

SITE PLAN REVIEW AND APPROVAL

302 Attachment 4

SPA Form C
Application for Site Plan Review and Approval

Application is hereby made for site plan review and approval under the Zoning Bylaws, Article 6. As required by the Site Plan Review and Approval Regulations, ~ 302-16B, the applicant shall submit one original and 10 copies of this Form C at the Planning Board office, together with one original and five copies of all plans and other required materials. One copy of this Form C shall be filed at the Town Clerk's office at the time of said submittal, with a receipt for said filing included as part of the Planning Board submittal. The information on this Form C shall be shown on the site plan. Attach additional pages if necessary.

- 1. Name, address and telephone number of applicant(s): Jack Fucci, West Suburban YMCA, (617) 244-6050 x3004 276 Church Street, Newton, MA 02458
2. Name, address and telephone number of owner(s) of record (if different from applicant): Same as applicant.
3. Name, address and telephone number of design engineer(s)/surveyor(s)/architect(s): Allen & Major Associates, Inc., (603) 627-5500 400 Harvey Road, Suite D, Manchester, NH 03103
4. Name, title and/or other identification of proposed development/activity: Proposing the addition of a multi-use buildings, tent, and septic system to existing Camp Chickami located at 139 Boston Post Road.
5. Other information:
a. Recording information for deed(s) of property recorded in the South District Middlesex Registry of Deeds and/or Land Court (include copies of deeds): Book 8499, page 153; or Land Court Cert. No. N/A
b. Zoning district(s), and acreage for each district, in which the site is located: Zoning district: R-40; Acreage: 10.57
c. Information from Assessor's office: Map No. 29; Lot No. 42
d. Other permits, licenses, approvals, etc., required prior to commencement of construction:

Special permit: N/A

WAYLAND CODE

Variance:

N/A

Subdivision approval not required under

MGL c. 41, ~ 81P:

N/A

Subdivision approval under MGL c. 41, ~ 81U:

N/A

Conservation Commission order of conditions:

N/A

Board of Health construction works permit:

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Massachusetts Environmental Protection

Act (MEPA) review:

N/A

Massachusetts Highway Department curb cut permit: N/A

All other required permits, licenses, approvals, etc.:

Type: _____; Issuing authority: _____

Type: _____; Issuing authority: _____

Type: _____; Issuing authority: _____

Type: _____; Issuing authority: _____

Type: _____; Issuing authority: _____

- e. Describe the timing of all permit, etc., applications listed in Paragraph d above (include copies of all permits already obtained):
 Granted on May 30, 2017, the permit is obtained to operate a summer day camp in the R-40 zone.
 This permit expires on June 22, 2022.

6. History of the use of the site:

- a. Past uses, as researched from readily obtainable sources (cite sources):
 Newton YMCA Corp. of Mass has owned and operated the parcel as a YMCA camp since 1955 (VGSI Property Card)
- b. Present use(s):
 YMCA Camp Chickami
- c. All zoning variances granted, listed chronologically by case number, with brief descriptions of each:
 N/A
- d. All special permits granted, listed chronologically by case number, with brief descriptions of each:
 Special Use Permit granted by the Zoning Board of Appeals, Decision No. 17-12, granted on May 30, 2017 to permit the parcel to be used as a YMCA camp.
- e. If any part of the site is protected as a nonconforming use or structure, describe:
 YMCA camp permitted in a residential zoning district.
- f. If any part of the site is part of an approved subdivision under MGL c. 41, name of subdivision and date of approval:
 Name: N/A Date of approval: _____

7. Existing site characteristics:

- a. Total acreage of site: 11.49 ac.

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- b. Total acreage in Floodplain District: 0 ac. ; % of total acreage: N/A
 - c. Total acreage in Aquifer Protection District: 0 ac. ; % of total acreage: N/A
 - d. Total acreage in Watershed Protection District: 0 ac. ; % of total acreage: N/A
 - e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, ~ 40:
Wetlands: 1.93 ac.; % of total acreage: 16.8%
Buffers: 6.44 ac.; % of total acreage: 56.0%
 - f. Total acreage of legally dedicated open space: 10.27+/-; % of total acreage: 89.4%
8. Proposed site characteristics:
- a. Total acreage of site: 11.49 ac.
 - b. Total acreage in Floodplain District: 0 ac. ; % of total acreage: N/A
 - c. Total acreage in Aquifer Protection District: 0 ac. ; % of total acreage: N/A
 - d. Total acreage in Watershed Protection District: 0 ac. ; % of total acreage: N/A
 - e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, ~ 40:
Wetlands: 1.93 ac.; % of total acreage: 16.8%
Buffers: 6.44 ac.; % of total acreage: 56.0%
 - f. Total acreage of legally dedicated open space: 10.05+/-; % of total acreage: 87.5%
9. Existing and proposed site improvements:
- a. Existing structures, with name and total square footage of footprint and gross floor area of each:
Name: Rec. bldg. 1; Footprint area: 4,000 s.f. ; (Recreation Building)
Gross floor area: -
Name: Rec. bldg. 2; Footprint area: 1,800 s.f. ; (Recreation Building)
Gross floor area: -
Name: N.C.C.B.; Footprint area: 240 s.f. ; (Nature Camp Crafts Building)
Gross floor area: -
Name: Bath House; Footprint area: 1,110 s.f. ; (Pool Building)
Gross floor area: -
Name: Bathrooms ; Footprint area: 300 s.f. ; (150 s.f. per bathroom building)
Gross floor area: -
Name: Shed (4) ; Footprint area: 430 s.f. ; (4 existing sheds on-site, total footprint area = 430 s.f.)
Gross floor area: -
Name: _____; Footprint area: _____;
Gross floor area: _____
Name: _____; Footprint area: _____;
Gross floor area: _____
- Grand totals: Footprint area: 17,870 s.f. ;

WAYLAND CODE

Gross floor area: _____

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

Gross floor area: _____
Name: Multi-use ; Footprint area: 2,760 s.f. ; (Multi-use Building)
Gross floor area: 2,160+/- s.f
Name: Tent ; Footprint area: 6,500 s.f. ; (Proposed Tent)
Gross floor area: 6,500 s.f.
Name: _____ ; Footprint area: _____ ;
Gross floor area: _____

Grand totals: Footprint area: 9,260 s.f. ;
Gross floor area: 9,234 s.f.

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

Area: N/A ; Spaces: N/A

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

Area: 1166 s.f. ; Spaces: 7 (9' x 18.5')

- e. Describe existing and proposed materials used for any impermeable surfaces:
Existing materials include: gravel, asphalt, concrete, wood, etc.
Proposed materials include: gravel, asphalt, concrete, stone, plastic, etc.

- f. Method of sewage disposal and summary of drainage impacts:
The sewage will be disposed of via the septic system to the north of the proposed multi-use building.
The proposed drainage conforms to all 10 Massachusetts Stormwater Handbook Standards & Wayland regs.

- g. Describe existing and proposed access to the site:
The existing site has two curb cuts for access. The curb cut used for main access from Boston Post Road is approximately 30' wide connecting to Chickami Road. The proposed development will use this same curb cut for access to the site.

- 10. Submit the following written documents and materials:

- a. List of and justification for requested waivers: (No waivers are requested.)
Date received: N/A
b. Drainage calculations:
Date received: November 10, 2021 ; Waived: _____ (See attached Drainage Report for Camp Chickami.)
c. Statement of water resources impacts:
Date received: N/A ; Waived: _____ (All proposed work is outside the 30' "No Disturb" Wayland buffer.)
d. Statement of landscape impacts:
Date received: N/A ; Waived: _____ (All proposed landscaping will be native to the area, no invasive species will be used.)
e. Statement and report of traffic impacts:
Date received: N/A ; Waived: _____ (Traffic impacts for the proposed work are assumed to be negligible, there will be no increase in capacity to the existing Camp Chickami.)

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- f. Statement of waste disposal impacts: _____ (The proposed septic system has been designed to meet
Date received: N/A ; Waived: _____ Massachusetts Title V and Town of Wayland regulations.)
- g. Receipt from Town Clerk:
Date received: _____ ; Waived: _____
- h. Fee: _____ Amount: _____ ;
Date received: _____ ; Waived: _____

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

Signature and printed name of applicant(s):

John F. [Signature] for West Scarborough Yucca Date: 11/3/2021

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

[Signature] for West Scarborough Yucca Date: 11/3/2021

Form C received by (signature): _____ Date: _____
Printed name: _____