



December 23, 2021

To: Sarkis Sarkisian
Town Planner
41 Cochituate Road
Wayland, MA 01778

A&M Project #: 2562-01B

Re: Camp Chickami
139 Boston Post Road
(Assessor's Map 29, Lots 42)
Wayland, MA 01778
Response Review Comments

Copy: West Suburban YMCA (by e-mail)

Dear Mr. Sarkisian,

Allen & Major Associates, Inc. (A&M), on behalf of our client, West Suburban YMCA, is providing the following responses to the DPW December 2, 2021 review comments related to the proposed improvements to Camp Chickami. A&M's responses are indicated in bold italic below the Town review comments.

Sheet C-102 (Layout & Materials Plan)

Approximately 100' west of the start of the proposed permeable driveway, there is a note for "PROPOSED BIT. SIDEWALK" on the Temple Shir Tikva property. Could you please clarify whether or not that note is valid for this proposed Camp Chickami work?

Response: There is no proposed sidewalk on the Temple property. This note has been removed from the drawings.

Sheet C-103 (Grading & Drainage Plan)

Of the two, solid 28'-long HDPE pipes that are shown flowing into the proposed cleanouts, can the westerly one be laid at a pitch of 2% minimum, instead of the proposed 0.50%?

Response: The HDPE pipe slope has been revised to 2.00% as requested.

Sheet C-104 (Utilities Plan)

Any proposed water service must be metered in accordance with Town Water Regulations.

Response: Understood. The plumbing engineer will show the appropriate water service meter and backflow device on the building permit drawings.

All water utility work shall be specified and installed in accordance with AWWA Standards.

Response: A note has been added to Sheet C-104 requiring AWWA compliance. See note number 8.

Does an easement exist to connect the proposed underground electric & tele/data to the utility pole shown on the Newton YMCA property?

Response: There is no easement; however, the two lots are in common ownership.

Sheet C-502 (Details)

In the "SECTION VIEW" detail: Can the three "EZ Roll" notes be revised to specify which pavers are to be installed ("EZ Roll" GRASS pavers or "EZ Roll" GRAVEL pavers)?

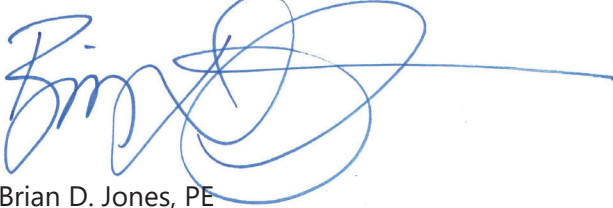
Response: The three EZ Roll notes have been revised to indicate "GRASS" or "GRAVEL".

Can widths of proposed "EZ Roll" GRASS paver & "EZ Roll" GRAVEL paver areas be noted on plan?

Response: The widths of the EZ Roll GRASS paver and GRAVEL paver have been added to the drawing as requested.

We have also provided responses to the Wayland Board of Health and Wayland Conservation Commission comments under separate cover. Enclosed with this letter are copies of the responses to BOH and Conservation for your reference. We thank you in advance for your consideration.

ALLEN & MAJOR ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Brian D. Jones", with a long horizontal line extending to the right.

Brian D. Jones, PE
Senior Project Manager

Enclosures:

1. Draft Easement documents
2. Camp Chickami Site Plan, revised as of December 23, 2021
3. Camp Chickami drainage report, revised as of December 23, 2021
4. Board of Health response to comments, dated December 8, 2021
5. Conservation Commission response to comments, dated December 23, 2021



TEMPLE SHIR TIKVA שִׁיר תִּקְוָה

141 Boston Post Road, Wayland, MA 01778 TEL: 508 358 9992 www.shirtikva.org

Letter Of Intent

This letter of intent will specify the terms and conditions under which Temple Shir Tikva, a nonprofit religious institution located at 141 Boston Post Road, Wayland, MA 01778 (herein known as "TST") will grant an easement to The West Suburban Young Men's Christian Association located at 276 Church St., Newton, MA 02458 (herein known as "The Y") on the property of TST.

Specifically, The Y is requesting an easement behind TST parking lot per the attached exhibit for the exclusive purpose of allowing emergency vehicles to access and exit their property. The TST Board of Trustees has approved this request subject to the following conditions:

- The Y agrees that the easement will in no way affect the day-to-day operations of TST and will have no effect on the capacity of the TST parking lot.
- The Y will complete all exhibits, renderings, surveys, schematics as required and submit copies to TST for review and approval.
- The Y will execute all the required paperwork for the easement and submit copies to TST for review and approval.
- The granting of the easement will be subject to the approval of TST's mortgage holder, and the Y will prepare all necessary paperwork required by the mortgage holder.
- Upon approval by TST and its mortgage holder, The Y will execute the appropriate filings with the appropriate deed registry authorities.
- Any modifications to the TST property shall be presented to TST for approval prior to the filing of the easement.
- All costs involved with preparing the TST property to accommodate the easement will be the responsibility of The Y.
- All fees, costs, including legal fees regarding the above will be the responsibility of the Y (including the legal fees of TST).
- All final documents and exhibits will be subject to TST's attorney review and approval.
- The granting of easement will be subject to the approval of the TST congregation at a congregational meeting per Article XV of the TST by-laws.

This Letter of Intent is subject to errors and omissions. No representation or warranty is expressed or implied for any matters herein. Until or unless the principal parties shall execute a legally binding agreement, no agreement shall exist among them.



TEMPLE SHIR TIKVA שִׁיר תְּקוּוּהָ

141 Boston Post Road, Wayland, MA 01778 TEL: 508 358 9992 www.shirtikva.org

IN WITNESS HEREOF, the parties have executed this Agreement effective on the date and year written below.

For Temple Shir Tikva

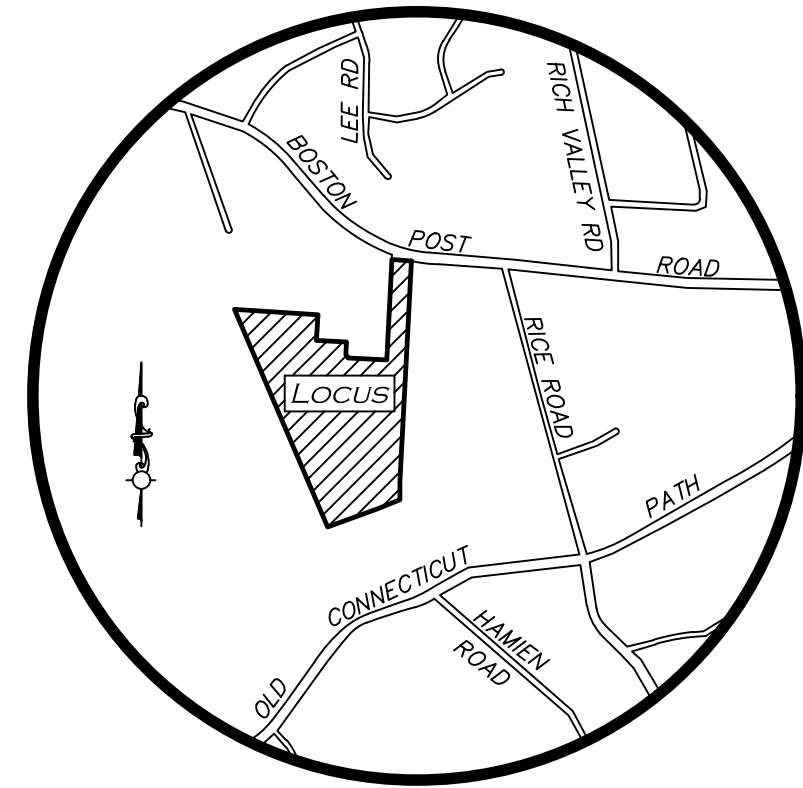
By:

Jeffrey Maimon 10/11/21

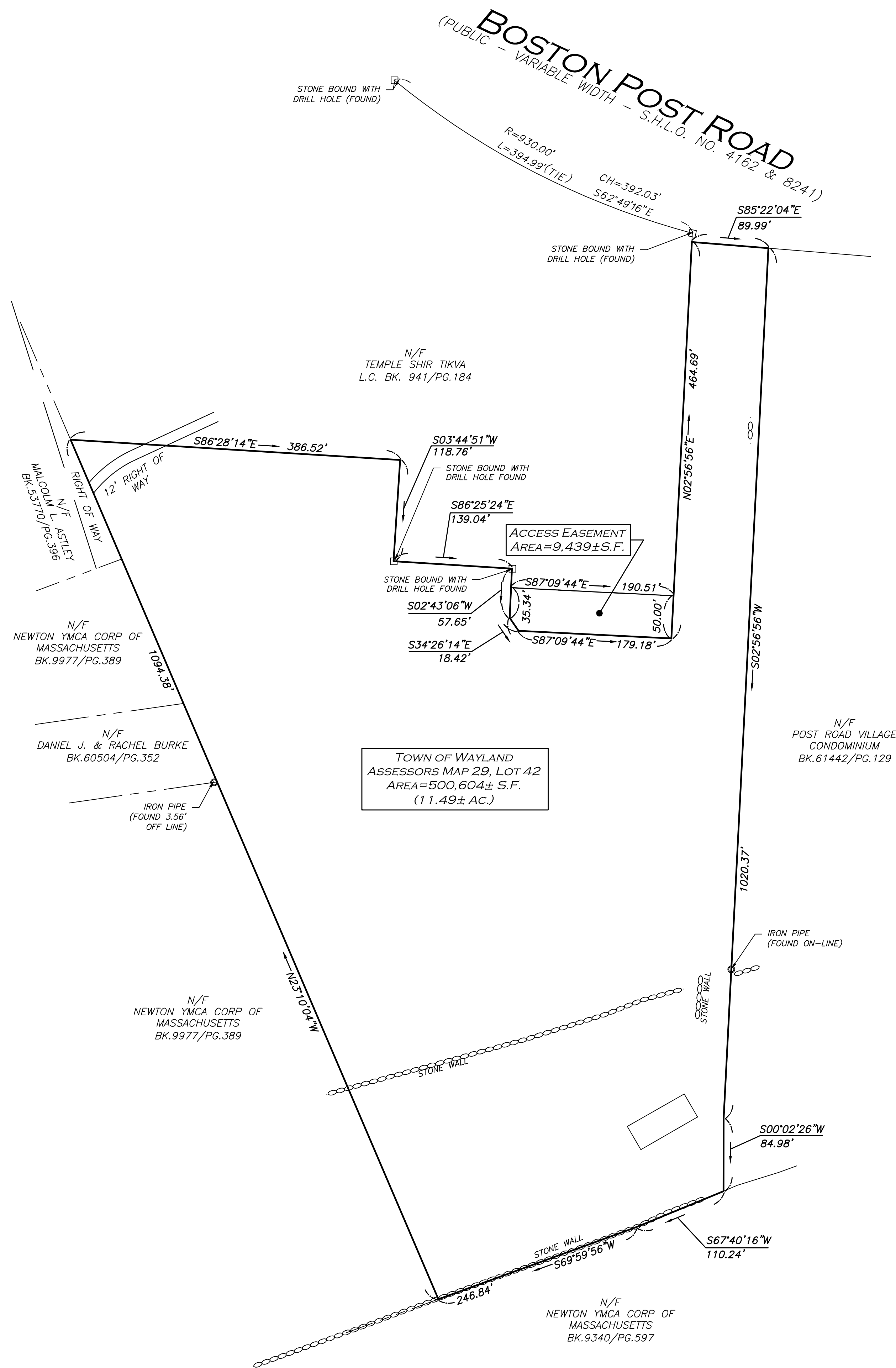
Jeffrey Maimon, Treasurer

For the YMCA:

By:



LOCUS MAP
(NOT TO SCALE)



TOWN OF WAYLAND
ASSESSORS MAP 29, LOT 42
AREA=500,604± S.F.
(11.49± AC.)

MATCH LINE SHEET V-102



FOR REGISTRY USE ONLY

LEGEND	
STONE BOUND (SB)	□
IRON PIPE (IP)	○
PROPERTY LINE	—
ABUTTERS LINE	- - -
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
PLAN BOOK	PB.
PLAN	PL.
LAND COURT	L.C.
LAND COURT CASE	L.C.C.

LOCUS REFERENCES

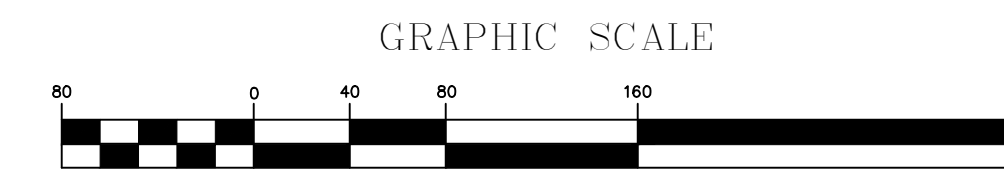
- TOWN OF WAYLAND ASSESSORS MAP 29, LOT 42
- DEED BOOK 8499, PAGE 153
- PLAN 685 OF 1945

PLAN REFERENCES

- PLAN 1011 OF 1946
- PLAN 174 OF 2013
- L.C.C. 22214A
- S.H.L.O. NO. 4162
- S.H.L.O. NO. 8241

NOTES

- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
- THE PURPOSE OF THIS PLAN IS TO CREATE AN ACCESS EASEMENT ACROSS LAND OF NOW OR FORMERLY TEMPLE SHIR TIKVA FOR THE BENEFIT OF THE OWNERS OF TOWN OF WAYLAND ASSESSORS MAP 29, LOT 42 AS SHOWN HEREON.



WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN AUGUST 31, 2020 AND SEPTEMBER 30, 2020.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WAYLAND ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR REVIEW
OCTOBER 14, 2021

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
WEST SUBURBAN YMCA
276 CHURCH STREET
NEWTON, MA 02458

PROJECT:
139 BOSTON POST ROAD
WAYLAND, MA

PROJECT NO. 2562-01A DATE: 10/14/21

SCALE: 1" = 80' DWG. NAME: SEE BELOW

DRAFTED BY: AIR CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET No.

EASEMENT PLAN 1

GRANT OF EASEMENT

Temple Shir Tikva a Massachusetts religious corporation organized pursuant to G.L. c. 180 of 141 Boston Post Road Wayland, Middlesex County, Massachusetts (“Grantor”) for \$1.00 consideration grants to **West Suburban Young Men’s Christian Association**, a Massachusetts charitable corporation organized pursuant to G.L. c. 180 (“Grantee”) its successors and assigns as owners of property at 139 Boston Post Road Wayland, Middlesex County, Massachusetts:

The non-exclusive right and easement to use for purposes of access, ingress and egress on foot or by vehicle and for the laying of underground or overhead utilities the area shown as “Access Easement Area = 9,439 +/- S.F.” (the “Access Easement Area”) on an Easement Plan 139 Boston Post Road Wayland, MA dated 10/14/21 by Allen & Major Associates, Inc. recorded herewith.

Subject to the rights granted herein the Grantor retains all incidents of ownership of the Access Easement Area including the non-exclusive right to use the Access Easement Area for all lawful purposes consistent with the Grantee’s right hereunder, and the Grantor and Grantee acknowledge that the Grantee’s use of the Access Easement Area is permissive under the rights granted herein.

Grantor and Grantee each indemnify the other from and against any claims for personal injury or property damage occurring on the Access Easement Area, but in each case only to the extent of (i) injury caused by the negligence or willful acts of the indemnifying party and (ii) the limits provided in G.L. c. 231 §85K.

For Grantor’s title see Certificate of Title #162334 filed for record in the Land Court Registry District of Southern Middlesex County in Land Registration Book 941 Page 184. For Grantee’s title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 9977 Page 389.

Executed this day of , 202

[SIGNATURE PAGE FOLLOWS]

GRANTOR

Temple Shir Tikva

By: _____
Name:
Its

GRANTEE

West Suburban Young Men's Christian Association

By: _____
Name:
Its

COMMONWEALTH OF MASSACHUSETTS

SS

On this _____ day of _____, 202__ before me, the undersigned notary public, personally appeared _____ as _____ of Temple Shir Tikva, proved to me through satisfactory evidence of identification which were _____, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose

Notary Public
My commission expires