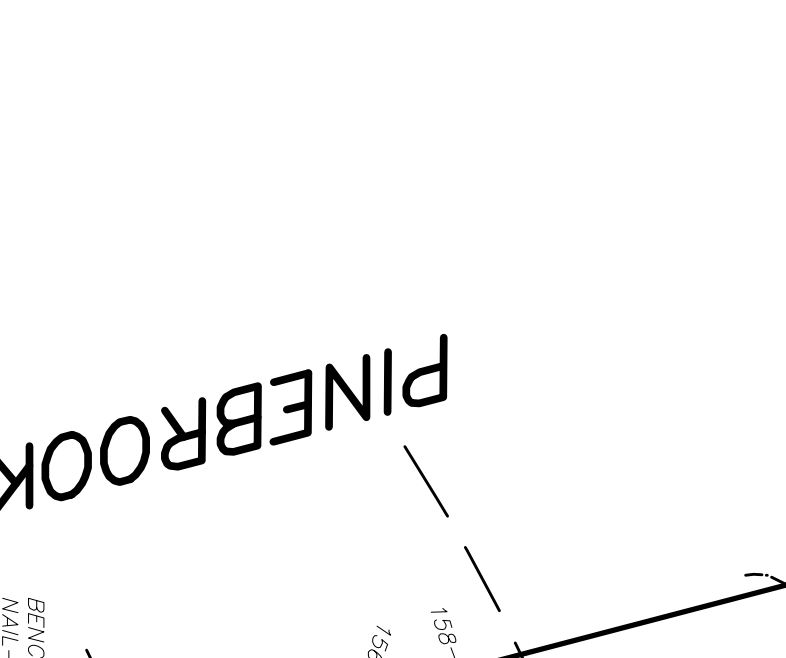
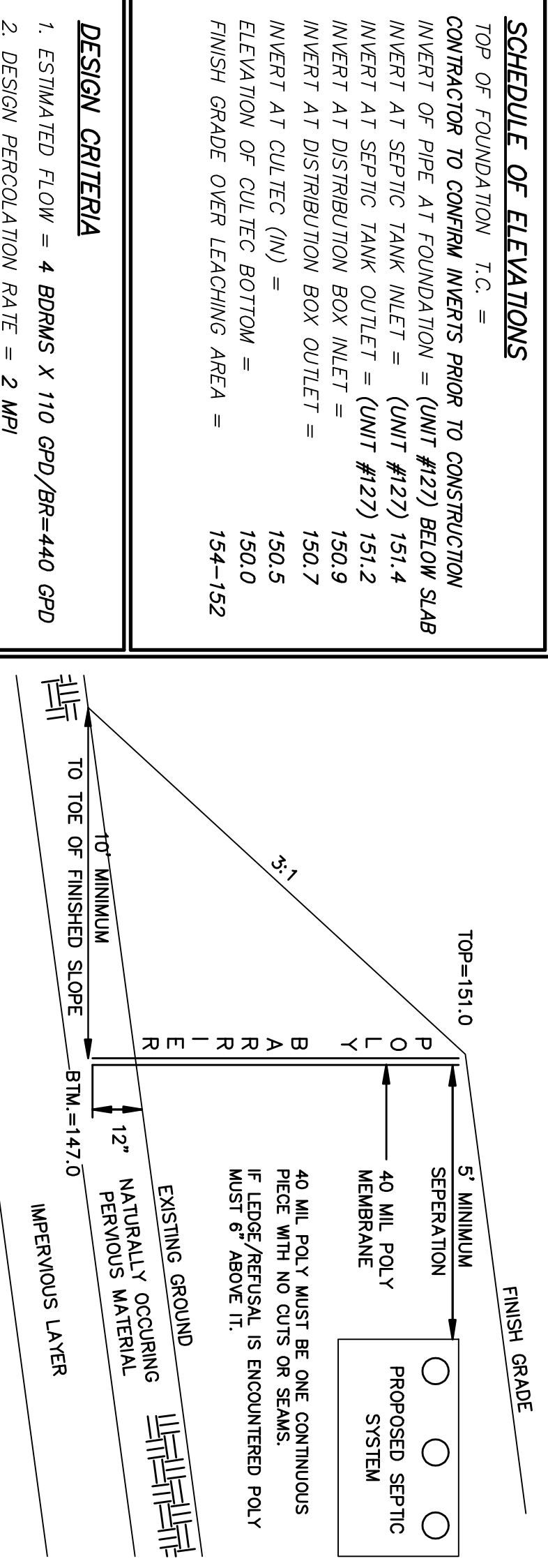
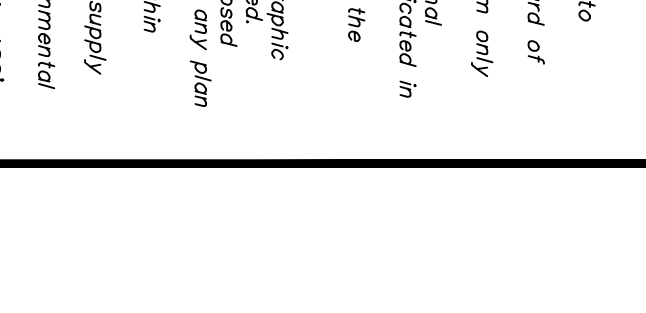
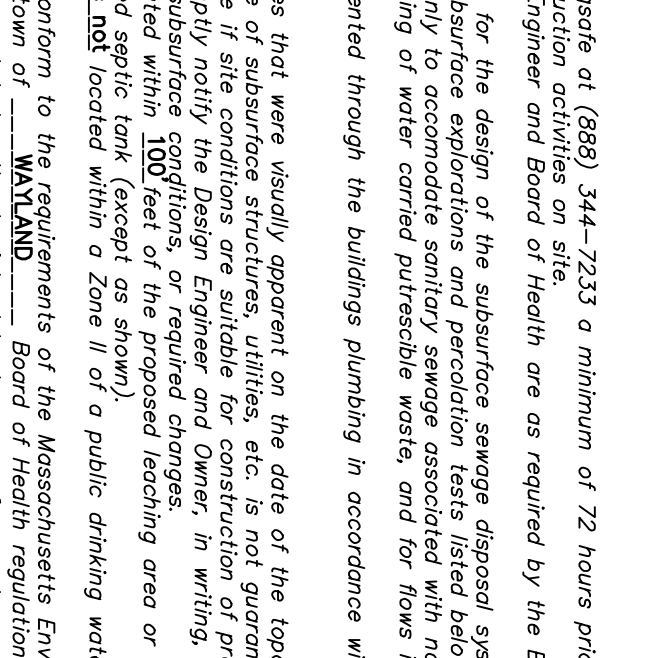
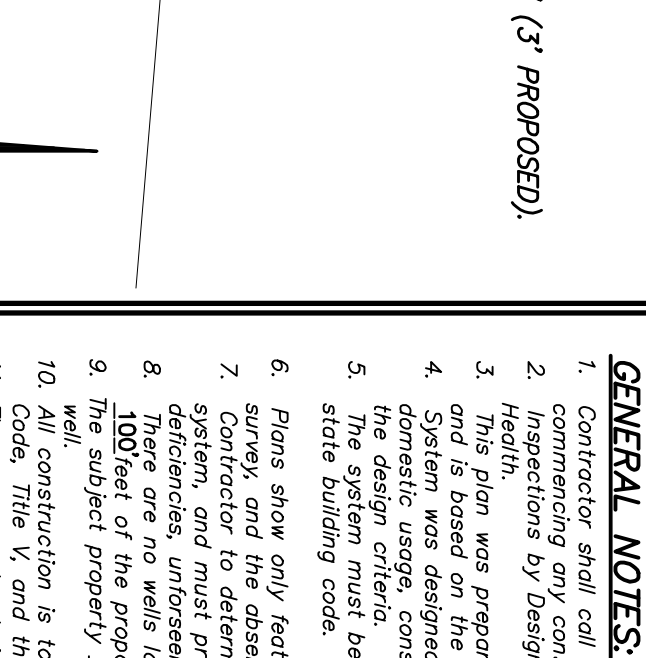
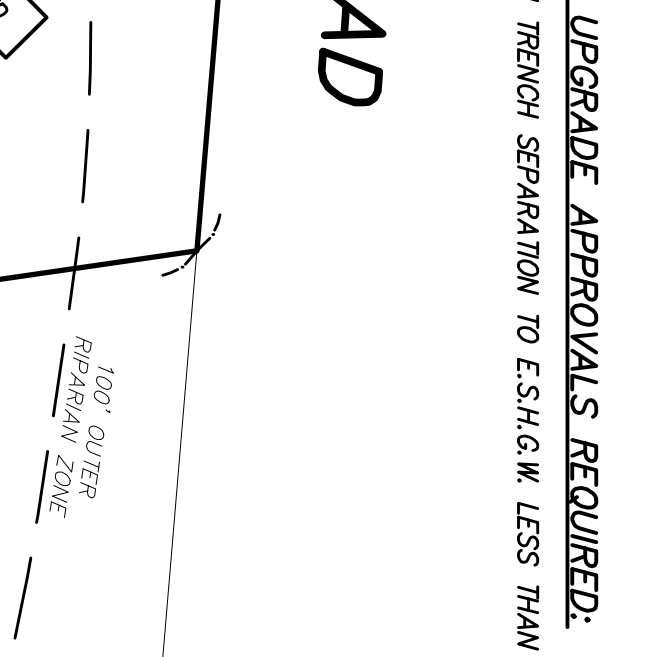
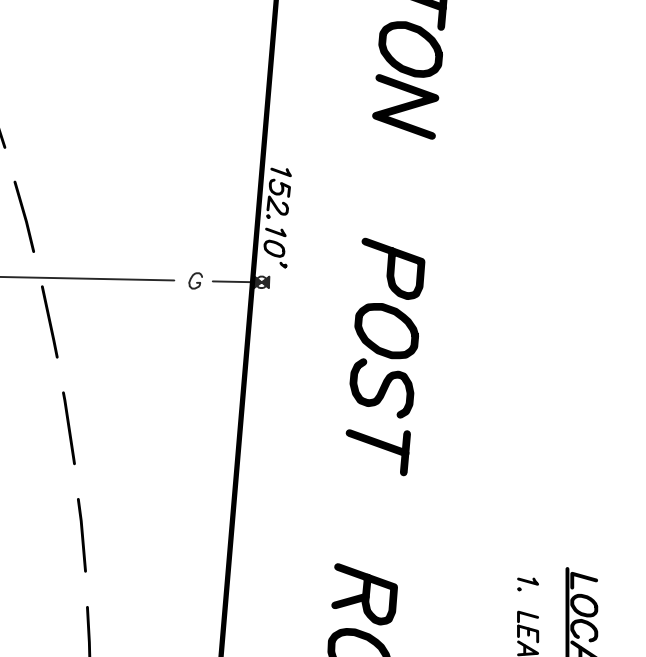
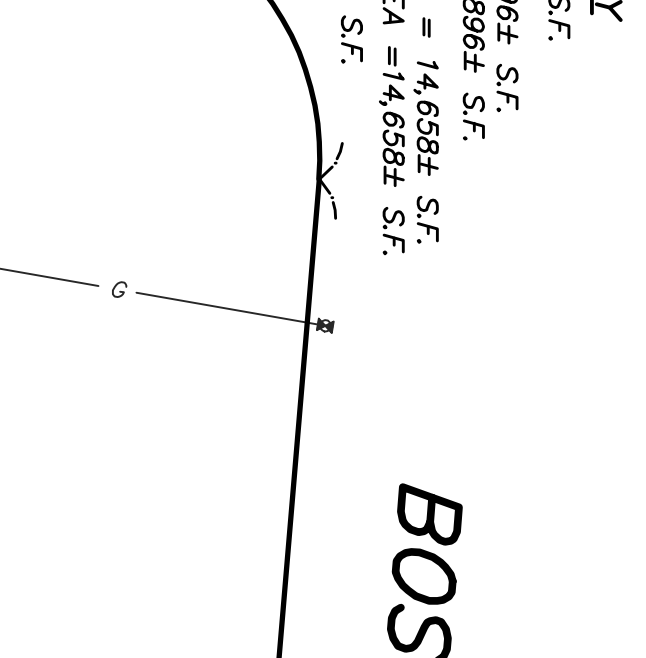
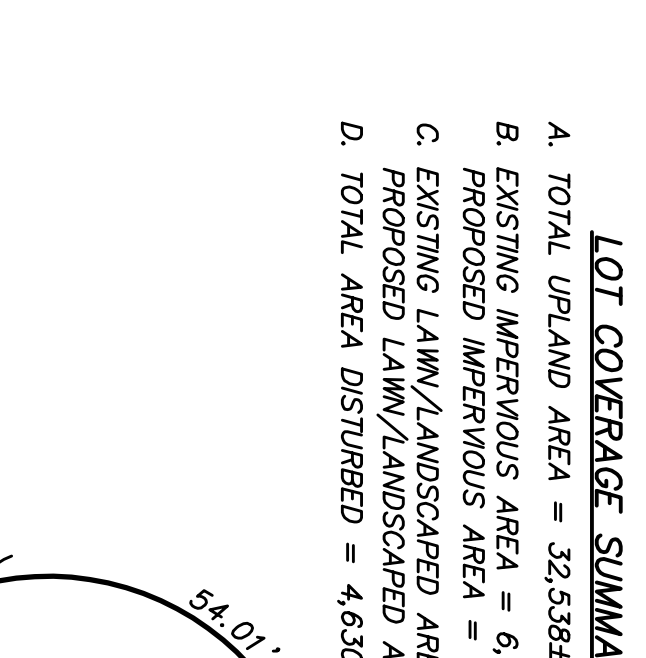
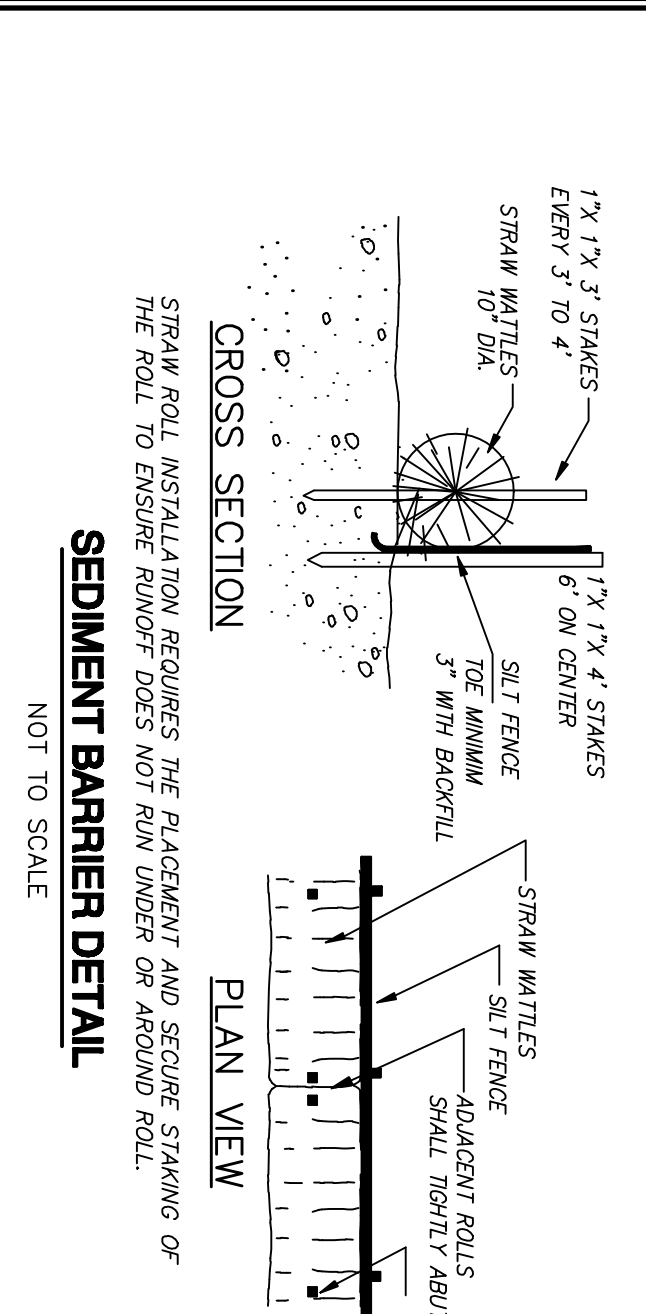
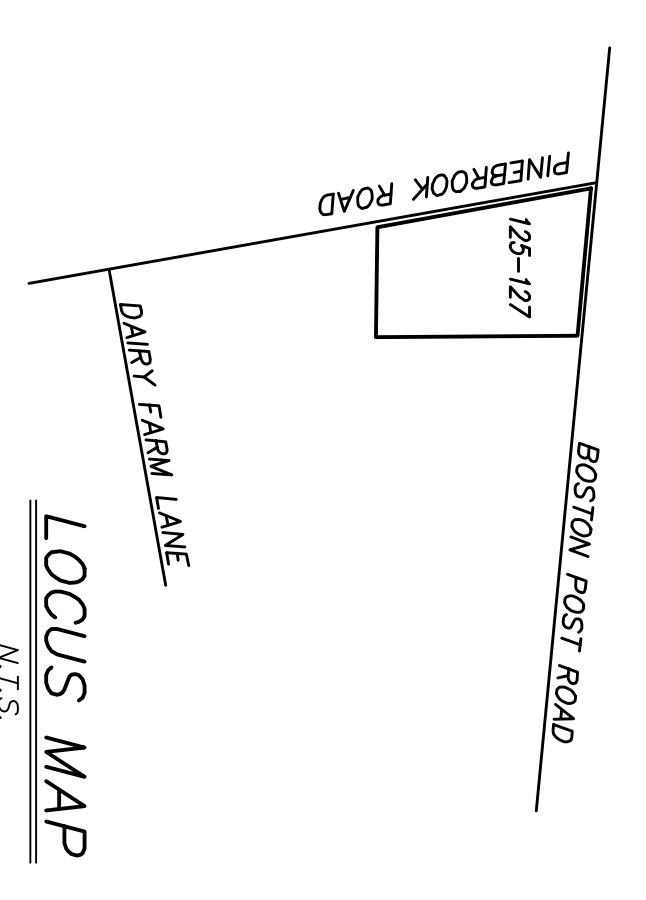
In accordance with Chapter 194 of the Town of Wayland Bylaws, you are hereby notified of the following:

- A. The name of the **Applicant** is Robert Lyons, 125-127 Boston Post Road, LLC
- B. The Applicant has filed a Chapter 194 application with the **Wayland Conservation Commission** for permission to remove, fill, dredge, or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Wayland Wetlands and Water Resources Protection Bylaw (Chapter 194).
- C. The **address** of the lot where the activity is proposed: 125-127 Boston Post Road
Map: 30 Lot: 73
- D. The **proposed activity** is: Septic System Repair
-
- D. A **Public Hearing** regarding this application will be held on:
 Thursday, _____ at _____ PM at Town Hall (41 Cochituate Road, Wayland).
 Information regarding the date, time, and place of the public hearing may be obtained from the applicant or the Wayland Conservation Commission (check website).
- E. Copies of the Chapter 194 may be examined at **THE WAYLAND CONSERVATION COMMISSION OFFICE** at Wayland Town Hall between the hours of 8:00 A.M. & 4:00 P.M. Monday – Thursday and 8:00 A.M. & 12:30 P.M Friday. For more information, call: 508-358-6339.
- F. Copies of the Chapter 194 application may be obtained from either:
 The Applicant, or the Applicant's representative Sullivan Connors & Associates, by calling this telephone number: 978-443-9566 between the hours of 10-4:00 on the following days of the week: Monday - Friday.

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in the **Wayland Town Crier or MetroWest Daily News** (at the applicant's expense).

Since you are receiving this notice, you may have wetland or riverfront resource areas on your property.

Therefore, construction, cutting, clearing, or grading may require a permit. For clarification or for more information, call the Conservation office 508-358-3669 or visit our web site: http://www.wayland.ma.us/Pages/WaylandMA_Conservation/index



Wayland Wetlands and Water Resources Bylaw, Chapter 194 Application

1. Applicant: QIFENG WEI qifeng.wei@yahoo.com

Name (PLEASE PRINT)	149 Concord Road	Wayland	Email Address (if applicable)	MA 01778
Mailing Address	508-745-9839	City/Town	State	Zip Code
Phone Number			Fax Number (if applicable)	

2. Representative: Archadeck Larry Cohen

Firm/Business Name	16 Adams Street	Burlington	Contact Name	MA 01803
Mailing Address	617-593-8975	City/Town	State	Zip Code
Phone Number			Fax Number (if applicable)	

3. Property Owner(s) QIFENG WEI qifeng.wei@yahoo.com

Property Owner (PLEASE PRINT)	149 Concord Road	Wayland	Email Address (if applicable)	MA 01778
Address	508-745-9839	City/Town	State	Zip Code
Phone Number			Fax Number (if applicable)	

4. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Request for a Determination of Applicability (RDA) | <input type="checkbox"/> Notice of Intent (NOI) |
| <input type="checkbox"/> Abbreviated NOI | <input type="checkbox"/> Extension of O.O.C. |
| <input type="checkbox"/> Notice of Resource Area Delineation | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> After the Fact Amendment (AFA) | <input type="checkbox"/> After the Fact Filing (AFF) |
| <input type="checkbox"/> Amendment to Order of Conditions | |

RECEIVED
MAR 30 2021
WAYLAND CONSERVATION COMMISSION

5. Project 149 Concord Road 11-95 011-095

Location Address	Assessors Map(s)	Parcel(s)
Project Description (PLEASE PRINT): <u>Build a three season porch over the existing deck (approx. size 14'x12') at the back of the property, see attached plan for the details</u>		

6. Title/Date of Plan(s) Porch Build plan

7. Bylaw Application Fee: \$100.00

8. Application filed pursuant to MGL Chapter 131, Section 40 Yes No

9. Signature of Applicant [Signature] Date 03/29/2021

Signature of Property Owner [Signature] Date 03/29/2021

(NOTE: This application shall be signed by the property owner as well as the applicant. Signature of the property owner on this application shall be deemed permission granted to the Conservation Commission and their agents to go upon the subject property.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant: QIFENG WEI qifeng.wei@yahoo.com
 Name 149 Concord Road
 Mailing Address Wayland MA 01778
 City/Town 508-745-9839
 Phone Number

2. Representative (if any): Archadeck
 Firm Larry Cohen lcohen@archadeck.net
 Contact Name 16 Adams Street
 Mailing Address Burlington MA 01803
 City/Town 617-593-8975
 Phone Number

B. Determinations

1. I request the Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality _____

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

149 Concord Road	Wayland
Street Address	City/Town
11-95	011-095
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

Build a three season porch over the existing deck (approx. size 14'x12') at back of the property. See attached plan for the details.

c. Plan and/or Map Reference(s):

porch Build Plan	
Title	Date
Title	Date
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

QIFENG WEI

Name

149 Concord Road

Mailing Address

Wayland

City/Town

MA

State

01778

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

03/29/2021

Date

Signature of Representative (if any)

Date

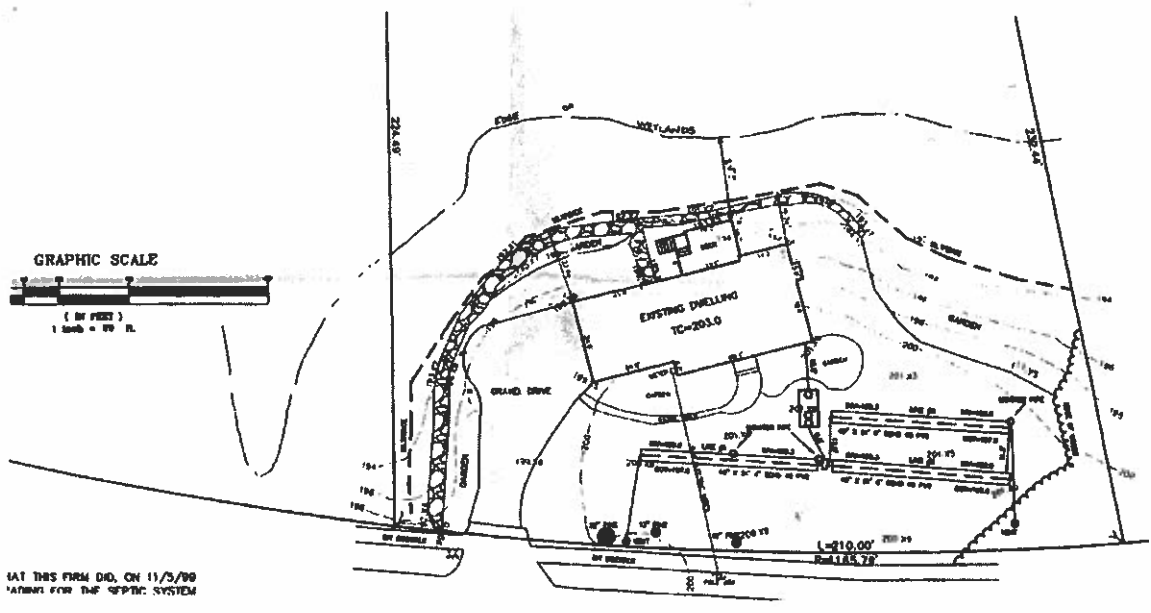
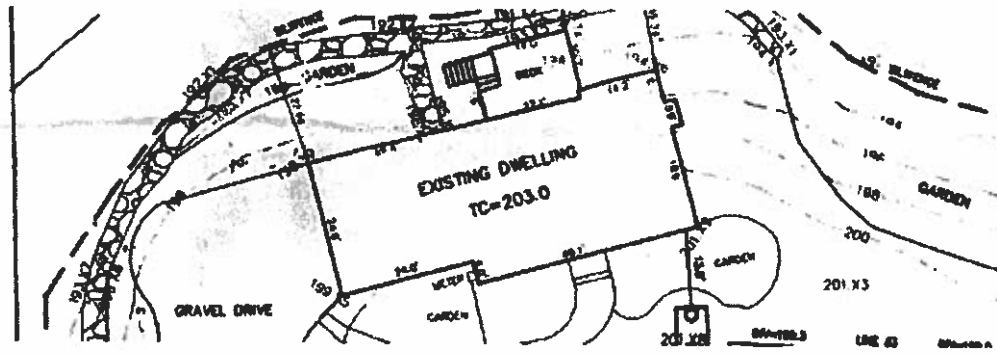
Porch Plan-149 Concord Road

Proposal to build a three season porch over the existing deck (approx. size 14'x12') at back of the property of 149 Concord Road.

There will be no alteration of the size and location of the existing footprint. The construction and engineering will be done environmentally friendly with minimal impact to the surrounding areas. New footings will be helical steel piers with no soil excavated or removed from the site.

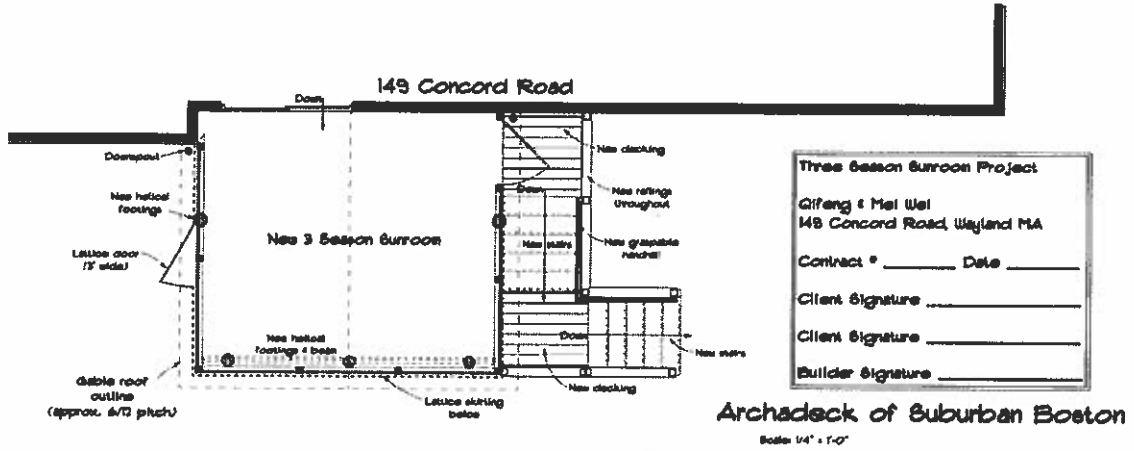
1. Existing deck location



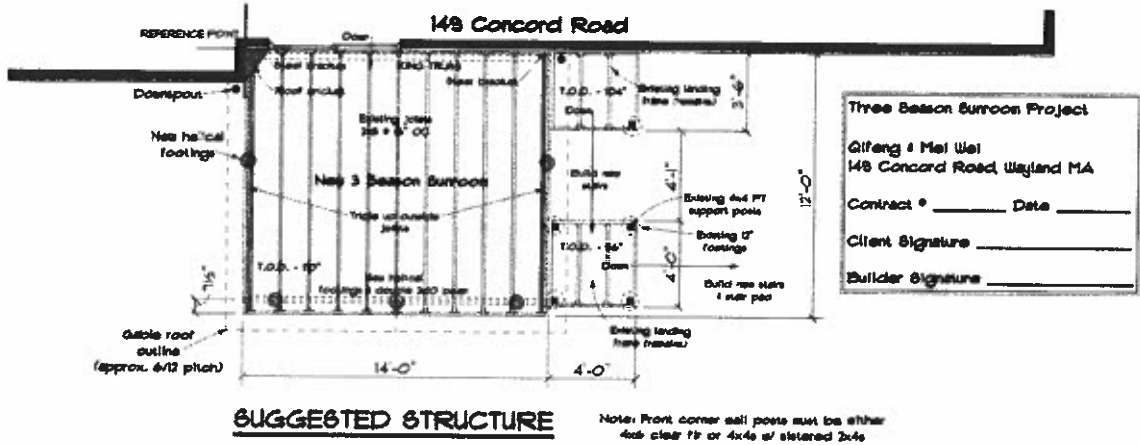


BY THIS FIRM D.D. ON 11/3/89
 'AS SHOWN FROM THE '89 P.L.C. SYSTEM

2. The porch build plan:



3. Structure design



SUGGESTED STRUCTURE

Note: Front corner wall posts must be either 4x4 clear lb or 4x4s w/ sistered 2x4s
 Note: Range hood vent on house wall must be extended either to face of false wall above the king truss or out through the new roof.

25418-6

Wayland Conservation Commission
41 Cochituate Road
Wayland, MA 01778

April 1, 2021

RE: 105 Plain Road, Wayland, MA
Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

Dear Commission Members:

This report contains the findings of our review of the submitted materials filed under the Chapter 193 Wayland Stormwater and Land Disturbance Bylaw by Sullivan, Connors and Associates (Engineer) for Tamposi Brothers, LLC requesting a Stormwater Management Land Disturbance Permit for a project proposed for the subject property.

The site is 5.5 acres in area containing an existing single family home with associated barn, garage, shed, swimming pool, cabana, driveways and utilities. The project includes a proposed Conservation Cluster Subdivision that divides the property into four parcels. These parcels include: A Road Parcel for the construction of a new 495 foot long private road; Lot 1 is for the existing house; Lot 2 is to include four proposed detached dwelling units; and the fourth parcel is dedicated as "Open Space". The existing house and the four detached dwelling units will be accessed from the new private roadway. The rear portion of Lot 2 will be preserved in a "No Disturbance Easement".

This review is relative to the project compliance with the goals and objectives of the Bylaw as contained in the Bylaw Section 193-1 B. It is also our understanding that the Conservation Commission is using the current draft of the proposed Rules and Regulations under the Bylaw (Dated 1/22/2020) as a "guideline" for permitting. In accordance with the draft Rules and Regulations, the Applicant has filed this project as a "Major Permit" application.

For all Ch. 193 applications, the Bylaw specifies certain design and application criteria. The bylaw also refers to the requirements of the Mass. Stormwater Management Regulations and the current edition of the Mass, DEP Stormwater Management Handbook without regard to the single family house and non-Wetlands Protection Act jurisdiction exemptions.

Our findings are based on the following submitted documents, plans and information:

Chapter 193 Application and cover letter dated February 17, 2021

Plans By Sullivan, Connors and Associates:

- "Definitive Plan", Cluster Site Plan of Emmeline Path, Wayland, MA (3 sheets) dated revised 1/13/2021.

RE: 105 Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

April 1, 2021

- “Definitive Plan”, Cluster Site Plan, Concept Building Plan (1 sheet) dated 1/13/2021.

Report:

- “Stormwater Management Report” By Sullivan, Connors and Associates dated 1/12/2021.

Other Background Information reviewed:

- Plan: Comparison of Original to Revised Cluster, dated 1/28/2021.
- Sullivan, Connor and Associates Plan “Definitive Plan” Conventional Subdivision Plan of Emmeline Path, dated April 20, 2020.
- Town Planner Report to Planning Board, July 23, 2020.
- As additional background information for the site, we reviewed the NRCS Soils Mapping, Mass. GIS data, and the Wayland GIS topographic mapping.

General Stormwater Design:

Under existing conditions, there is no formal stormwater management system. Runoff from the roofs and paved surfaces simply drains to the surrounding vegetated area. The drain patterns are shown on the existing condition watershed map in the Stormwater Management Report. The front (north) portion of the site that includes a portion of the house and driveway drains to the east to the abutting property at 111 Plain Road. The remainder of the site drains to the south to the Mass. Bay Transit Authority Right of Way. The entire site is within the watershed of Hayward Brook located about 700 feet to the east of the site.

The proposed project is a combination of “Redevelopment” and “New Construction” per the Regulations. As such, the project must, at a minimum, meet the full stormwater management standards for the new portion of the development, and improve the stormwater management to meet the standards to the “extent practicable” for the existing development. The applicant’s Engineer is attempting to meet the full standard for new development for the entire site.

Under existing conditions, there is minimal stormwater runoff from the site due to the sandy soil classified in Hydrologic Soil Group A, and the forested condition of a major portion of the site.

The stormwater management system proposed for the project is for the new roadway. This includes deep sump catch basins and two proprietary treatment units to pretreat the stormwater, which then discharges to two underground stormwater infiltration systems for treating, retaining, infiltrating and controlling the stormwater runoff from the new roadway. The intent of the design is to meet the requirements of the Wayland Stormwater and Land Disturbance Bylaw. Given the favorable soil conditions, gently sloping terrain, and relatively modest area of the proposed

RE: 105Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

April 1, 2021

development, it appears that meeting the full stormwater management standards, or very close to those standards would be achievable.

General Tree Replacement and Replanting (Bylaw Regulations 5.0 E.)

The plans show existing trees in a general manner. There will be a significant number of trees removed for the project. The application information states that “The proposed development would preserve roughly half of the lot area through either Open Space Land or No disturbance easements.” No other information was included in the submitted documents as required and would need to be addressed unless a waiver is granted by the Conservation Commission.

Review Comments1. Application Requirements for Major Permit - 5.0 B. 1) and 3):

The following is a list of items that we found were not included or lacking required necessary information. Note that these are general, and more specific findings are noted in later sections. Also note that the required information may be added to or reduced by the Conservation Commission based on the scope of the project.:

1) General information on all sheets: No issues noted.

2) Existing Conditions Plan:

The existing topographic information is included on Sheet 1 of 3 in gray tone under the proposed conditions. It is recommended that a separate existing conditions plan be provided. This will be necessary to provide the added detail required under the Bylaw regarding existing lawns, planting beds, tree lines, trees over 6 inches DBH within the limits of work to be removed and their DBH measurements.

3) Proposed Conditions Plan:

Will need a Landscape Plan to show the general limits of proposed Lawn and planting areas including required replacement plantings of trees and shrubs required under the Design Standards.

4) Erosion and Sediment Control Plan and Details:

The plans include details and Erosion and Sediment Control notes on Sheet 3 of 3. A draft Stormwater Pollution Prevention Plan (SWPPP) for Federal NPDES compliance is also provided as required. However, there is no Erosion and Sediment Control drawing for the site as required by this Section and as also required for a SWPPP.

5) Site Demolition Plan:

No site demolition plan is provided showing clearing, removal of existing pavements and structures and tree removal. Note that due to the relatively small scope of this project, the engineer could opt to combine this with the E&SC Plan.

RE: 105Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land DisturbanceApril 1, 2021

2. APPENDIX D – Wayland Stormwater Management Report Contents Checklist

Note that the following comments relate to the content of the submitted report. Specific comments on the quality, methodology, calculations, etc. are also in later sections of this review:

2.1 LID and Sustainable Stormwater Techniques:

Detailed information is necessary to explain why the design does not include stormwater LID practices for this project. (See also Section 3 – Design Standards below in this review.)

2.2 The computations do not include the 1 inch storm as required: Note that in this case, there is no runoff for the 2 year storm so the one inch storm is not important for the off site discharge. However, it is necessary for the flows to the proprietary pre-treatment units for sizing purposes.

2.3 Waivers: If there are any waivers being requested, such as for LID, these need to be included in the document.

2.4 Mass. DEP Checklist: Not included. Must be included, signed and stamped by the PE.

2.5 Summary of compliance with each of the 10 Mass. SWM Standards:

General: Infiltration System 1 is the smaller unit located in the northwest corner of the site near the proposed roadway entrance from Plain Road. Infiltration System 2 is proposed under the cul-de-sac at the South end of the proposed road. Infiltration System 1 is designed to infiltrate the full 100 year storm without a surface overflow. Infiltration System 2 discharges a small flow to an overflow pipe during a 100 year storm. The 25 year storm and less are fully infiltrated. Pre-treatment is planned to be provided.

2.5.1 Standard 3 Stormwater Recharge: Engineer is claiming that infiltration is being provided for the whole site as if for new construction. However, not all proposed impervious surface are being routed to infiltration BMPs. Areas not being recharged include the existing house and the new dwelling units. Calculations are needed that demonstrate compliance with the regulations using the “capture area adjustment” rules in the Mass. SWM Handbook to see whether this conclusion is correct.

2.5.2 Standard 3 Stormwater Recharge: The infiltration systems are acting to infiltrate and control peak rates of discharge for more than a 10 year storm. The groundwater separation for the Infiltration System is less than 4 feet for Infiltration System 2. A mounding analysis has been provided as required, however, there are some issues with the computations as follows:

RE: 105Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

April 1, 2021

- 8.27 inches per hour is used for the hydraulic conductivity. This is the Rawls infiltration rate into the soil below the systems. This value is not the hydraulic conductivity of the saturated zone. Need to use a “permeability” for this soil type for the hydraulic conductivity value. Per the NRCS the minimum permeability of the C Horizon for Haven soils is 20 inches per hour (40 feet per day). This will help in the mounding analyses.
- The initial saturated thickness used is 20 feet. Where does this assumption come from? On site soil testing does not go deep enough to make that claim.
- An application rate of 2.09 cu. ft./day per square foot is used. How was that computed / selected?
- There are no soil tests performed within the proposed infiltration areas to determine the seasonal high groundwater levels at those locations. There is testing near enough to Infiltration System # 2 so that confirmation tests prior to construction may be allowable. However, there is no testing near Infiltration System 1. At least one test should be performed in the area of Infiltration Basin 1. DGT also recommends that at least one test be performed at Infiltration System 2 at the same time.
- Hydrodynamic Separator: Due to the rapidly permeable soils, the TSS pre-treatment removal to at least 40% is necessary. See Standard 4 comment.

2.5.3 Standard 4 – Water Quality:

- The Engineer has selected a Stormceptor 450i proprietary treatment unit to provide pre-treatment for the infiltration systems. Note that these units are not verified by the NJCAT nor are they Certified by the NJ-DEP. Mass. DEP has also rejected this unit. These are therefore not acceptable for this purpose. We agree that a proprietary unit is appropriate for this purpose. It is recommended that the Engineer select a unit verified by the NJCAT to provide the required TSS pretreatment removal. There are numerous types that have been rated at 50% TSS removal.
- It is clear that the infiltration systems with Deep Sump Catch Basins and a proprietary treatment unit will provide the minimum overall TSS removal in excess of the Wayland 90% requirement.
- Deep Sump Catch Basin Hood: The plan detail calls for a Lebaron L202 trap. Note that this unit is only a flap trash guard and not a gas and oil trap, so it is not acceptable. A different unit should be selected.

RE: 105Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

April 1, 2021

- 2.5.4 Standard 7 – Redevelopment: This is a partial new development and partial redevelopment. See the comment under 2.5.1 above for Recharge. Quantify that the recharge being provided can be credited for the entire site per the capture area adjustment rules, or that the project meets or exceeds the minimum area requires for the “new portion” of the project and document that this is “to the extent practicable” for the redevelopment. Due to the favorable soil conditions, this project should be able to meet the full standards.
- 2.6 Hydrologic Modeling Computations:
- 2.6.1 Hydrographs shall not be truncated so that all volume is accounted for: The time frame of the Hydrocad model stops at 20 hours. The end time needs to be adjusted to extend to the time to when the basins are empty.
- 2.6.2 Watershed Boundaries: From the Wayland GIS, the contours show that some area of the property to the west drains onto the subject property and normally needs to be accounted for the computations. However, in this case the off site area would not affect the existing or proposed stormwater features, so the current watershed configuration is acceptable.
- 2.6.3 Need to compute the 1 inch storm as discussed earlier.
- 2.7 Soils Information: Additional soil testing is necessary for the stormwater infiltration systems and for the saturated thickness for the mounding analysis as mentioned above.
- 2.8 Long Term Pollution Prevention Plan and Operation and Maintenance Plan:
- A plan has been provide for this purpose but is a general outline that lacks the information necessary for the owner or maintenance entity to properly maintain the site and the stormwater management features.
- For the Stormwater Management BMPs, Appendix C of the Wayland Stormwater Regulations has a listing of the required information to be provided for inspections and maintenance,
- For the Source Control Measures, each of the items need to be further detailed to describe what is expected for management of the site. Also, there needs to be a snow management plan to show where snow is plowed to and any snow stockpiling location information.

RE: 105Plain Road, Wayland, MA

Wayland Bylaw Ch. 193 Stormwater and Land Disturbance

April 1, 2021

3. Design Standards (5.0 D)

D. 2) Rainfall depths for Design Analysis – The regulations specify that Rainfall Depths shall be based in the Northeast Regional Climate Center (NRCC) “Atlas of Precipitation Extremes for the Northeast United States and Southeastern Canada”. The Engineer has utilized the NOAA Atlas 14. The NOAA Atlas results for this site show slightly greater depths for the 2,10, and 25 year storms and less for the 100 year event. The main difference is the 100 year event with the NOAA Atlas is 8.02 inches vs. 8.42 inches for the NRCC Atlas. Both of these sources are generally accepted in Massachusetts, so DGT would take no exception to the NOAA Atlas figures. The Conservation Commission would need to rule on a waiver if necessary to use the NOAA rainfall depths.

D. 3) Basis of Design: The intent of the design would meet the requirements of this section of the Regulations. If after addressing these comments, the project intent is met, it will comply with this Section.

D. 4) Better Site Design: The project as designed appears to maintain significant open space on the property. The development is clustered in the northern half of the site. Clustered development is an LID Concept.

The proposed stormwater design uses structural type, below grade BMPs which are generally not classified as LID techniques. However, it is noted that the design concept does help to minimize the developed area to preserve the adjacent natural landscape. The Engineer should discuss the use of the selected Stormwater BMPs in lieu of LID types.

If you have any questions regarding this review, please do not hesitate to contact me.

Sincerely,
DGT Associates

Fredric W. King

Fredric W. King, PE, LEED AP
Senior Engineer and Wetland Specialist



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3669
FAX: (508) 358-3046

Wayland Conservation Commission
Wetlands and Water Resources Protection Bylaw Permit (Chapter 194)

REQUEST FOR RETURN OF PERFORMANCE GUARANTEE

SIGN AND SUBMIT THIS SHEET AT THE CONSERVATION OFFICE

FILE: 322-819 (your DEP or D file number)
APPLICANT NAME: Michael and Tamara Griffin
PROPERTY ADDRESS: 102 Lakeshore Drive

The Wetlands and Water Resources Protection Bylaw Permit you have been issued contains a binding set of conditions, which you must complete or you could be subject to monetary penalties which may affect all or part of your performance guarantee for the project. It is likely that your Permit/Order of Conditions requires a Certificate of Compliance to close the file, which should be addressed prior to this performance guarantee request.

Inspection Reports must be complete and submitted to the Conservation Commission during most projects. Please refer to your Permit's "Reporting Requirements" and complete the section below. If not applicable to your project, please select N/A.

Inspection Reports were prepared and submitted by _____ (P.E. or P.L.S.)
on the following dates: _____
N/A _____

If planting/replacement plantings were a requirement of your Permit, please note the date(s) for the installation of plants and attach any documentation (receipts, photographs, etc.). Plantings must sustain two full growing seasons (a growing season is April- October of a given year) for the full performance guarantee to be addressed. The Commission will consider partial return after one growing season. If not applicable to your project, please select N/A.

Planting was completed on the following date: _____
Check here if documentation is attached: _____
N/A _____

Tamara Griffin
Applicant Signature

3/31/2021
Date



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

TOWN BUILDING
 41 COCHITUATE ROAD
 TELEPHONE: (508) 358-3669
 FAX: (508) 358-3046

Wayland Conservation Commission
 Wetlands and Water Resources Protection Bylaw Permit (Chapter 194)

REQUEST FOR RETURN OF PERFORMANCE GUARANTEE

SIGN AND SUBMIT THIS SHEET AT THE CONSERVATION OFFICE

FILE: 322-824 (your DEP or D file number)
APPLICANT NAME: Erik Thoen
PROPERTY ADDRESS: 37 Rich Valley Rd, Wayland, MA 01778

The Wetlands and Water Resources Protection Bylaw Permit you have been issued contains a binding set of conditions, which you must complete or you could be subject to monetary penalties which may affect all or part of your performance guarantee for the project. It is likely that your Permit/Order of Conditions requires a Certificate of Compliance to close the file, which should be addressed prior to this performance guarantee request.

Inspection Reports must be complete and submitted to the Conservation Commission during most projects. Please refer to your Permit's "Reporting Requirements" and complete the section below. If not applicable to your project, please select N/A.

The Jillson Company, Inc

Inspection Reports were prepared and submitted by Kevin O'Leary (P.E. or P.L.S.)
 on the following dates: 9/23/14, 11/20/14, 1/15/15, 3/12/15, 5/11/15, 6/3/15, 7/11/15
 N/A 9/19/15, 11/17/15 As-built: 5/15/16
 Partial Cert of Compliance: 7/11/16

If planting/replacement plantings were a requirement of your Permit, please note the date(s) for the installation of plants and attach any documentation (receipts, photographs, etc.). Plantings must sustain two full growing seasons (a growing season is April- October of a given year) for the full performance guarantee to be addressed. The Commission will consider partial return after one growing season. If not applicable to your project, please select N/A.

Planting was completed on the following date: _____

Check here if documentation is attached: _____

N/A X

Erik Thoen
 Applicant Signature

4/2/21
 Date



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

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

Partial Certificate of Compliance
CHAPTER 194
WETLANDS AND WATER RESOURCES PROTECTION BYLAW

37 Rich Valley Road (Also DEP File 322-824)
Book/Page of Permit: 63765 / 496

Wayland Conservation Commission:

Betty Salzberg
Jerry Greenbaum Joan B. P...
RK Backman Barbara Small

Date issued:

July 1, 2016

This Certificate is issued to the applicant as follows: by hand delivery on

by certified mail on

July 1, 2016



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

322-824
 Provided by DEP

B. Certification

Check all that apply:

- Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
NO FURTHER WORK IS REQUIRED.

- Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

#55 No debris, refuse; #56 No underground sprinkler; #57 No de-icing chemicals; #58 No pesticides, herbicides, insecticides

C. Authorization

Issued by:

Wayland
 Conservation Commission

July 1, 2016
 Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Signatures:

Shirley Greenbaum Barbara Hull
R.A. Backman Betty Salberg
Joan B. B...

Wayland Conservation Commission Meeting Minutes

Wednesday March 24, 2021

Approved:

Location: Commission members participated remotely via Zoom

Present: Sean Fair (Chair), Barbara Howell (Vice Chair), John Sullivan, Kathy Schreiber, Tom Davidson, Joanne Barnett, Luke Legere, and Linda Hansen (Conservation Department Director)

Absent:

Minutes: Ryan Brown

S. Fair opened the meeting at 6:34PM, noting that the meeting was being recorded by WayCam and a quorum was present consisting of Sean Fair, Barbara Howell, Kathy Schreiber, Joanne Barnett, John Sullivan, and Luke Legere.

6 Springhill Road DEP File # 322-968 – Continued Public Hearing, Notice of Intent filed pursuant to the Wetland Protection Act (310 CMR 10.0) and a Chapter 194 application filed pursuant to Wayland's Wetlands and Water Resource Protection Bylaw, submitted by Hanbeeth Kim for the installation of the 12 x 16 foot shed in the rear yard at 6 Springhill Road in Wayland, MA. The proposed work is within the 100-foot wetland buffer zone. Property is shown on Assessor's Map 24, Parcel 043.

L. Hansen noted that a DEP file number was assigned to this project. H. Kim stated that the Chap 194 application was submitted today. L. Hansen stated that a building application was still required for this project and she has informed the Building Department of the situation. H. Kim also noted that the Health Department still needs to visit the site to observe that the shed is not impacting the septic system.

B. Howell moved, L. Legere seconded the motion to close the hearing under the Wetlands Protection Act and Chapter 194. S. Fair initiated a roll call vote. All in favor 6-0.

B. Howell moved, K. Schreiber seconded the motion to issue an order of conditions under the Wetlands Protection Act and a permit under Chapter 194 with conditions as discussed. S. Fair initiated a roll call vote. All in favor 6-0.

40 Claypit Hill Road DEP File # 322-XXX Public Hearing, Notice of Intent filed pursuant to Wayland's Wetlands and Water Resource Protection Bylaw (Chapter 194) and the Wetlands Protection Act (310 CMR 10.0), submitted by Philip and Erica Parks for the installation of a pool, pool shed, landings, walkways, walls, fencing, and the removal of 19 trees, driveway modification, yard expansion, and landscaping at 40 Claypit Hill Road, Wayland, MA. Property is shown on Assessor's Map 19 Parcel 039C.

M. Sullivan, project representative, noted that the project materials have been submitted to the state, but currently, no DEP file number has been provided.

M. Sullivan described the project to the Commission, noting that that the proposed additions will increase the site's impervious surfaces by 2,370 square feet. As mitigation, three StormTech CULTECH chambers will be installed. M. Sullivan stated that 19 trees will be removed from the property, 4 of these trees are within the buffer zone, the remaining 15 are outside of the buffer zone. Mitigation planting

Wayland Conservation Commission Meeting Minutes

Wednesday March 24, 2021

Approved:

plan consisting of native plants will be installed to revegetate portions of the site. The majority of the proposed work takes place outside of the buffer zone.

K. Schreiber questioned the grading of the pool landing area to adequately capture runoff. M. Sullivan stated installing a third catch basin to the pool landing would help capture runoff. K. Schreiber requested a more detailed plan showing the catch zones.

K. Schreiber recommended cabling the oak trees that are at risk of splitting. B. Howell recommended trimming rather than removing the oaks trees from the property.

L. Hansen suggested organizing a site visit for the Commission, reviewing the stormwater management plan, and identifying where the Conservation Restriction boundary is located on the property.

L. Legere moved, B. Howell seconded the motion to continue the hearing under the Wetlands Protection Act and Chapter 194 to April 14th, 2021 at a time after 6:30PM. S. Fair initiated a roll call vote. All in favor 7-0.

105 Plain Road – SMLD-72, Proposed Conservation Cluster Subdivision to create two lots. Lot 1 would contain and preserve the existing historic home. Lot 2 would contain 4 proposed dwelling units plus open space. Work would also include a common driveway, utilities, stormwater management, septic system, and miscellaneous site work.

L. Hansen stated that the peer review for this project has yet to be submitted and the project is being continued to April 14th, 2021.

7 Morrill Drive – SMLD -74, Proposed renovation and addition to an existing single family house, work will also include a new driveway, septic system, drainage system, landscaping, utility connections and related site work.

V. Colonna, representative, described the project to the Commission. Applicant is proposing additions to garage, back of the house, and a porch. New septic system proposed to replace leaching pit. One tree to be removed to accommodate septic system installation. Tree replacement proposed to meet standards of the draft Chapter 193 Regulations. Project to increase site impervious by 1,400 square feet. Two dry wells proposed to capture roof runoff. L. Hansen stated she will check with DPW regarding the uncaptured driveway runoff escaping to the road to ensure MS4 requirements are met.

B. Howell moved, J. Barnett seconded the motion to authorize L. Hansen to issue the Chapter 193 Permit for 7 Morrill Drive once content with the presented materials. S. Fair initiated a roll call vote. All in favor 7-0.

Wayland Conservation Commission Meeting Minutes

Wednesday March 24, 2021

Approved:

1 Appletree Lane – SMLD-73, Proposed site improvements including construction of a new detached garage, swimming pool, and terrace. Project will add 4,011 square feet of impervious.

B. Nelson, representative, described the project to the Commission. Project to include the installation of a pool and garage. All additions will take place within existing lawn or impervious surfaces, no tree removal is proposed. 10 CULTECH chambers to be installed that will capture runoff from the pool, pool terrace, garage, and a portion of the rear-roof of the existing dwelling.

L. Hansen asked B. Nelson to confirm the amount of new impervious surface added to the site and additional clarification on the stormwater management plan. L. Hansen also requested a final operations and maintenance plan for the stormwater system to be included in the permit.

B. Howell moved, L. Legere seconded the motion to authorize L. Hansen to issue the Chapter 193 Permit for 1 Appletree Lane once content with the presented materials. S. Fair initiated a roll call vote. All in favor 7-0.

24 School Street DEP File # 322-965 – Public Hearing, Notice of Intent filed pursuant to the Wetlands Protection Act (310 CMR 10.0), submitted by Chris D’Antonio for the construction of twelve new townhouses, driveway and parking areas, subsurface sewage disposal system, stormwater management system, and supporting utilities at 24 School Street in Wayland, MA. Property is shown on Assessor’s Map 52, Parcel 189.

L. Hansen noted that the applicant wishes to continue the hearing to April 14th, 2021.

J. Barnett moved, B. Howell seconded the motion to continue the hearing under the Wetlands Protection Act to April 14th, 2021 at 7:30PM. S. Fair initiated a roll call vote. All in favor 7-0.

Request For Certificate of Compliance: 149 Concord Road D-968

B. Howell moved, J. Barnett seconded the motion to issue a Certificate of Compliance for 149 Concord Road D-968 under Chapter 194. S. Fair initiated a roll call vote. All in favor 7-0.

Request For Certificate of Compliance: 246 Old Stonebridge Road DEP File # 322-854

B. Howell moved, J. Barnett seconded the motion to issue a Certificate of Compliance under the Wetlands Protection Act and Chapter 194 for 246 Old Stonebridge Road DEP File #322-854. S. Fair initiated a roll call vote. All in favor 7-0.

Prioritize Vernal Pool certification on Conservation managed lands

L. Hansen suggested certifying the vernal pools located at Heard Farm, Greenways, Cow Common, and Sedgemoadow to coincide with the recommendations put forth in the management plans for those properties, noting that Sedgemoadow will be the next property to receive a management plan. The Commission noted approval for the suggested plan.

Wayland Conservation Commission Meeting Minutes

Wednesday March 24, 2021

Approved:

Vote to approve amendment for Old Stone's Bridge project (DEP file # 322-892)

J. Sullivan moved, T. Davidson seconded the motion to accept the amendment for Old Stone's Bridge DEP File # 322-892. S. Fair initiated a roll call vote. All in favor 7-0.

Ratify Enforcement Order for 128 Boston Post Road

L. Hansen stated that the enforcement order is to require the property owner to file with the Conservation Commission for the unpermitted work being performed on the property within buffer zone and riverfront area of Hayward Brook. L. Hansen noted that this is the second enforcement order sent to this property owner. S. Fair recommended leveling \$100 a day fines against the property owner if there is no compliance following the dispatch of the enforcement order.

B. Howell moved, J. Barnett seconded the motion to ratify the enforcement order for 128 Boston Post Road. S. Fair initiated a roll call vote. All in favor 7-0.

Schedule Public Meeting For Heard Farm Land Management Report

L. Hansen stated that on Tuesday April 20th at 4:30, Department Staff will be meeting with the volunteers of Heard Farm to discuss the property's management and to agree upon new trail mowing conditions.

Approve Minutes: 03.03.2021

J. Barnett moved, K. Schreiber seconded the motion to approve the minutes of March 3rd, 2021 as amended. S. Fair initiated a roll call vote. All in favor 7-0.

Review draft Chapter 194 permit for Loker Turf Field project (DEP file # 322-953)

L. Legere recused himself from the discussion.

L. Hansen reviewed the draft permit and conditions with the Commission. L. Hansen recommended sampling from both the east and west ponds. Sampling would occur after events that would result in overflow entering the west pond.

L. Hansen noted that the invasive plant management plan is no longer part of the mitigation plan. Commission noted interest in including the invasive plant management plan as part of the mitigation.

No plowing of turf field condition to be added.

Increased specificity on how lighting will be turned on and off during critical times.

L. Hansen noted the possible benefit of having M. Burne observe the vernal pool to identify migration routes.

Wayland Conservation Commission Meeting Minutes

Wednesday March 24, 2021

Approved:

J. Barnett moved, T. Davidson seconded the motion to issue order of conditions under the Wetlands Protection Act and a permit under Chapter 194 with conditions as discussed. S. Fair initiated a roll call vote. 1 opposed – 5 in favor.

Adjournment

J. Barnett moved, K. Schreiber seconded the motion to adjourn the Conservation Commission meeting of March 24th, 2021 at 9:08PM. S. Fair initiated a roll call vote. All in favor.

The next meeting of the Wayland Conservation Commission is scheduled for Wednesday April 14th, 2021 at 6:30PM.