

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): See attached form for answers to all items below.
2. Name, address and telephone number of owner(s) of record (if different from applicant):
3. Name, address and telephone number of design engineer(s)/surveyor(s)/architect(s):
4. Name, title and/or other identification of proposed development/activity:
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 11943, page 420; or Land Court Cert. No.
Book, page; or Land Court Cert. No.
Book, page; or Land Court Cert. No.
Book, page; or Land Court Cert. No.
Book, page; or Land Court Cert. No.
b. Zoning district(s), and acreage for each district, in which the site is located:
Zoning district:; Acreage:
Zoning district:; Acreage:
Zoning district:; Acreage:
c. Information from Assessor's office:
Map No. 22; Lot No. 003 (portion)
Map No. 22; Lot No. 006
Map No. 22; Lot No. 007 (portion)
d. Other permits, licenses, approvals, etc., required prior to commencement of construction:

Special permit:
\_\_\_\_\_

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Variance:

Subdivision approval not required under MGL c. 41, ~ 81P:

Subdivision approval under MGL c. 41, ~ 81U:
Conservation Commission order of conditions:
Board of Health construction works permit:
Massachusetts Environmental Protection Act (MEPA) review:

Massachusetts Highway Department curb cut permit:
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):

6. History of the use of the site:

- a. Past uses, as researched from readily obtainable sources (cite sources):
b. Present use(s):
c. All zoning variances granted, listed chronologically by case number, with brief descriptions of each:
d. All special permits granted, listed chronologically by case number, with brief descriptions of each:
e. If any part of the site is protected as a nonconforming use or structure, describe:
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: Date of approval:

7. Existing site characteristics:

a. Total acreage of site:

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- b. Total acreage in Floodplain District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- c. Total acreage in Aquifer Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- d. Total acreage in Watershed Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, ~ 40:  
Wetlands: \_\_\_\_\_; % of total acreage: \_\_\_\_\_  
Buffers: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- f. Total acreage of legally dedicated open space: \_\_\_\_\_; % of total acreage: \_\_\_\_\_

8. Proposed site characteristics:

- a. Total acreage of site:
- b. Total acreage in Floodplain District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- c. Total acreage in Aquifer Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- d. Total acreage in Watershed Protection District: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- e. Total acreage in wetlands and wetland buffer areas, as defined by MGL c. 131, ~ 40:  
Wetlands: \_\_\_\_\_; % of total acreage: \_\_\_\_\_  
Buffers: \_\_\_\_\_; % of total acreage: \_\_\_\_\_
- f. Total acreage of legally dedicated open space: \_\_\_\_\_; % of total acreage: \_\_\_\_\_

9. Existing and proposed site improvements:

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

Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
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Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

Grand totals: Footprint area: \_\_\_\_\_;

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Gross floor area: \_\_\_\_\_

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

Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_  
Name: \_\_\_\_\_; Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

Grand totals: Footprint area: \_\_\_\_\_;  
Gross floor area: \_\_\_\_\_

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

Area: \_\_\_\_\_; Spaces: \_\_\_\_\_

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

Area: \_\_\_\_\_; Spaces: \_\_\_\_\_

- e. Describe existing and proposed materials used for any impermeable surfaces:

- f. Method of sewage disposal and summary of drainage impacts:

- g. Describe existing and proposed access to the site:

- 10. Submit the following written documents and materials:

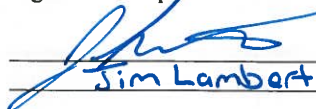
- a. List of and justification for requested waivers:  
Date received: \_\_\_\_\_
- b. Drainage calculations:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- c. Statement of water resources impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- d. Statement of landscape impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- e. Statement and report of traffic impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_

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- f. Statement of waste disposal impacts:  
Date received: \_\_\_\_\_; Waived: \_\_\_\_\_
- 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):

  
\_\_\_\_\_ Date: 10/9/19  
Jim Lambert \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

Form C received by (signature): \_\_\_\_\_ Date: \_\_\_\_\_  
Printed name: \_\_\_\_\_

**ALTA at RIVER'S EDGE**

**484-490 BOSTON POST ROAD**

**WAYLAND, MA**

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*302 Attachment 4*

**SPA Form C Responses**

**October 10, 2019**

1. **Applicant**

WP East Acquisitions, LLC.  
91 Hartwell Avenue  
Lexington, MA 02421

2. **Owner of Record**

The Town of Wayland  
41 Cochituate Road  
Wayland, MA  
(508) 358-3627

3. **Engineer**

Allen & Major Associates, Inc.  
100 Commerce Way, Suite #5  
Woburn, MA 01801  
(781) 935-6889

**Land Surveyor**

Allen & Major Associates, Inc.  
100 Commerce Way, Suite #5  
Woburn, MA 01801  
(781) 935-6889

**Architect**

The Architectural Team, Inc.  
50 Commandant's Way at Admiral's Hill  
Chelsea, MA 02150  
(617) 889-4402

**Landscape Architect**

Copley Wolff Design Group, Inc.  
10 Post Office Square  
Boston, MA 02109  
(617) 654-9000

**Attorney**

Nutter McClennen & Fish LLP  
155 Seaport Boulevard  
Boston, MA 02210  
(617) 439-2818

4. Alta at River's Edge is a proposed multi-family residential community comprised of three (3) buildings, on-site wastewater treatment facility, garage and surface parking and driveways, drainage improvements, and other site amenities such as a pool and gym.
5. Other Information
  - a. Book 11943, page 420; See Plan 27 of 1971
  - b. Residential 40,000 – 4.963 Acres (216,181+/- S.F.)  
**River's Edge Housing Overlay District** – 8.248 Acres (359,289+/- S.F.)  
Municipal Service District – 8.248 Acres (359,286+/- S.F.)  
Refuse Disposal – 3.285 Acres (143,108+/- S.F.)  
Wireless Communications - 3.285 Acres (143,108+/- S.F.)
  - c. Map 22, Lot 003 (portion)  
Map 22, Lot 006  
Map 22, Lot 007 (portion)
  - d. Other permits, licenses, and approvals required:  
Notice of Intent (NOI) – 3 months  
MassDOT Access Permit – 2 months  
National Pollutant Discharge Elimination System (NPDES) SWPPP – 2 weeks  
MEPA Filing – 2 months  
Groundwater Discharge Permit – 48-52 weeks
  - e. Describe the timing of all permit, etc., applications listed in paragraph “d” above (include all copies of all permits already obtained). See above.
6. History of the use of the site:
  - a. The assessor's cards describe the site as “vacant conservation” lots.
  - b. The present use of the site is for storage of school buses at 490 Boston Post Road, material harvesting (Sand and gravel pit) and police shooting/firing range at 484 Boston Post Road.
  - c. Zoning variances
  - d. Special Permits
  - e. The site is currently in conformance.

f. Not applicable.

7. Existing Site Characteristics

- a. Total lot acreage = 8.248 Ac. (359,286+/- S.F.).
- b. Total acreage in Floodplain District: 0.444 Ac. (19,350+/- S.F.); 5.39% of site.
- c. Total acreage in Aquifer District: 0 Ac.
- d. Total acreage in Watershed District: 0 Ac.

Wetlands and wetland buffers

Wetlands: 0.384 Ac.; 4.66% of total site  
Buffers: 3.95 Ac.; 47.98% of total site

- e. Total legally dedicated Open Space: 7.04 Ac.; 85.4% of total site

8. Proposed Site Characteristics

- a. Total lot acreage = 8.248 Ac. (359,286+/- S.F.).
- b. Total acreage in Floodplain District: 0.444 Ac. (19,350+/- S.F.); 5.39% of site.
- c. Total acreage in Aquifer District: 0 Ac.
- d. Total acreage in Watershed District: 0 Ac.
- e. Wetlands and wetland buffers  
Wetlands: 0.384 Ac.; 4.66% of total site  
Buffers: 3.95 Ac.; 47.98% of total site
- f. Total legally dedicated Open Space: 4.20 Ac.; 50.92% of total site



9. Existing and proposed site improvements:

a. Existing Structures

Shed #1 –	80 S.F. gross footprint
Shed #2 –	80 S.F. gross footprint
Tank#1 –	2,250 S.F. gross footprint
Tank#2 –	400 S.F. gross footprint
Tank#3 –	670 S.F. gross footprint
Building #1 –	5,870 S.F. gross footprint
Building #2 –	675 S.F. gross footprint
Building #3 –	500 S.F. gross footprint
<u>Building #4 –</u>	<u>475 S.F. gross footprint</u>
Gross Floor Area –	11,000 S.F.

b. Proposed Structures

	<u>Footprint</u>	<u>Gross (w/o podium)</u>	<u>Gross (w/ podium)</u>
Building #1	22,343 S.F.	80,897 S.F.	103,199 S.F.
Building #2	29,060 S.F.	93,034 S.F.	N/A
Building #3	27,306 S.F.	98,761 S.F.	N/A
Building #2/3	N/A	N/A	246,510 S.F.
WWTF	600 S.F.	600 S.F.	600 S.F.
Total	79,309 S.F.	273,292 S.F.	350,309 S.F.

c. Existing parking:

Area = Unknown  
 Spaces = Unknown

d. Proposed Parking

Area = 57,942 S.F.  
 Spaces = 348 (9' x 18.5')

e. Existing on-site impermeable materials include asphalt, concrete, and tar (roofs). Proposed impermeable materials shall include asphalt, concrete, brick, stone, plastic, etc.

f. The sewage will be collected via a closed pipe system and directed to an on-site tertiary level sewage treatment facility. The effluent from the treatment facility will be pumped to a subsurface infiltration waste water disposal (septic) field, which meets the groundwater quality standards as required by the MassDEP and the Town of Wayland Board of Health prior to discharge.

The proposed development will be considered a “new development” as there will be an increase in impermeable area. Therefore, the development shall conform to all ten (10) Massachusetts Stormwater Handbook Standards, as well as any local regulations incurred by the Town on Wayland.

- g. Existing access to the site is provided by a single curb cut approximately 90 feet long located on the 484 Boston Post Road project site. The proposed development proposed using the same, unaltered curb cut for access.

#### 10. Written Documentation

- a. There are no waivers for the project. There will be Variances requested from the Zoning Board; see attached "Summary of Variances".
- b. Drainage Calculations – See attached Drainage Report dated September 27, 2019.
- c. The proposed development has been designed per the Massachusetts Stormwater Handbook and the Wetlands Protection Act. No proposed work is scheduled inside the 25-foot "no disturb" buffer. All outlets which discharge to a vegetated wetland shall be protected using rip-rap to prevent scouring.
- d. Many existing trees and understory plants along the perimeter of the site, including along Highway 20, will remain and additional trees and shrubs will be added to these edges to provide additional screening and habitat. Turf grass will be added in key areas adjacent to buildings and parking, including a lawn within the courtyard of Building 1. Native and adapted trees, shrubs, and perennials will be planted in beds around the foundations of buildings and behind retaining walls. Drip irrigation will be provided to these beds for establishment of plant materials.
- e. A Traffic Impact Study was completed by TEC; the report was dated March 22, 2013. Per Town request, the Traffic Report was updated; the date of the new Traffic Report is September 18, 2019.
- f. The Rivers Edge Project in Wayland will achieve wastewater treatment and disposal using an onsite tertiary level wastewater treatment facility with subsurface effluent disposal. The system will treat all the sewage generated from the project in a centralized wastewater treatment system that will produce an effluent of such quality that it will meet or exceed State standards for groundwater quality. It is anticipated that the system will achieve organic material, solids and nitrogen reduction to levels at or below groundwater quality standards. In addition, significant reductions in pathogens and viruses beyond typical septic system effluent will be achieved. Given the past use of the site, as a Municipal septage receiving and treatment facility that discharged partially treated sewage effluent to the ground via open sand beds, the advanced levels of treatment planned for this project will produce a far superior effluent and should be a net benefit to the overall groundwater quality at the site.
- g. Received October 10, 2019 (see attached).
- h. Planning Board fee is waived because ZBA will collect the fee as the Site Plan Approval Authority.