

APPLICATION FOR NOTICE OF INTENT

for property located at

**4, 8, 14 ANDREW AVENUE
368 BOSTON POST ROAD
WAYLAND, MASSACHUSETTS**

Prepared for:

Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Prepared by:

Meridian Associates, Inc.
500 Cummings Center, Suite 5950
Beverly, Massachusetts 01915
(978) 299-0447
www.meridianassoc.com

**December 7, 2022
Revised January 5, 2023**





VIA EMAIL: lhansen@wayland.ma.us AND HAND DELIVERY

January 5, 2023

Linda Hansen, Conservation Administrator
Conservation Commission
c/o Conservation Department
41 Cochituate Road
Wayland, MA 01778

**Re: Mass DEP File No.: 322-1003
4, 8, 14 Andrew Avenue
368 Boston Post Road
Wayland, Massachusetts**

Dear Members of the Commission:

On behalf of the applicant/owners, Town of Wayland, Meridian Associates, Inc. (MAI) is pleased to submit the attached revised Notice of Intent and supplemental materials for 8 Andrew Avenue.

The applicant is proposing renovations to the existing building and other improvements including parking areas, sidewalks that connect to Andrew Avenue and Lillian Way, patio, stormwater management system, site grading, utility connections, stone dust trails and an overlook to the Sudbury River, landscaping, hardscaping and lighting.

It should be noted that since this is a project proposed by and owned by the Town, and pursuant to section E.1 of WPA Form 3, which states: "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." the application fees are not provided with the Notice of Intent Application.

We look forward to meeting with you at the next hearing and if you have any questions please feel free to contact me at dkelley@meridianassoc.com or (978) 299-0447, ext. 246.

Sincerely,

MERIDIAN ASSOCIATES, INC.

David S. Kelley, PE
Director of Engineering

P:\6452_10 Andrew Ave, Wayland, Ma\ADMIN\Reports\NOI\Letter_Conservation_2023-01-05 Revised.docx

cc: Department of Environmental Protection-NERO
Town of Wayland

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**NOTICE OF INTENT
(WPA FORM 3)**



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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):

4, 8, 14 Andrew Avenue, 368 Boston Post Road

a. Street Address

Wayland

b. City/Town

01778

c. Zip Code

Latitude and Longitude:

23

f. Assessors Map/Plat Number

42.36399

d. Latitude

-71.37152

e. Longitude

052U, 052L, 052K, 052S

g. Parcel /Lot Number

2. Applicant:

Ben

a. First Name

Keefe, Director of Facilities

b. Last Name

Town of Wayland

c. Organization

41 Cochituate Road

d. Street Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

508-358-3786

h. Phone Number

i. Fax Number

bkeefe@wayland.ma.us

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

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):

David S.

a. First Name

Kelley, PE

b. Last Name

Meridian Associates, Inc.

c. Company

500 Cummings Center, Suite 5950

d. Street Address

Beverly

e. City/Town

MA

f. State

01915

g. Zip Code

978-299-0447

h. Phone Number

978-872-1157

i. Fax Number

dkelley@meridanassoc.com

j. Email address

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

N/A

a. Total Fee Paid

N/A

b. State Fee Paid

N/A

c. City/Town Fee Paid



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

Provided by MassDEP:

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Wayland

City/Town

A. General Information (continued)

6. General Project Description:

The Town of Wayland is proposing renovations to the existing building and other improvements including parking areas, sidewalks that connect to Andrew Avenue and Lillian Way, patio, stormwater management system, site grading, utility connections, stone dust trails and an overlook to the Sudbury River, landscaping, hardscaping and lighting.

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

- | | |
|---|---|
| 1. <input 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 checked="" type="checkbox"/> Other (Municipal) | |

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 CMR 10.24(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

1307 & 66628

c. Book

b. Certificate # (if registered land)

0076 & 081

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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Sudbury River (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:

99,874
square feet

4. Proposed alteration of the Riverfront Area:

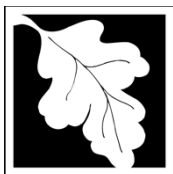
9,898 (New Disturbance)	2,490 (New Disturbance)	7,480 (New Disturbance)
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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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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 BVW _____	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**

8/01/2021

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 0
percentage/acreage

(b) outside Resource Area 61.5%/2.56 Ac.
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 <https://www.mass.gov/endangered-species-act-mesa-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.



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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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Wayland

City/Town

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.
- Permit Site Development Plans for Council on Aging Community Center located at 8 Andrew Avenue in Wayland, Massachusetts
- | | |
|--------------------------------------|--------------------------|
| Meridian Associates, Inc. | David S. Kelley, PE |
| b. Prepared By | c. Signed and Stamped by |
| January 5, 2023 | 1" = 30' |
| d. Final Revision Date | e. Scale |
| Stormwater Management Report | January 5, 2023 |
| 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:

N/A	N/A
2. Municipal Check Number	3. Check date
N/A	N/A
4. State Check Number	5. Check date
N/A	N/A
6. Payor name on check: First Name	7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

12.1.2022

2. Date

4. Date

November 30, 2022

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the 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

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:

4, 8, 14 Andrew Avenue, 368 Boston Post Road

a. Street Address

Wayland

b. City/Town

N/A

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Ben

a. First Name

Keefe, Director of Facilities

b. Last Name

Town of Wayland

c. Organization

41 Cochituate Road

d. Mailing Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

508-358-3786

h. Phone Number

i. Fax Number

bkeefe@wayland.ma.us

j. Email Address

3. Property Owner (if different):

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
			N/A
Step 5/Total Project Fee:			N/A

Step 6/Fee Payments:

Total Project Fee:	<div>N/A</div> <div>a. Total Fee from Step 5</div>
State share of filing Fee:	<div>N/A</div> <div>b. 1/2 Total Fee less \$12.50</div>
City/Town share of filling Fee:	<div>N/A</div> <div>c. 1/2 Total Fee plus \$12.50</div>

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.)

Note

It should be noted that since this is a project proposed by and owned by the Town, and pursuant to section E.1 of WPA Form 3, which states: "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." the application fees are not provided with the Notice of Intent Application.

ABUTTER REQUIREMENTS

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetland Protection Act

I, David S. Kelley, PE, on behalf of the Town of Wayland, hereby give notice under pains and penalties of perjury that on December 7, 2022, 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 application was filed under the Massachusetts Wetland Protection Act by the Town of Wayland with the Town of Wayland Conservation Commission on December 7, 2022, for the property located at 4, 8, 14 Andrew Avenue and 368 Boston Post Road, Wayland, Massachusetts.

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



David S. Kelley, PE
Director of Engineering
For Meridian Associates, Inc.

12/07/22

Date

Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131,
Section 40, you are hereby notified of the following:

- A. The name of the **Applicant** is Town of Wayland
- B. The Applicant has filed a Notice of Intent 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 Massachusetts Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The **address** of the lot where the activity is proposed: 4, 8, 14 Andrew Avenue & 368 Boston Post Road
Map: 23 Lot: 052U, 052L, 052K, 052S
- D. The **proposed activity** is: renovations to existing building and other improvements including parking areas, sidewalks that connect to Andrew Avenue and Lillian Way, patio, stormwater management system, site grading, utility connections, stone dust trails and an overlook to the Sudbury River, landscaping, hardscaping and lighting.
- D. A **Public Hearing** regarding this Notice of Intent will be held on:
- Wednesday, December 21, 2022 at 6:30 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 Notice of Intent 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: 508-358-3669.
- F. Copies of the Notice of Intent may be obtained from either:
- The Applicant, or the Applicant's representative Meridian Associates, Inc., by calling this telephone number: 978-299-0447 between the hours of 8am-4:30pm 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).

Note: You also may contact the Department of Environmental Protection (DEP) for more information about this application or the Wetlands Protection Act. To contact DEP (205B Lowell Street, Wilmington, MA 01887), call (978) 694-3200

*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



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

OFFICE STAFF
Rob Leroux, Director of Assessing
Mary-Ann Wohlfarth, Sr. Admin. Coordinator

BOARD OF ASSESSORS
Zachariah Ventress, Chair
Vice Chair John A. Todd
Molly Upton, Secretary
Philip Parks
Massimo Taurisano

Certification of Abutters

Date of request 11/29/2022

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 4, 8, 14 Andrew Avenue; 368 Boston Post Road Parcel ID Map 23, Lots 052U, 052L, 052K, 052S
(Map/Lot)

Owner's Name Town of Wayland
(PLEASE PRINT)

Owner's Mailing Address 41 Cochituate Road, Wayland, MA 01778

Name of Applicant Representative: Meridian Associates, Inc.
(PLEASE PRINT)

Telephone: 978-299-0447 x226

500 Cummings Center, Suite 5950

Beverly

MA

01915

Mailing Address of Applicant

City/Town

State

Zip

Signature of Applicant Elizabeth E. Wade
for Meridian Associates, Inc.

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: [Signature]

Date: 01 DEC 2022

CC: ☒ Conservation ☐ Health ☐ Planning ☐ Zoning ☐ Board of Selectmen

Abuttersrequestform.doc



100 foot Abutters List Report

Wayland, MA

November 30, 2022

Subject Properties:

Parcel Number: 23-052K
CAMA Number: 23-052K
Property Address: 14 ANDREW AVE

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 23-052L
CAMA Number: 23-052L
Property Address: 8 ANDREW AVE

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 23-052S
CAMA Number: 23-052S
Property Address: 368 BOSTON POST RD

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 23-052U
CAMA Number: 23-052U
Property Address: 4 ANDREW AVE

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Abutters:

Parcel Number: 22-001
CAMA Number: 22-001
Property Address: 471 BOSTON POST RD

Mailing Address: TOWN OF WAYLAND
BOARD OF SELECTMEN
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 22-010
CAMA Number: 22-010
Property Address: 422 BOSTON POST RD

Mailing Address: UNITED STATES OF AMERICA
US FISH AND WILDLIFE SERVICES
300 WESTGATE CENTER DR
HADLEY, MA 01035

Parcel Number: 23-052
CAMA Number: 23-052
Property Address: 400 BOSTON POST RD

Mailing Address: BOS RETAIL 1 LLC
MARVIN POER & COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

Parcel Number: 23-052I
CAMA Number: 23-052I
Property Address: 22 ANDREW AVE

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 95-023C
CAMA Number: 23-052J
Property Address: ANDREW AVE

Mailing Address: BOSTON RETAIL 1 LLC
MARVIN POER & COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

Parcel Number: 23-052M
CAMA Number: 23-052M
Property Address: 2 ANDREW AVE

Mailing Address: TWENTY WAYLAND LLC
10 MEMORIAL BLVD STE 901
PROVIDENCE, RI 02903



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11/30/2022

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Page 1 of 5



100 foot Abutters List Report

Wayland, MA
November 30, 2022

Parcel Number: 95-023A
CAMA Number: 23-052N
Property Address: 2A ANDREW AVE

Mailing Address: BOSTON RETAIL 1 LLC
MARVIN POER & COMPANY
3520 PIEDMONT RD NE-SUITE 410
ATLANTA, GA 30305

Parcel Number: 23-052Q
CAMA Number: 23-052Q
Property Address: 422A BOSTON POST RD

Mailing Address: TOWN OF WAYLAND
41 COCHITUATE RD
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-165
Property Address: 1 LILLIAN WAY

Mailing Address: FANG YU & ZHANG JIAN
1 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-166
Property Address: 2 LILLIAN WAY

Mailing Address: HOEY BRIAN W
HOEY-JANSONS MICHELLE
2 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-167
Property Address: 3 LILLIAN WAY

Mailing Address: SETHI MEGHA & SETHI RAHUL
3 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-168
Property Address: 4 LILLIAN WAY

Mailing Address: HILL CHRISTOPHER R & FLICOP SUSAN
4 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-169
Property Address: 5 LILLIAN WAY

Mailing Address: CLARKE KEVIN & CLARKE KATHLEEN
5 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-170
Property Address: 6 LILLIAN WAY

Mailing Address: RONNER JEFFREY W & RONNER LISA V
6 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-171
Property Address: 7 LILLIAN WAY

Mailing Address: COHN LEWIS J & COHN SUSAN L
7 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-172
Property Address: 8 LILLIAN WAY

Mailing Address: REIBSTEIN STEVEN P
REIBSTEIN RUTH J
8 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-173
Property Address: 9 LILLIAN WAY

Mailing Address: LEVIN ALAN & LEVIN MARLA
9 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-174
Property Address: 10 LILLIAN WAY

Mailing Address: NOYES STEPHEN & BOYD KIMBERLY F
10 LILLIAN WAY
WAYLAND, MA 01778



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100 foot Abutters List Report

Wayland, MA
November 30, 2022

Parcel Number: 23-CM3
CAMA Number: 23-175
Property Address: 11 LILLIAN WAY

Mailing Address: RAMAKRISHNAN SHANKARARAMAN
11 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-176
Property Address: 12 LILLIAN WAY

Mailing Address: KIEFER CELSO LUIZ
BOHRER CLARA E
12 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-177
Property Address: 15 LILLIAN WAY

Mailing Address: CARNEY DONALD A. & CARNEY LOIS J
15 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-178
Property Address: 14 LILLIAN WAY

Mailing Address: SLEIMAN HOUSSAM H
SLEIMAN HEIDI A 14
LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-179
Property Address: 17 LILLIAN WAY

Mailing Address: RAMESH RITESH
RAJARAM SANDHYA
17 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-180
Property Address: 16 LILLIAN WAY

Mailing Address: BUTLER LAWRENCE L
BUTLER GRACE S
16 LILLIAN WAY UNIT 27
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-181
Property Address: 19 LILLIAN WAY

Mailing Address: BROWN ROBERT D
BROWN SUSAN
19 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-182
Property Address: 18 LILLIAN WAY

Mailing Address: HOOTSTEIN DONALD R
WALTERS BELINDA
18 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-183
Property Address: 21 LILLIAN WAY

Mailing Address: O'SHAUGHNESSY SIGRID BANGO
BANGO FRANCISCO
21 LILLIAN WAY UNIT #26
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-184
Property Address: 20 LILLIAN WAY

Mailing Address: COOPERSTEIN ROBERT D
COOPERSTEIN BETTY K
20 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-185
Property Address: 23 LILLIAN WAY

Mailing Address: CAO BOHAO & XIAO ZIYU
23 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-186
Property Address: 22 LILLIAN WAY

Mailing Address: HINDLIAN RICHARD J
HINDLIAN NANCY ELLEN
22 LILLIAN WAY
WAYLAND, MA 01778

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11/30/2022

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100 foot Abutters List Report

Wayland, MA

November 30, 2022

Parcel Number: 23-CM3
CAMA Number: 23-187
Property Address: 25 LILLIAN WAY

Mailing Address: HUBELL RAWSON W & SARAH V TRTS
25 LILLIAN WAY - UNIT 30
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-188
Property Address: 24 LILLIAN WAY

Mailing Address: NIRENSTEIN KENNETH
NIRENSTEIN HARRIET
24 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-189
Property Address: 27 LILLIAN WAY

Mailing Address: TREHAN NAMRATA & TREHAN SOM
27 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-190
Property Address: 26 LILLIAN WAY

Mailing Address: 77 OTIS STREET TRUST
26 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-191
Property Address: 29 LILLIAN WAY

Mailing Address: HORNUNG GARY M
HORNUNG TAMMY M
29 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-192
Property Address: 28 LILLIAN WAY

Mailing Address: BALDWIN WILLIAM T TRUSTEE
WILLIAM T BALDWIN 2011 FAMILY TST
28 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-193
Property Address: 31 LILLIAN WAY

Mailing Address: PETROS KOUTRAKIS
31 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-194
Property Address: 30 LILLIAN WAY

Mailing Address: WILLIAMSON STEVEN S
WILLIAMSON NICOLE
30 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-195
Property Address: 33 LILLIAN WAY

Mailing Address: JACOBS DOUGLAS
33 LILLIAN WAY-UNIT 12
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-196
Property Address: 32 LILLIAN WAY

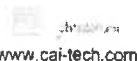
Mailing Address: WANG CHUNZHU
32 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-197
Property Address: 35 LILLIAN WAY

Mailing Address: POLIVY LEONARD R
POLIVY CATHERINE A
35 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-198
Property Address: 34 LILLIAN WAY

Mailing Address: BARUA SANDIP
BARUA JYOTIKAPOOR
34 LILLIAN WAY
WAYLAND, MA 01778



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100 foot Abutters List Report

Wayland, MA

November 30, 2022

Parcel Number: 23-CM3
CAMA Number: 23-199
Property Address: 37 LILLIAN WAY

Mailing Address: BUSSELL JULIANN TRUSTEE
JULIANN BUSSELL LIVING TRUST
37 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-200
Property Address: 36 LILLIAN WAY

Mailing Address: ROSS NANCY A & MYRON J TRUSTEES
NANCY A ROSS REVOCABLE TRUST
36 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-201
Property Address: 39 LILLIAN WAY

Mailing Address: VACCARO KAREN K & DENNIS E TRSTS
DENNIS E & KAREN K VACCARO TRUST
39 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-202
Property Address: 38 LILLIAN WAY

Mailing Address: PLACE DANA W TRUSTEE
PLACE MELINDA J TRUSTEE
38 LILLIAN WAY UNIT 5
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-203
Property Address: 41 LILLIAN WAY

Mailing Address: WIGETMAN ILENE R
41 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-204
Property Address: 40 LILLIAN WAY

Mailing Address: SCHREIBER MICHAEL
SCHREIBER LISA
40 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-205
Property Address: 43 LILLIAN WAY

Mailing Address: D'ALESSANDRO LORETTA D TRUSTEE
43 LILLIAN WAY REALTY TRUST
43 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-206
Property Address: 42 LILLIAN WAY

Mailing Address: PRINCE JEFFREY WILLARD
PRINCE MARGARET ANNE
42 LILLIAN WAY
WAYLAND, MA 01778

Parcel Number: 23-CM3
CAMA Number: 23-CM3
Property Address: 18 ANDREW AVE

Mailing Address: RIVER TRAIL PLACE CONDOMINIUM
259 TURNPIKE RD, SUITE 110
SOUTHBOROUGH, MA 01772



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11/30/2022

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77 OTIS STREET TRUST
26 LILLIAN WAY
WAYLAND, MA 01778

CARNEY DONALD A.
CARNEY LOIS J.
15 LILLIAN WAY
WAYLAND, MA 01778

HOOTSTEIN DONALD R
WALTERS BELINDA T/E
18 LILLIAN WAY
WAYLAND, MA 01778

BALDWIN WILLIAM T TRUSTEE
WILLIAM T BALDWIN 2011 TRST
28 LILLIAN WAY
WAYLAND, MA 01778

CLARKE KEVIN P.
CLARKE KATHLEEN M.
5 LILLIAN WAY
WAYLAND, MA 01778

HORNUNG GARY M
HORNUNG TAMMY M
29 LILLIAN WAY
WAYLAND, MA 01778

BOS RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

COHN LEWIS J
COHN SUSAN L
7 LILLIAN WAY
WAYLAND, MA 01778

HUBELL RAWSON &
SARAH V TRUSTEES
25 LILLIAN WAY UNIT 30
WAYLAND, MA 01778

HILL CHRISTOPHER
FLICOP SUSAN
4 LILLIAN WAY
WAYLAND, MA 01778

COOPERSTEIN ROBERT D
COOPERSTEIN BETTY K
20 LILLIAN WAY
WAYLAND, MA 01778

KIEFER CELSO LUIZ
BOHRER CLARA E
12 LILLIAN WAY
WAYLAND, MA 01778

BOSTON RETAIL 1 LLC
MARVIN POER AND COMPANY
3520 PIEDMONT RD NE, SUITE 410
ATLANTA, GA 30305

PETROS KOUTRAKIS
31 LILLIAN WAY
WAYLAND, MA 01778

LEVIN ALAN
LEVIN MARLA
9 LILLIAN WAY
WAYLAND, MA 01778

BROWN ROBERT D
BROWN SUSAN
19 LILLIAN WAY
WAYLAND, MA 01778

D'ALESSANDRO LORETTA D TR
43 LILLIAN WAY REALTY TRST
43 LILLIAN WAY
WAYLAND, MA 01778

NIRENSTEIN KENNETH
NIRENSTEIN HARRIET
24 LILLIAN WAY
WAYLAND, MA 01778

BUSSELL JULIANN TRUSTEE
JULIANN BUSSELL LIVING TR
37 LILLIAN WAY
WAYLAND, MA 01778

JACOBS DOUGLAS
33 LILLIAN WAY-UNIT 12
WAYLAND, MA 01778

NOYES STEPHEN
BOYD KIMBERLY F.
10 LILLIAN WAY
WAYLAND, MA 01778

BUTLER LAWRENCE L
BUTLER GRACE S
16 LILLIAN WAY UNIT 27
WAYLAND, MA 01778

FANG YU
ZHANG JIAN
1 LILLIAN WAY
WAYLAND, MA 01778

PLACE TR, DANA W
PLACE TR, MELINDA J
38 LILLIAN WAY UNIT 5
WAYLAND, MA 01778

O'SHAUGHNESSY SIGRID BANGO
BANGO FRANCISO
21 LILLIAN WAY UNIT #26
WAYLAND, MA 01778

HINDLIAN RICHARD J
HINDLIAN NANCY ELLEN
22 LILLIAN WAY
WAYLAND, MA 01778

POLIVY LEONARD R
POLIVY CATHERINE A
35 LILLIAN WAY
WAYLAND, MA 01778

CAO BOHAO
XIAO ZIYU
23 LILLIAN WAY
WAYLAND, MA 01778

HOEY BRIAN W
HOEY-JANSONS MICHELLE
2 LILLIAN WAY
WAYLAND, MA 01778

PRINCE JEFFREY WILLARD
PRINCE MARGARET ANNE
42 LILLIAN WAY
WAYLAND, MA 01778

RAMAKRISHNAN SHANKARARAMA
11 LILLIAN WAY
WAYLAND, MA 01778

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TREHAN SOM
27 LILLIAN WAY
WAYLAND, MA 01778

RAMESH RITESH
RAJARAM SANDHYA
17 LILLIAN WAY
WAYLAND, MA 01778

TWENTY WAYLAND LLC
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PROVIDENCE, RI 02903

REIBSTEIN STEVEN P.
REIBSTEIN RUTH J.
8 LILLIAN WAY
WAYLAND, MA 01778

UNITED STATES OF AMERICA
US FISH AND WILDLIFE SERV
300 WESTGATE CENTER DR
HADLEY, MA 01035

RIVER TRAIL PLACE CONDOMI
259 TURNPIKE RD, SUITE 110
SOUTHBOROUGH, MA 01772

VACCARO KAREN&DENNIS TR
39 LILLIAN WAY
WAYLAND, MA 01778

RONNER JEFFREY W
RONNER LISA V
6 LILLIAN WAY
WAYLAND, MA 01778

WANG CHUNZHU
32 LILLIAN WAY
WAYLAND, MA 01778

ROSS NANCY A & MYRON J TR
NANCY A ROSS REVOCABLE TR
36 LILLIAN WAY
WAYLAND, MA 01778

WIGETMAN ILENE R
41 LILLIAN WAY
WAYLAND, MA 01778

SCHREIBER MICHAEL
SCHREIBER LISA
40 LILLIAN WAY
WAYLAND, MA 01778

WILLIAMSON, STEVEN S
WILLIAMSON, NICOLE
30 LILLIAN WAY
WAYLAND, MA 01778

SETHI MEGHA
SETHI RAHUL
3 LILLIAN WAY
WAYLAND, MA 01778

BARUA SANDIP
BARUA JYOTIKAPOOR
34 LILLIAN WAY
WAYLAND, MA 01778

SLEIMAN HOUSSAM H
SLEIMAN HEIDI A
14 LILLIAN WAY
WAYLAND, MA 01778

TOWN OF WAYLAND
BOARD OF SELECTMEN
41 COCHITUATE RD
WAYLAND, MA 01778



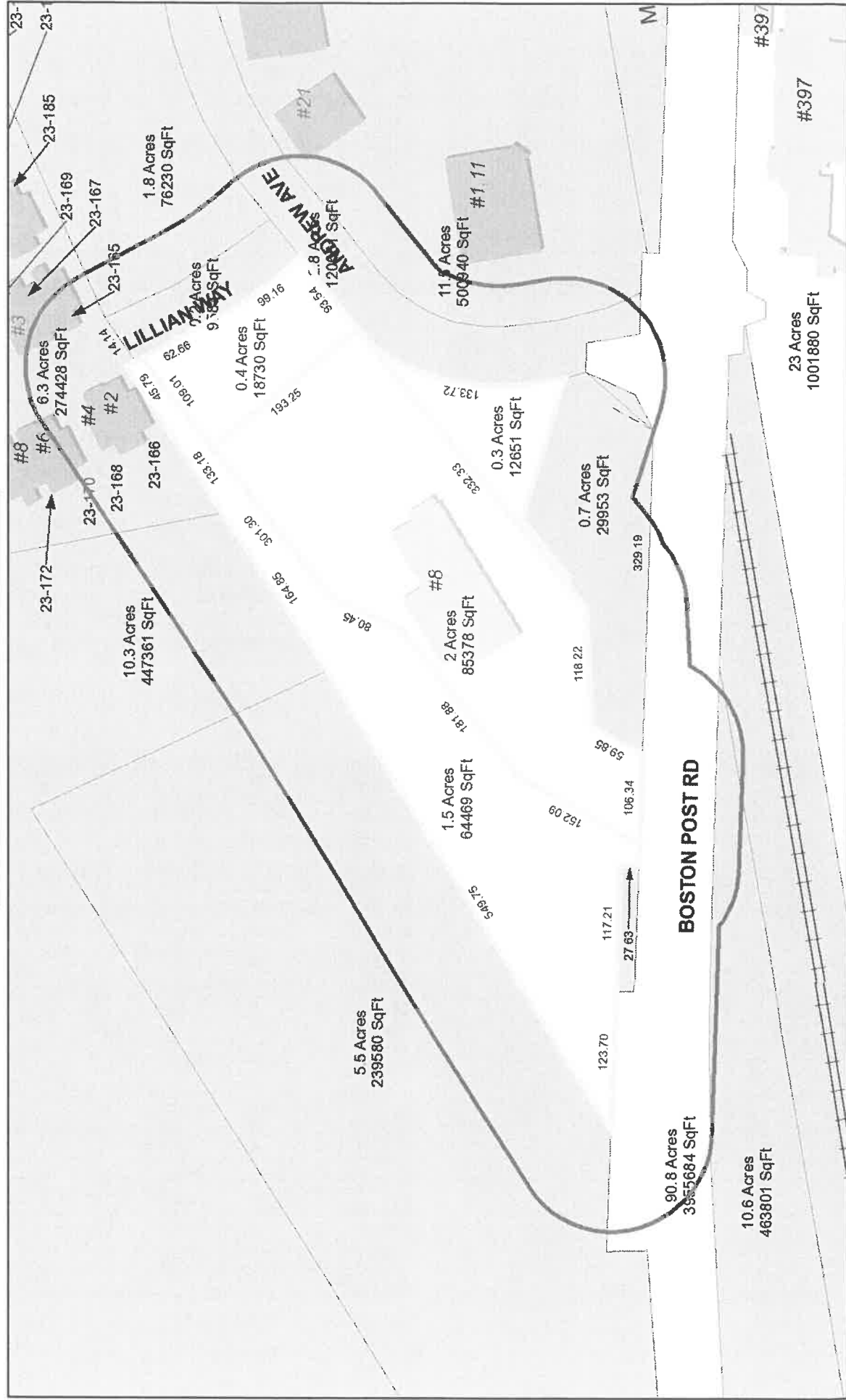
November 30, 2022

Wayland, MA

1 inch = 139 Feet



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7020 3160 0000 3757 6313

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$.57

Total Postage and

\$ 7.82

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-0200-9000

77 OTIS STREET TRUST
 26 LILLIAN WAY
 WAYLAND, MA 01778

Postmark
 Here

6452

7020 3160 0000 3757 6320

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$.57

Total Postage and

\$ 7.82

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-0200-9000

BALDWIN WILLIAM T TRUSTEE
 WILLIAM T BALDWIN 2011 TRST
 28 LILLIAN WAY
 WAYLAND, MA 01778

Postmark
 Here

6452

7020 3160 0000 3757 6337

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

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BOS RETAIL 1 LLC
 MARVIN POER AND COMPANY
 3520 PIEDMONT RD NE, SUITE 410
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 WAYLAND, MA 01778

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 BROWN SUSAN
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 ATLANTA, GA 30305

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JULIANN BUSSELL LIVING TR
37 LILLIAN WAY
WAYLAND, MA 01778

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BUTLER LAWRENCE L
BUTLER GRACE S
16 LILLIAN WAY UNIT 27
WAYLAND, MA 01778

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O'SHAUGHNESSY SIGRID BANGO
BANGO FRANCISO
21 LILLIAN WAY UNIT #26
WAYLAND, MA 01778

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XIAO ZIYU
23 LILLIAN WAY
WAYLAND, MA 01778

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CARNEY LOIS J.
15 LILLIAN WAY
WAYLAND, MA 01778

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CLARKE KEVIN P.
CLARKE KATHLEEN M.
5 LILLIAN WAY
WAYLAND, MA 01778

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COHN LEWIS J
COHN SUSAN L
7 LILLIAN WAY
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COOPERSTEIN ROBERT D
COOPERSTEIN BETTY K
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 1.57

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City, State, ZIP+4
D'ALESSANDRO LORETTA D TR
43 LILLIAN WAY REALTY TRST
43 LILLIAN WAY
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 1.57

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JACOBS DOUGLAS
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ 1.57

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City, State, ZIP+4
FANG YU
ZHANG JIAN
1 LILLIAN WAY
WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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Street and Apt. 1

City, State, ZIP+4

HINDLIAN RICHARD J
 HINDLIAN NANCY ELLEN
 22 LILLIAN WAY
 WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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HOEY BRIAN W
 HOEY-JANSONS MICHELLE
 2 LILLIAN WAY
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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HOOTSTEIN DONALD R
 WALTERS BELINDA T/E
 18 LILLIAN WAY
 WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$.57

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HORNUNG GARY M
 HORNUNG TAMMY M
 29 LILLIAN WAY
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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 SARAH V TRUSTEES
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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KIEFER CELSO LUIZ
 BOHRER CLARA E
 12 LILLIAN WAY
 WAYLAND, MA 01778

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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LEVIN ALAN
 LEVIN MARLA
 9 LILLIAN WAY
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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NIRENSTEIN KENNETH
 NIRENSTEIN HARRIET
 24 LILLIAN WAY
 WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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NOYES STEPHEN
 BOYD KIMBERLY F.
 10 LILLIAN WAY
 WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.57

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PLACE TR, DANA W
 PLACE TR, MELINDA J
 38 LILLIAN WAY UNIT 5
 WAYLAND, MA 01778

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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POLIVY LEONARD R
 POLIVY CATHERINE A
 35 LILLIAN WAY
 WAYLAND, MA 01778

7020 3160 0000 3757 6603

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PRINCE JEFFREY WILLARD
 PRINCE MARGARET ANNE
 42 LILLIAN WAY
 WAYLAND, MA 01778

7202 3160 0000 3757 6610

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RAMAKRISHNAN SHANKARAMA
11 LILLIAN WAY
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7202 3160 0000 3757 6627

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RAMESH RITESH
RAJARAM SANDHYA
17 LILLIAN WAY
WAYLAND, MA 01778

7202 3160 0000 3757 6634

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REIBSTEIN STEVEN P
REIBSTEIN RUTH J.
8 LILLIAN WAY
WAYLAND, MA 01778

7202 3160 0000 3757 6641

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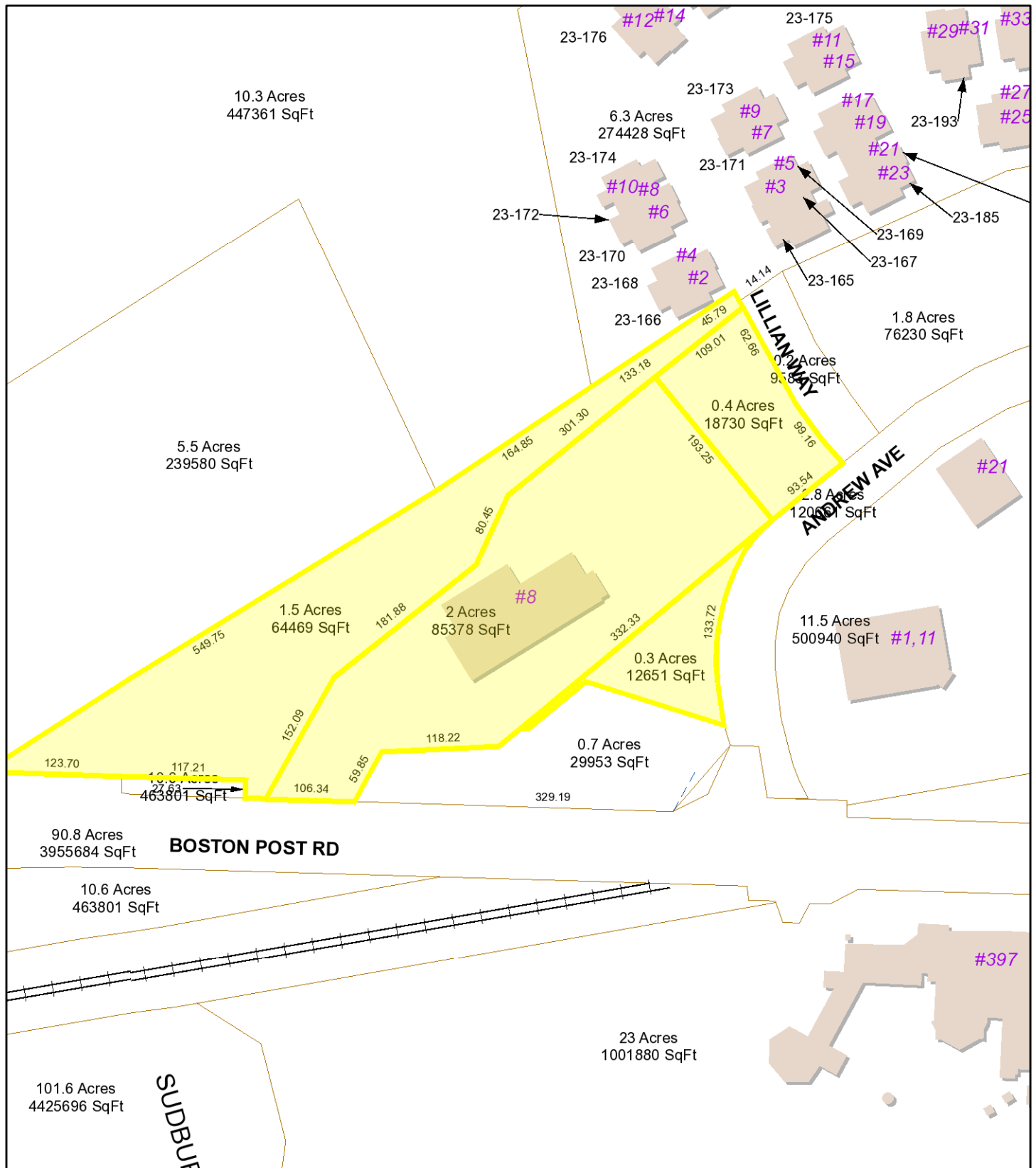
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1 inch = 139 Feet



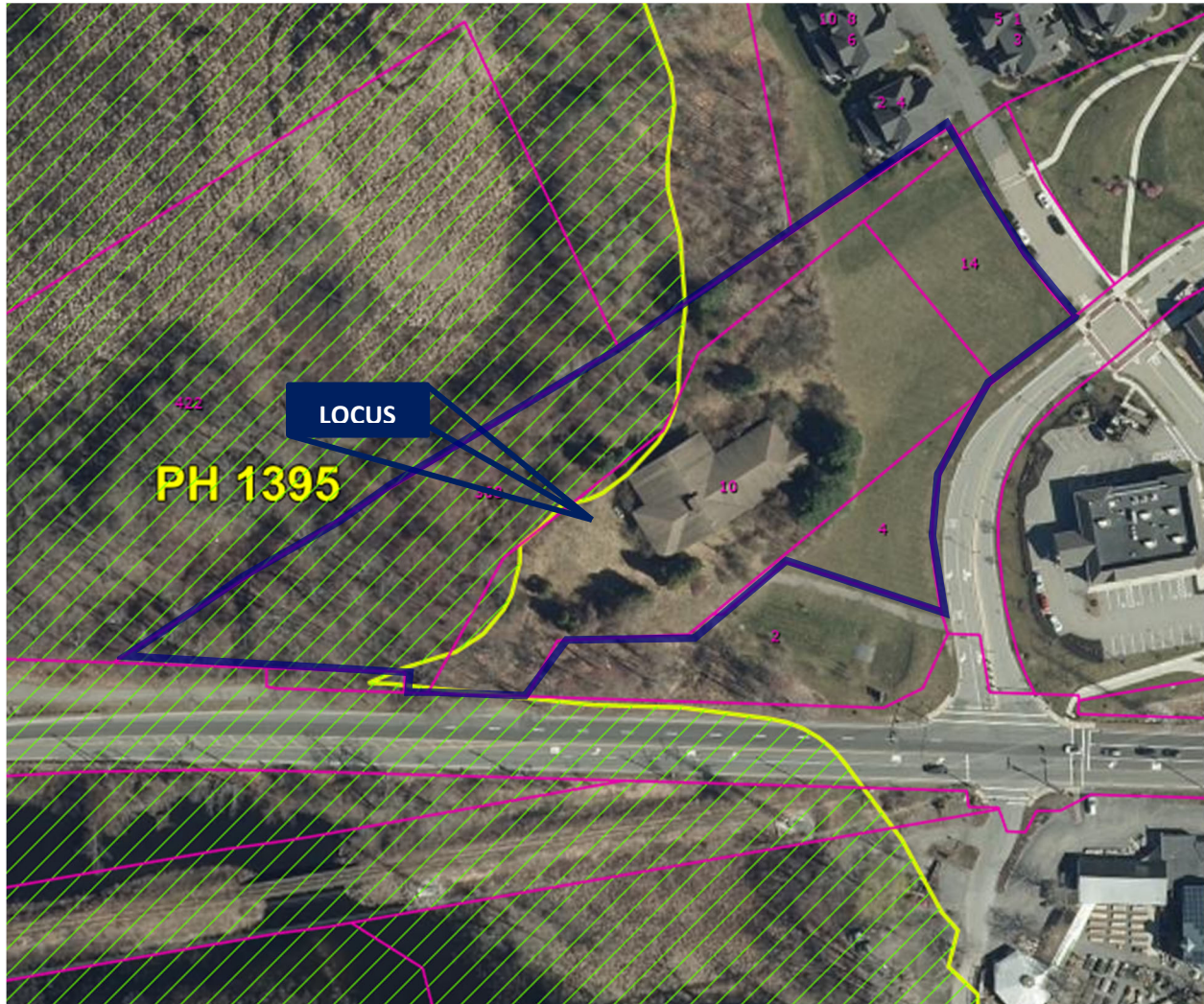
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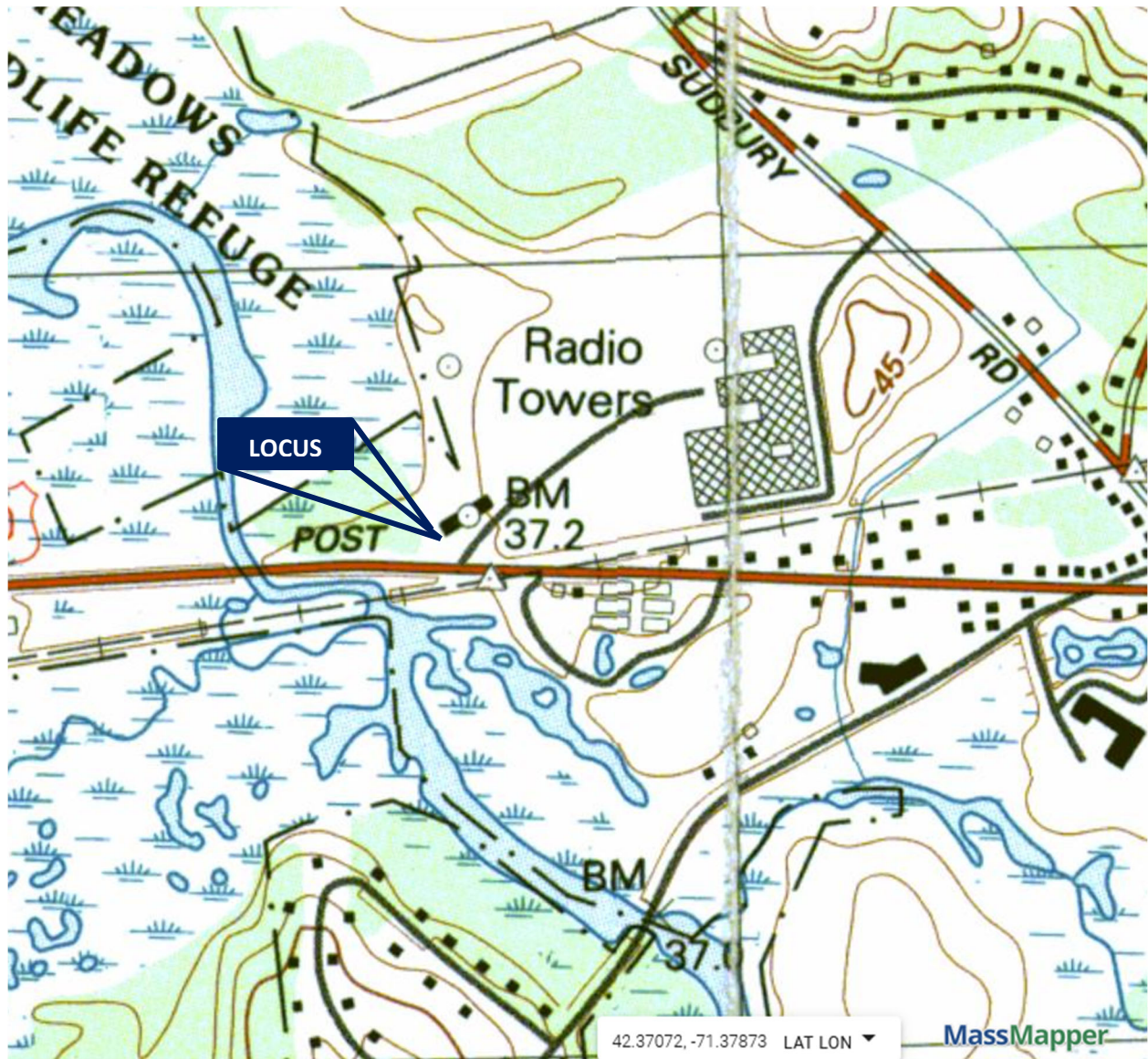


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APPENDIX A



MASSACHUSETTS NATURAL HERITAGE ATLAS
15TH EDITION – 2021



USGS TOPOGRAPHIC MAP

National Flood Hazard Layer FIRMMette



71°22'34"W 42°22'4"N



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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 **11/29/2022 at 4:43 PM** 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.

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APPENDIX B

W-1685-3-01-06
March 16, 2016



Wayland Council on Aging/
Community Center Advisory Committee
41 Cochituate Road
Wayland, MA 01778

Re: **Town of Wayland Council on Aging/Community Center Facility
Alternatives Analysis**

To the members of the Town of Wayland Council on Aging/Community Center (CoA/CC)
Advisory Committee,

Tighe & Bond is pleased to present the enclosed preliminary evaluation of the availability of "practical and substantially equivalent economic alternatives" to the currently proposed Community Center site on Boston Post Road ("Alternatives Analysis"). Our review is based on the requirements stated in the Commonwealth of Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 (WPA) and implementing Regulations (310 CMR 10.00). Our intent for this letter report is to generate an informal discussion about the preliminary alternatives analysis described herein at this conceptual stage in project planning. If you need more information, please don't hesitate to contact Ian Catlow or Janet Moonan.

Very truly yours,

TIGHE & BOND, INC.

Ian B. Catlow, P.E.
Senior Project Manager
Ph: 508-471-9605
IBCatlow@tighebond.com

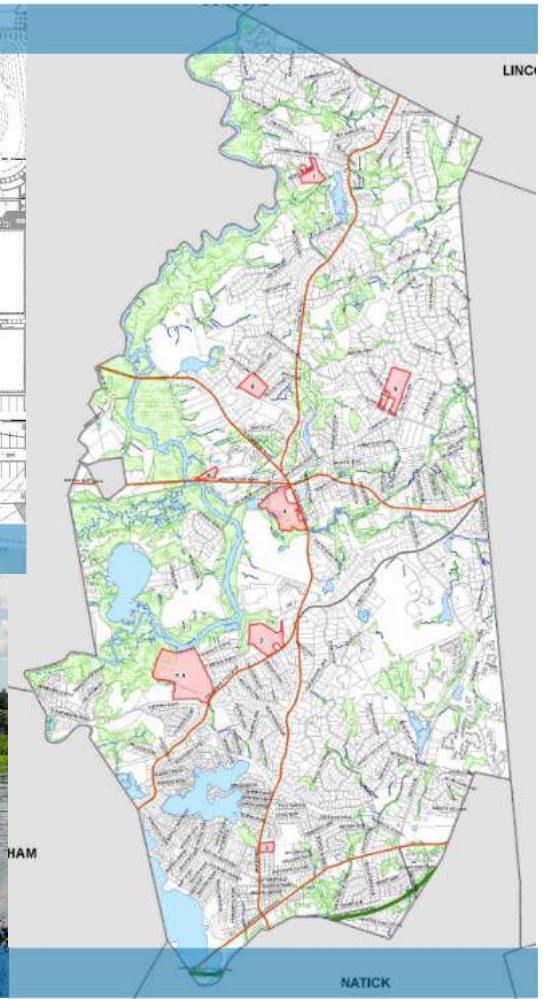
Janet S. Moonan, P.E.
Project Engineer
Ph: 781-708-9826
JSMoonan@tighebond.com

Amanda Crouch-Smith, PWS
Project Environmental Scientist

Enclosures: Alternatives Analysis Preliminary Report

Copy: Ben Keefe, Public Buildings Director (w/encl)
Bill Sterling, Sterling Architects (w/ encl)
CoA/CCOE (w/encl)





Tighe&Bond

Town of Wayland Council on
Aging/Community Center Advisory
Committee

Proposed Council on Aging/Community Center Facility Preliminary Alternatives Analysis

Prepared For:

Town of Wayland, Massachusetts

March 16, 2016

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Section 3 Secondary Screening

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Section 1

Introduction

This preliminary evaluation presents the availability of “*practical and substantially equivalent economic alternatives*” (“Alternatives Analysis”) to the currently proposed Community Center site located at 440 Boston Post Road (also known as the Municipal Pad Site). Our review is based on the requirements stated in the Commonwealth of Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 (WPA) and implementing Regulations (310 CMR 10.00). Our intent for this report is to generate a preliminary discussion about the alternatives analysis described herein at this conceptual stage in project planning.

1.1 Sites Considered in Alternatives Analysis

As required by 310 CMR 10.58(4)(c)(2)(c), for activities conducted by a municipal government, the scope of alternatives extends not only to alternate designs on the original parcel, but also to any adjacent parcels and any other land which can be reasonably obtained within the municipality. The Council on Aging/Community Center Advisory Committee (CoA/CCAC) identified a number of municipally-owned sites that could be reasonably obtained within Wayland to evaluate their feasibility in meeting the CoA/CCAC’s purpose of providing a Community Center Facility, while reducing potential work within Riverfront Area. A total of nine sites were identified for evaluation, including the preferred site location. Table 1-1 presents a list of these sites, their size, and ownership based on the Town assessor’s database, as well as wetlands resources located on the parcel based on review of maps in Massachusetts and Town Geographic Information System (GIS) wetlands datalayers. Note that BVW stands for Bordering Vegetated Wetland and ILSF stands for Inland Land Subject to Flooding.

Figure 1 shows the locations of these sites within the Town of Wayland. Site numbers do not imply priority or preference, these numbers are merely used to discuss the sites throughout the document and identify sites on the maps. All figures are located at the end of this report.

Table 1-1
Sites Considered in Alternatives Analysis

Site #	Property Address and ID	Parcel Size ¹ (acres)	Owner ²	Wetland Resources On Parcel ³
1	O Alpine Road Parcel 07-019	12	Town of Wayland School Department	BVW, Riverfront Area
2	Paine Estate Old Connecticut Path Parcel 33-001C	26.33	Town of Wayland Board of Selectmen	Riverfront Area, BVW, Floodzone
3	Old DPW Site 193/195 Main Street Parcel 47D-005	4.7	Town of Wayland Department of Public Works ⁴	No (may fall in 100' Buffer to BVW that is across Main Street)
4	Town Building Site 41 Cochituate Road Parcel 23-001	34.7 (Total) ~5 (Town Building) ⁵	Town of Wayland Except 5 acres, under control of Recreation Department)	Riverfront Area, BVW, Floodzone
5	O Orchard Lane Parcel 18-056	13.72	Town of Wayland School Department	No
6	Claypit Hill School 86 Claypit Hill Road Parcel 19-072	25.82. ac (entire site) 4.65 (School Building) ⁵	Town of Wayland Claypit Hill School	No
7	Wayland High School 260 Old Connecticut Path (near admin offices) Parcel 37-034	77.5 ac (entire site) 10 ⁵	Town of Wayland High School	Floodzone, BVW, ILSF, Riverfront Area

¹ Based on Town of Wayland Assessor's Atlas

http://www.wayland.ma.us/Pages/WaylandMA_GIS/atlas unless otherwise noted.

² The information about ownership presented is to be confirmed by further title search by the Town at a future date.

³ The presence or absence of wetland resources determined through a desktop survey using MassDEP Wetlands data layers available in MassGIS and Town of Wayland wetlands GIS datalayers. The presence of the resources listed above has not been field-verified at the sites for the purposes of this analysis. Note that the presence of Riverfront Area is based on review of USGS topography maps.

⁴ This site is included on the warrant for 2016 Annual Town Meeting and therefore information is subject to change.

Table 1-1
Sites Considered in Alternatives Analysis

Site #	Property Address and ID	Parcel Size ¹ (acres)	Owner ²	Wetland Resources On Parcel ³
8	Wayland High School 260 Old Connecticut Path (near athletic fields) Parcel 37-034	77.5 (entire site) 10 ⁵	Town of Wayland High School	Floodzone, BVW, ILSF, Riverfront Area
9	440 Boston Post Road (Municipal Pad Site) – Preferred Site Lot 4-1, Parcel R-20-1, Parcel R-21 and Lot 8-1 ⁶	4.16 ac ⁶	Twenty Wayland LLC c/o KGI Properties LLC	Riverfront Area, BVW, Floodzone

1.2 Identification of Practicable Alternatives for Proposed Use

In accordance with the general performance standards for development within Riverfront Area set forth at 310 CMR 10.58(4), an applicant *"shall prove by preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the project with less adverse effects on the interests identified in M.G.L. c. 131, §40."* An alternative is practicable if *"it is available and capable of being done after taking into consideration **costs, existing technology, proposed use, and logistics**, in light of overall project purposes."* These four factors are further described below and are defined at 310 CMR 105.58(4)(c)(1)(a-d).

- **Costs** include expenditures for a project within the Riverfront Area, such as land acquisition, site preparation, design, construction (including buildings, parking, utilities, etc.), landscaping, transaction expenses for each alternative, and a demonstration of whether such costs are reasonable or prohibitive to the owner.
- **Existing technology** includes the best available measures, such as the most up-to-date technology or best designs, measures, or engineering practices.
- **Proposed use** relates directly to the project purpose and typically requires economic viability. Practicable and substantially equivalent economic alternatives include those which are economically viable for the proposed use in regards to site location, project configuration within a site, and the scope of the project. As this is a municipal project, the proposed use also takes into account legitimate governmental purposes (e.g., public purposes such as economic development, public health and safety, recreation, etc.).

⁵ Assessed area per Town Assessor's Database

⁶ Shown as Lot 4-1, Parcel R-20-1, Parcel R-21 and Lot 8-1 on a plan entitled "Plan of Land in Wayland, MA," dated December 12, 2013 prepared by Hancock Associates and recorded with the Middlesex South Registry of Deeds as Plan No. 1008 or 2013, a copy of which plan is on file in the Office of the Town Clerk.

- **Logistics** account for the presence or absence of either physical or legal constraints. For instance, the physical characteristics of a site may influence its development such as topography or soil conditions. Legal constraints include situations where a project cannot meet other applicable requirements to obtain permits at an alternate site.

1.2.1 Project Purpose

As defined by the CoA/CCAC at their meeting on February 24, 2016, the project purpose consists of the following elements:

Primary Purpose

1. To create a Community Center that will provide much-needed space for a senior center, recreation activities, meeting space, display space for the Historical Commission, and space for Veterans' activities. The size of the site should allow for a 21,000 square feet facility and 100 parking spaces needed to accommodate current and future programming (projected population in 2035), and will provide an indoor shared community space for all residents, without significantly sacrificing other Town space and uses.

Secondary Purposes

2. To satisfy the Town's obligation to create a municipal use on the municipal pad at the Town Center.
3. To provide a Community Center that is centrally-located for all residents and among the locations with dense populations of citizens aged 60 or older, including the proposed River's Edge Apartments, as well as existing condominium and townhouse developments and residences in long-established neighborhoods.
4. To create a Community Center providing the required facilities at the lowest cost to the taxpayers by selecting a site with a high level of existing infrastructure (water, sewerage, roads, electric and telecommunication utilities, prepared site, buildings, etc.), and avoiding construction of a septic system.
5. To diminish incremental traffic generated by the Community Center by locating it near frequently used services such as shops, groceries, banks, and Town government facilities.
6. To create a Community Center, an open-public-access facility, in a location that does not attract people into locations populated by protected groups (e.g., pre-schools, daycare centers, schools with minor students).
7. To select a site not currently desired for other Town uses so that the project can be built in a timely manner.
8. To minimize disruption to existing neighborhoods, roads, and utilities.
9. To provide clear visibility and easy access from a main road.
10. To select a location where the quality of winter road maintenance is high.

1.2.2 Environmental Constraints

Tighe & Bond utilized Massachusetts GIS data and Town GIS data to assess each site for its ability to accommodate the construction of a 21,000 sf building and associated parking, stormwater management, and other site work. This assessment evaluated not only the space available for development, but the presence of sensitive environmental areas and potential for hazardous materials, as well as their proximity to existing infrastructure. Table 1-2 lists the screening criteria and source. Figures 1 through 14 shows the various criteria with respect to each of the nine proposed sites.

Table 1-2
Preliminary Screening Criteria

Criteria	Source
Available Space	MassGIS 2013 orthophototography and Town's parcel boundaries
Riverfront Area	USGS Topographic Maps
Wetlands	MassGIS inland wetlands & hydrography and Town wetlands data
Floodzones	FEMA 2014 flood zones from MassGIS, Town 100 year flood zone (124 ft and 100 ft elevation)
Proximity to water and sewer	Town's 2016 mapped water system hydrants and wastewater extent
NHESP Priority & Estimated Habitat	MassGIS 2008 NHESP priority habitat of rare species and NHESP estimated habitat of rare species
NHESP Certified & Potential Vernal Pools	MassGIS 2016 NHESP certified vernal pools and 2000 NHESP potential vernal pools
Wellhead Protection Areas	MassDEP 2016 wellhead protection areas (Zone I, Zone II, and IWPA) from MassGIS and Town's water protection and aquifer protection data
Aquifers	MassGIS 2007 aquifer boundaries
Open Space	MassGIS 2015 protected and recreational open space
Solid Waste Landfill	MassGIS 2013 solid waste landfill area
Oil & Hazardous Material with Activity & Use Limitation	MassGIS 2016 oil & hazardous material with activity & use limitation data
Solid Waste Land Disposal Areas	MassGIS 2013 solid waste landfill area
Chapter 21 E sites	MassGIS 2016 Chapter 21E sites with regulated status designation data

Note that there are no surface water supply protection areas, Areas of Critical Environmental Concern (ACEC), EPA Sole Source Aquifers, or Non-Potential Drinking Water Source Areas in the Town of Wayland and therefore these items are not included in Table 1-2.

Section 2

Preliminary Screening

Of the nine sites preliminarily evaluated, four were dismissed during the preliminary screening as they lack adequate space to accommodate the proposed facility, parking, and stormwater management without significant disruption to other Town facilities (i.e., construction is infeasible). A brief overview of these four parcels and the reasons for their dismissal follows.

Site 4: Town Building Site, 41 Cochituate Road, Parcel 23-001

- While there is space on the site for construction of a 21,000 square foot facility, likely in the courtyard area of the existing building, the existing septic system would have to be moved and expanded given that the current system is at capacity. Moving and expanding the current system would be costly and disruptive to the existing facility use.
- There is inadequate space for construction of the associated 35,000+/- square feet of parking and stormwater management structures to address the increase in impervious cover without taking area from the existing playing fields owned by the Recreation Department.
- Wetland resources are present on site including, but not limited to, BVW, BLSF, and Riverfront Area (Sudbury River).
- During construction, existing Town facilities would be displaced and would need to be temporarily relocated at additional cost to the Town.
- The area around the building is considered Open Space with limited protection.
- The parcel is within NHESP Priority Habitat and Estimated Habitat.
- The assessment completed of this site as part of the Alternatives Analysis ignores a previous proposal by DRA to renovate the Town Building with a smaller addition, not adding 21,000 square feet. This proposal also assumed the existing parking lot would be used and did not include adding 100 spaces. This previous proposal would displace town offices and force the construction of a new building for town offices in another location in Town (such as Site #9, 440 Boston Post Road). In addition, this proposal would not respond to the actual direct need for senior and recreation space. The layout of the existing Town Hall is not easily adapted to large open function halls need by senior and recreational activities, and therefore substantial work would be necessary to upgrade and alter the existing building, potentially costing as much or more as utilizing Site #9 (Preferred Site) considered in this Alternatives Analysis. Due to these many factors, this earlier proposal is considered to be impractical.

Site 6: Claypit Hill School

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication and/or other creative site work

to provide the requisite mitigation. This site would also occupy the existing fields, reducing the limited number of athletic fields currently available in Wayland.

- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- A portion of this site is within the Wayland Aquifer Protection District.

Site 7: Wayland High School (near administrative offices)

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication or other creative site work, and will occupy the existing fields, reducing the limited number of athletic fields currently available in Wayland.
- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- Wetland resources are present on-site (BVW, BLSF, Riverfront Area).
- This site is within the Wayland Water protection district (Zone II and IPWA), Aquifer Protection District, and overlies aquifers.

Site 8: Wayland High School (near athletic fields)

- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, it would occupy an area that needs to be cleared, some of which may be BVW and would require replication or other creative site work, and will occupy the existing fields, reducing the number of limited athletic fields currently available in Wayland.
- The new building would be located at a facility that serves a population of protected groups and/or minors.
- Construction of the Community Center would displace a portion of the existing facilities currently used which would likely need to be relocated at additional cost to the Town with adverse effects to the school operations.
- Wetland resources are present on-site (BVW, BLSF, Riverfront Area).
- This site is within the Wayland Water protection district (Zone II and IPWA), Aquifer Protection District, and overlies aquifers.

Section 3

Secondary Screening

The remaining five sites were further evaluated for costs, technology, proposed use, and logistics.

3.1 Costs (Relative)

Costs include expenditures for a project within the Riverfront Area, such as land acquisition, site preparation, design, construction (including buildings, parking, utilities, etc.), landscaping, transaction expenses for each alternative, and a demonstration of whether such costs are reasonable or prohibitive to the owner.

As part of assessing the relative costs, Tighe & Bond looked at the available space on each site for presence of existing buildings, connection to the public water system versus the need to install a well, connection to the public wastewater system versus the need to install a septic system, topography, and hazardous conditions (e.g., landfill, solid waste disposal, Chapter 21 E classified oil and/or hazardous material sites, underground storage tanks, etc.). We also estimated the approximate proportion of the project costs within Riverfront Area on the site.

Table 3-1 lists each site and identifies cost considerations and relative costs based on those considerations.

3.2 Technology

Design and construction of the facility with respect to impacts to Riverfront Area and other areas subject to local and state wetlands protection are not likely to vary dramatically among the various sites and are anticipated to employ best available measures (e.g., overall design considerations and engineering methods, controls to manage sediment and prevent pollution during construction, and measures to manage post-construction stormwater runoff both through drainage design and long-term operation and maintenance). Erosion and sedimentation control during construction will be more extensive on sites with steeper slopes. For this alternatives analysis, technology does not impact the site selection and therefore no further consideration is given to this category.

3.3 Proposed Use

Table 3-2 lists each site and indicates whether or not that facility will meet each of the project purposes.

TABLE 3-1
Cost Drivers and Relative Costs

Site #	Property Address	Building and Parking Costs			Connection to Water System ¹	Connection to Wastewater System ²	Site Work & Other Utilities ³	Environmental Factors	Riverfront Area on Site?
		Existing Building and Parking	New Building and Parking ⁴	Overall Building and Parking Cost					
1	O Alpine Road	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This site is small and therefore connection costs are expected to be low compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	Road and electrical lines would need to be constructed.	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	Potentially
2	Paine Estate, Old Connecticut Path, Parcel 33-001C	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This parcel is large and therefore connection costs are expected to be high compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	There is currently no infrastructure on the parcel including roads, electric, etc. All would need to be installed and given site sizes, would be substantially more expensive than other parcels. Parcel is very hilly and has challenging topography. Removal of soil and or ledge would be necessary at \$25 per yard (soil) to \$100 per yard (ledge).	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	Potentially
3	Old DPW Site, 193/195 Main Street	No building ⁵ , some existing paved area, however, would need to be redesigned to accommodate new parking needs and manage stormwater runoff.	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and improved parking lot.	This site has an existing water system connection but it may need to be upgraded, therefore connection costs are expected to be low compared to other sites.	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	There is currently road access to parcel, electrical and drainage may need upgrades.	Site is the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete. Significant costs will be incurred to complete closure, manage soils during construction, and address concerns about site use.	No

¹ All sites can connect to public water supply, however, costs will be driven by distance from building to public water supply. Costs do not include installation of a separate well for site, which may exceed \$15,000 (including electrical service) depending on depth to groundwater and subsurface conditions. These costs are presented as feasibility level opinion of probable cost and have an accuracy of +50% to -30%.

² Cost is presented as feasibility level opinion of probable cost and has an accuracy of +50% to -30%. Costs for septic system are to manage 3,000 GPD discharge and conservatively assumes limited separation from groundwater, and therefore cost includes Title 5 approved fill.

³ All sites will require improvement to drainage design and stormwater management and therefore relative costs were not included.

⁴ Estimated costs for new construction and estimated costs for rehabilitation of existing building were provided by Sterling Architects, Inc. and used to estimate relative percent increase

⁵ Note that Figure 9 shows this site as having an existing building. However, the aerial photographs are from 2013 and this building has been removed since the aerial photographs were taken.

TABLE 3-1
Cost Drivers and Relative Costs

Site #	Property Address	Building and Parking Costs			Connection to Water System ¹	Connection to Wastewater System ²	Site Work & Other Utilities ³	Environmental Factors	Riverfront Area on Site?
		Existing Building and Parking	New Building and Parking ⁴	Overall Building and Parking Cost					
4	Town Building Site, <i>41 Cochituate Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
5	0 Orchard Lane	None	New building to meet 21,000 square foot program, as well as parking for 100 cars and associated site work and drainage would need to be constructed.	Site requires entirely new building and parking, and therefore costs would likely be approximately 35% greater than the Preferred Alternative for new building and parking lot.	Based on review of the Town's mapped hydrants, there appears to be public water lines available on the road abutting the site, and therefore costs are driven by connection distance. This site is small and therefore connection costs are expected to be low compared to other sites	No existing connection, therefore a septic system would be needed. Adds approximately \$130,000 to project construction (including design, permitting, construction) compared to Preferred Alternative.	Road and electrical lines would need to be constructed.	None were identified based on review of available data and GIS mapping (see Section 1.2.2). Further investigation is necessary to identify potential environmental factors that would impact costs.	No
6	Claypit Hill School, <i>86 Claypit Hill Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
7	Wayland High School, <i>264 Old Connecticut Path – near admin offices</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
8	Wayland High School, <i>264 Old Connecticut Path – near athletic fields</i>	N/A – Eliminated in Preliminary Screening (see Section 2)							
9	440 Boston Post Road (Preferred Site)	Yes, existing building is approximately 10,250 square feet.	New 10,750 square foot building to meet 21,000 square foot program would need to be constructed along with parking to accommodate 100 parking spots.	Project can utilize existing 10,250 square foot building and limit new construction to a 10,750 square foot building, total building and parking costs would be approximately 35% less than the other sites.	This site has an existing water system connection but it may need to be upgraded, therefore connection costs are expected to be low compared to other sites.	Connection to Town's wastewater collection system available. Parcel has been allocated 3,000 gallons per day.	Depending on program needs, electrical may need to be upgraded.	Costs associated with addressing requirements of the former Raytheon property deed restrictions will likely be incurred. (Notice of Activity and Use Limitation and an Easement Restriction Agreement, both are not a standard MassDEP AUL, as further described in the June 27, 2005 letter to the Town of Wayland Board of Selectmen from CMG Environmental, Inc.) Restrictions may be amended by the Licensed Site Professional of record. Potential costs may include hazardous soils management during construction, specific building requirements, or other specifics. More research on this is necessary.	Yes

Table 3-2
Alternative Site Locations’ Consistency with Project Purposes and Goals, as Defined by the CoA/CCAC

Site #	Property Address	Primary Purpose: Create a Community Center that provides the required 21,000 sf of space and 100 parking spaces for current and future uses and population (2035) without significant impact to other Town uses	Create municipal use on municipal pad at Town Center	Centrally located facility for all residents and near senior citizens	Provide Community Center in a location with existing infrastructure to control cost to taxpayers	Offset traffic generation from Community Center by locating near frequently used services (i.e., shops, town facilities)	Place in a location away from protected populations such as pre-schools, daycares, and schools	Locate on a site with no competing interests for timely construction	Construction should minimize disruption to existing neighborhoods, roads and utilities	Provide clear visibility and easy access to the Community Center from a main road	Locate where quality of winter road maintenance is high	% Project Purposes & Goals Met
1	0 Alpine Road	✓	x	x	x	x	✓	✓	x	x	x	30% (3/10)
2	Paine Estate, Old Connecticut Path, Parcel 33-001C	✓	x	x	✓	x	✓	✓	x	x	x	40% (4/10)
3	Old DPW Site, 193/195 Main Street	✓	x	x	✓	x	x	x	✓	✓	✓	50% (5/10)
4	Town Building Site, 41 Cochituate Road	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
5	0 Orchard Lane	✓	x	x	x	x	✓	✓	x	x	x	30% (3/10)
6	Claypit Hill School, 86 Claypit Hill Road	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
7	Wayland High School, 264 Old Connecticut Path – near admin offices	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
8	Wayland High School, 264 Old Connecticut Path – near athletic fields	X	N/A – Eliminated in Preliminary Screening (see Section 2)									
9	440 Boston Post Road (Preferred Site)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	100% (10/10)

✓ = Meets Project Purpose and Goals x = Does not meet Project Purpose and Goals

3.4 Logistics

Logistics take into account the presence or absence of either physical or legal constraints. For instance, the physical characteristics of a site may influence its development. Legal constraints include situations where a project cannot meet other applicable requirements to obtain permits at an alternate site, such as zoning restrictions. Table 3-3 lists potential constraints associated with the five remaining sites.

Table 3-3
Logistical Constraints

Site #	Property Address & ID	Constraints
1	0 Alpine Road	Potentially a significant early settlement archeological site.
2	Paine Estate, Old Connecticut Path Parcel 33-001C	Parcel 33-1C has steep topography which will limit development and increase development costs. Pine trees in the forested area will have to be removed and will expose new buildings constructed to a view from the scenic river abutting the site, which is a significant change from current conditions and will require review by the River Stewardship Council.
3	Old DPW Site, 193/195 Main Street	Site is a portion of the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete.
4	<i>Town Building Site, 41 Cochituate Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
5	0 Orchard Lane	This site is Open Space legally protected in perpetuity and recorded as such in a deed or other official document) and managed by the Town of Wayland Conservation Commission.
6	<i>Claypit Hill School, 86 Claypit Hill Road</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
7	<i>Wayland High School, 264 Old Connecticut Path – near admin offices</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
8	<i>Wayland High School, 264 Old Connecticut Path – near athletic fields</i>	N/A – Eliminated in Preliminary Screening (see Section 2)
9	440 Boston Post Road (Preferred Site)	Site was part of former Raytheon property. A 1997 deed restriction (Notice of Activity and Use Limitation) that is not a standard MassDEP AUL and an Easement Restriction Agreement as further described in the June 27, 2005 letter to the Town of Wayland Board of Selectmen from CMG Environmental, Inc., may be amended by the Licensed Site Professional of record.

3.5 Results of Secondary Screening

The following narrative discusses considerations from the secondary screening for each of the remaining sites. Figures 7 through 14 show site maps for each parcel evaluated as part of the Alternatives Analysis.

Site 1: 0 Alpine Road (Parcel 07-019)

- Site is under the control of the Town of Wayland School Department. It will be challenging, if not impossible, to get School Department to release site.
- While there is space on the site for construction of a 21,000 square foot facility, associated 35,000+/- square feet of parking, and stormwater management systems/other site work, project will displace the existing field, which will need to be relocated or be lost and therefore reduce the limited number of athletic fields currently available in Wayland.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for new building and parking lot.
- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Site is in a residential area, and therefore increased traffic and noise are concerns.
- Site potentially situated within Riverfront Area and Buffer Zone to BVW. There is a flood zone on site but construction could be completed outside of the area.
- Construction of the site will require installation of a septic system, increasing project costs by approximately \$130,000 over the Preferred Site. Site work will also require construction of roads and electrical utilities, along with water system connection.
- Small area of Priority Habitat on site but construction could be completed outside of area.
- Site is open space protected in perpetuity.

Site 2: Paine Estate, Old Connecticut Path (Parcel 33-001C)

- Parcel 33-001C is owned by the Town of Wayland Board of Selectmen.
- Topography would require extensive and likely cost-prohibitive grading and fill to develop the site. In addition, pine trees in the forested area will have to be removed and will expose new buildings construction to a view from the scenic river abutting the site, which is a significant change from current conditions and will require review by the River Stewardship Council.
- Site requires an entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for a new building and parking lot.
- Construction of the site will require installation of a septic system, increasing project cost by approximately \$130,000 over Preferred Site. Site work will also require installation of roads and electrical utilities, along with a water system connection. Given the size of the parcel, this will be a substantial cost.
- Wetland resources are present on the parcel (BVW, BLSF, Riverfront Area).

- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Potential traffic impacts to the “five corners” intersection.
- Parcel is within the Town’s water protection areas (aquifer protection district and Zone IIs/IPWA).
- Portions of parcel is within NHESP Priority Habitat.

Site 3: Old DPW Site, 195 Main Street (Parcel 47D-005)

- Site is the Old Wayland Dump, which is now an inactive, uncapped landfill. This site was active from 1938 through 1958 and accepted municipal solid waste. The closure is incomplete. Significant costs will be incurred to complete the closure, manage soils during construction, and address concerns about site use.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for new building and parking lot.
- This site is not centrally located and is not located near frequently used services and shops (e.g., supermarket, etc.).
- Wetland resource are not present except for a 100-foot Buffer Zone to a BVW located across the street.
- Construction of site will require installation of septic system, increasing project cost by approximately \$130,000 over Preferred Site.
- Site currently is part of an existing traffic problem due to the public school located to the rear of the parcel. Adding a community center at this location will exacerbate the traffic situation.
- Site is just on edge of Town’s water protection areas (Zone II, IPWA, aquifer protection district).

Site 5: 0 Orchard Lane (Parcel 18-056)

- Site is under the control of the Town of Wayland School Department. Extensive coordination will be needed for the School Department to release site.
- Site requires entirely new building, and therefore costs would likely be approximately 35% greater than the Preferred Site for a new building and parking lot.
- Construction of site will require installation of septic system, increasing project cost by approximately \$130,000 over Preferred Site. Site work will also require installation of roads and electrical utilities, along with a water system connection.
- Site is in a residential area, and therefore traffic and noise are concerns.

Site 9: 440 Boston Post Road (Preferred Site)

- This location fully meets the project purpose and need and controls cost, while minimizing impacts to natural resource areas. The Town presently has an obligation to create a municipal use in the service of the public on the existing municipal pad at this site. Construction of the proposed Community Center in this

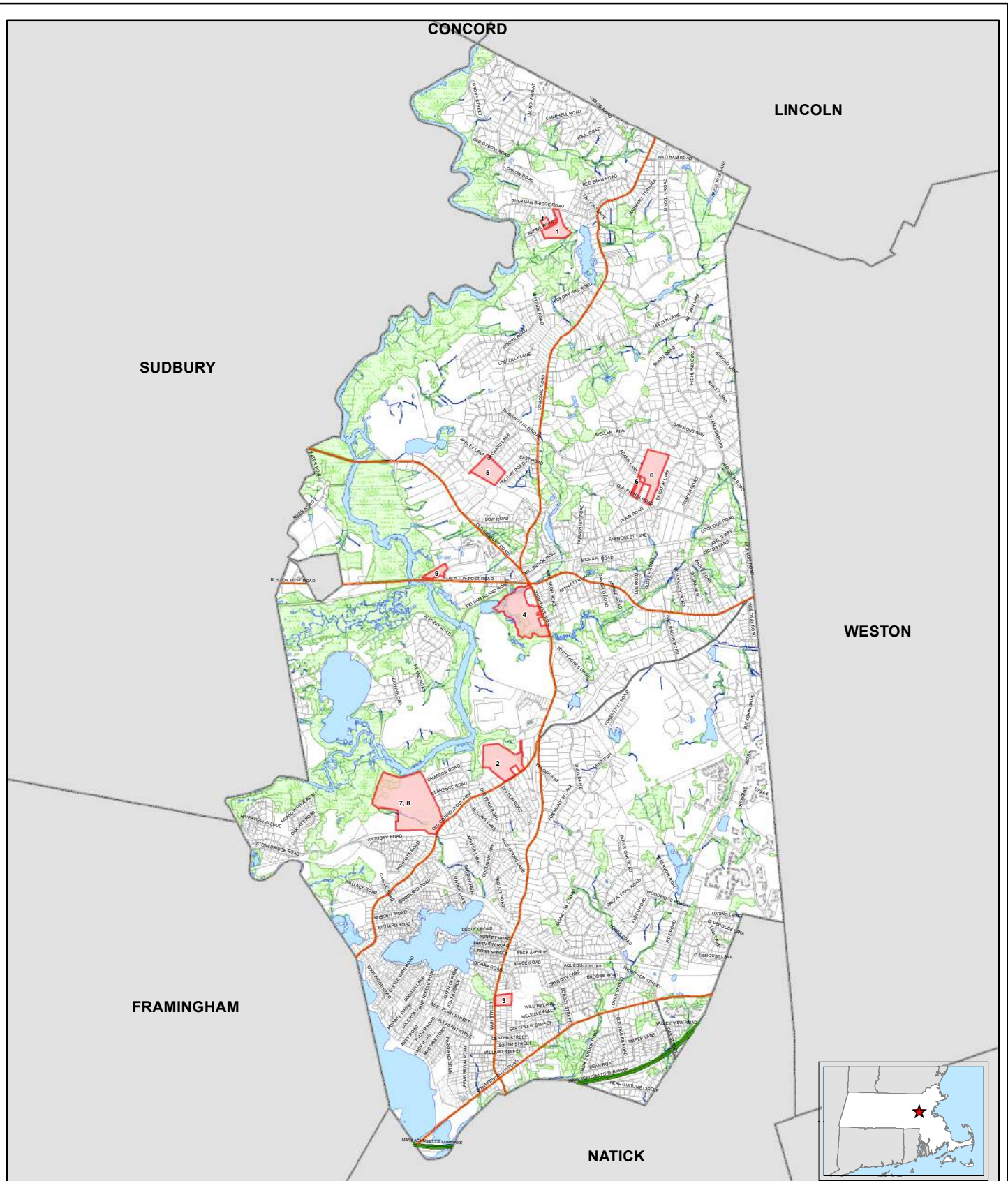
location would serve both the Town's need for this public service, and would also help them in meeting the legal obligation of municipal use on this parcel.

- The ability of the Town to utilize the existing building on-site drastically reduces project costs associated with this location. The project would repurpose the existing 10,250 sf building and propose the construction of an annex to meet their spatial needs of 21,000 sf, and therefore the building costs at this site will be approximately 35% less than other alternatives.
- This site has access to the existing wastewater collection system and therefore will not require construction of a septic system on-site or a connection to the existing municipal system.
- This site is centrally located in Wayland and has close proximity to existing commercial development along a main thoroughfare. In addition, the site has the potential to connect to local trails and walkways, as well as the Town offices, which creates a loop where residents of all ages and abilities are able to exercise, boat, bike, participate in programs and services, do errands, meet friends, etc. This site is an optimum location for a community center.
- While wetland resource areas are present on site, proposed development can be situated away from and outside of the Riverfront Area to the maximum extent practicable, while still retaining use of the existing development on-site. Proposed development will not be located closer to the Sudbury River or Riverfront Area than existing development. As such, no significant adverse impacts are anticipated to the Riverfront Area, the Sudbury River, Bordering Land Subject to Flooding, or Bordering Vegetated Wetlands.
- A portion of the site is covered by NHESP Priority Habitat but initial discussions with NHESP staff indicate development on this site will not likely be in conflict with habitat or endangered species.
- This site is the preferred alternative, as it is the most economical, most feasible, and meets the project purposes.

Section 4

Conclusions

While a number of municipally-owned parcels exist within the Town of Wayland, this preliminary evaluation of existing site constraints, cost and design considerations, and ability of alternate sites to meet a majority of the project's purpose and goals supports the selection of Site 9: 440 Boston Post Road as the preferred location for the proposed Community Center. The public benefits provided by this location, along with significant cost savings to the Town made possible by the potential to reuse the existing building and connection to the Town's wastewater system, significantly outweigh the negligible minor impacts that will occur within the outer limits of Riverfront Area at this location. The conceptual design focuses development farther away from the Sudbury River than the existing development. The ability to reuse existing buildings will decrease the amount of new development required to meet the spatial requirements for the Community Center. Analysis of the current conceptual design at this location indicates that the preferred alternative, as proposed, will result in No Significant Adverse Impact to Riverfront Area, as set forth at 310 CMR 10.58(4)(d). Alternate site locations would result in displacement of existing Town facilities, installation of new utility infrastructure, additional costs of services, impacts to wetland resource areas, potential solid waste remediation, and/or alteration of currently undeveloped parcels.



Legend

- Potential Sites
- Parcels
- Town Boundary
- Lakes, Ponds and Rivers
- Inland Wetlands
- Streams

Roads

CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

1:54,000

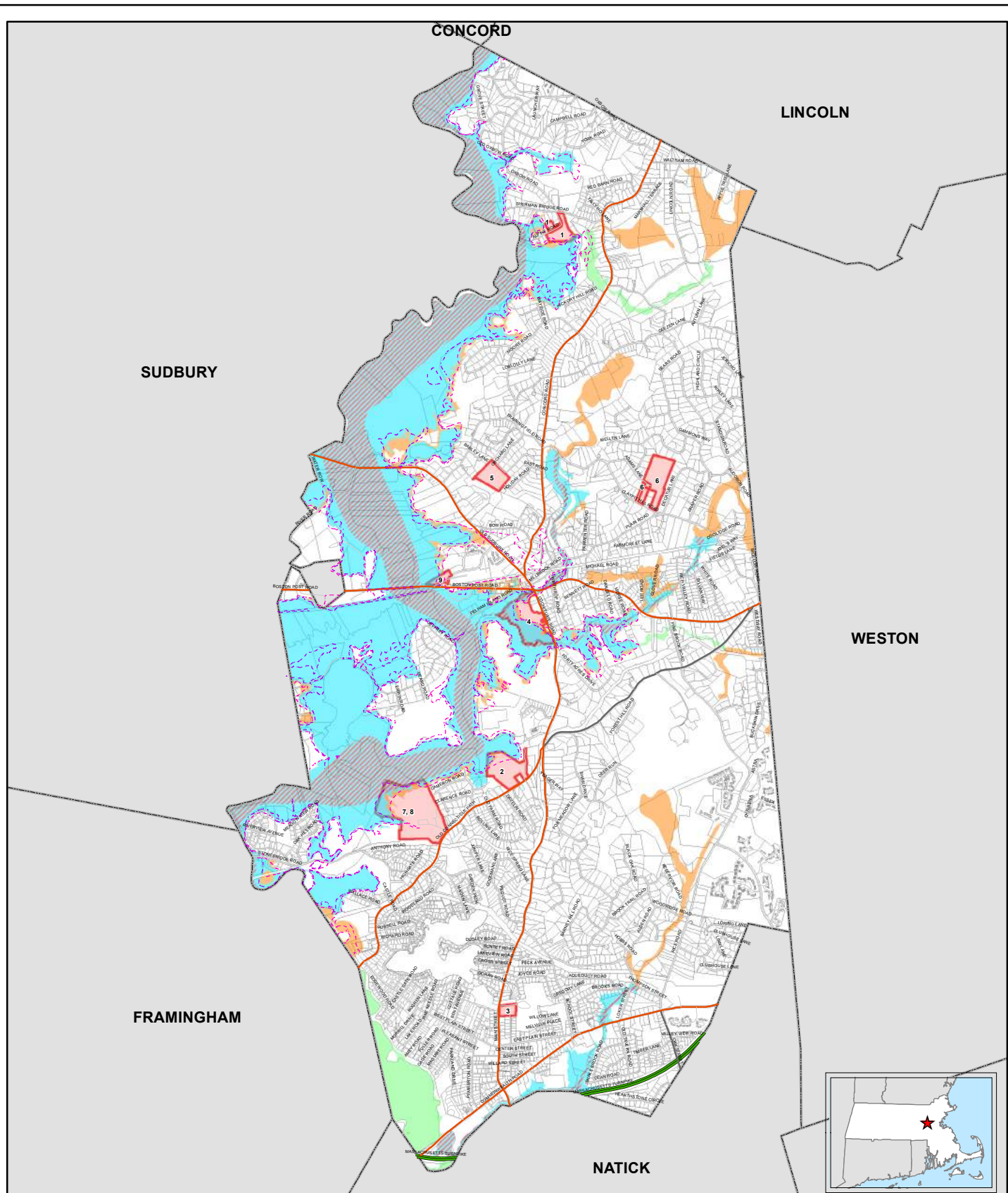
0 2,250 4,500
Feet

FIGURE 1 SITE LOCATION MAP

Sites Considered for
Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts
March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



Legend

Potential Sites

Potential Sites

FEMA Flood Zone

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding

- Wayland Floodplain 120 ft
- Wayland Floodplain 124 ft

- Town Boundary
- Parcels

Roads

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

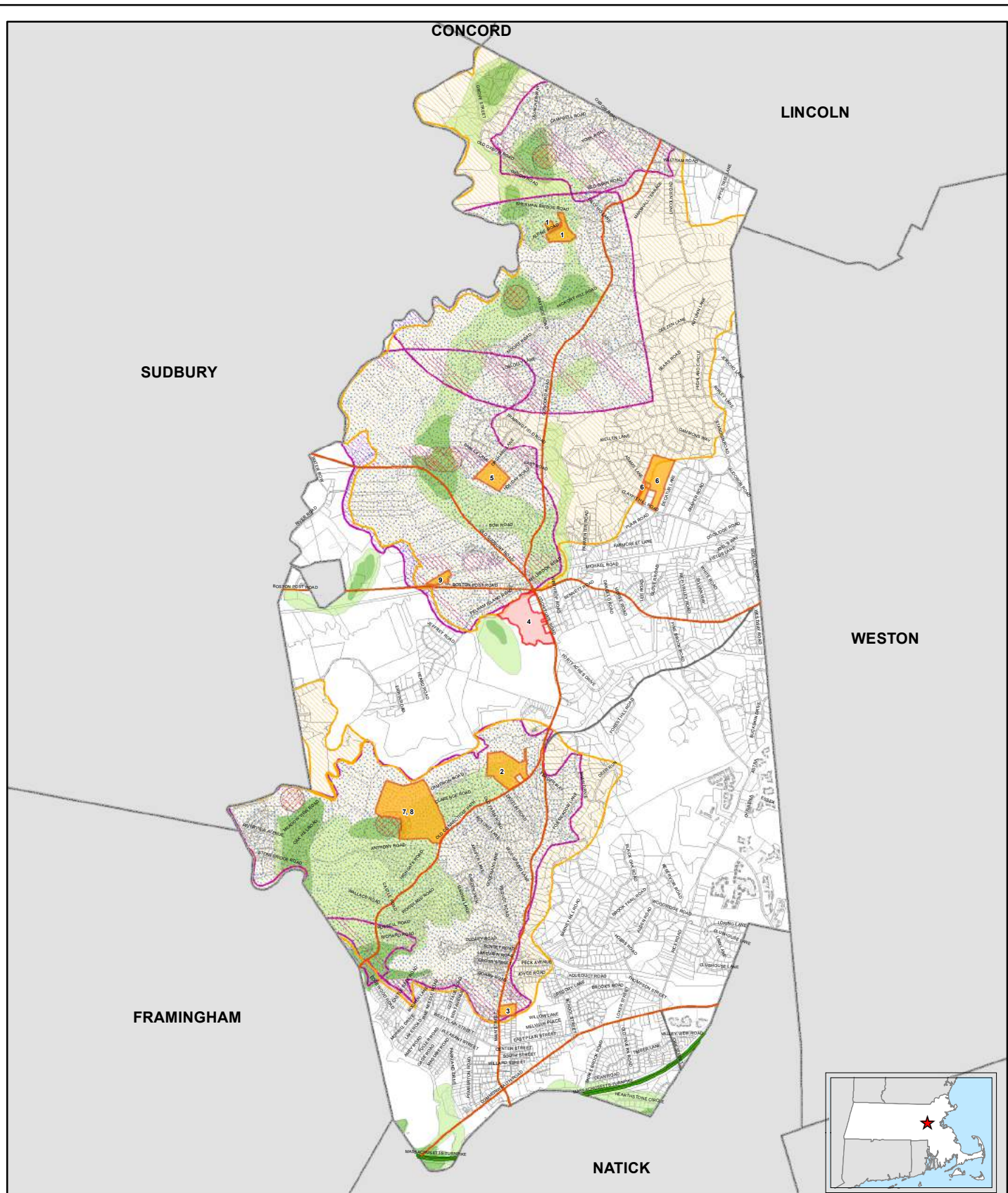
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Feet



FIGURE 2 FLOOD ZONES

Sites Considered for
Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Potential Sites

Within Water Protection Area

Yes

No

Aquifers

Potentially Productive Medium Yield Aquifer

Potentially Productive High Yield Aquifer

Wayland Water Protection

Wayland Aquifer Protect

Zone I

Zone II

DEP Interim Wellhead Protection Area (IWPA)

Town Boundary

Parcels

Roads

CLASS

Limited Access Highway

Multi-Lane Highway, NOT Limited Access

Other Numbered Highway

Major Road - Collector

Minor Street or Road

1:54,000

0 2,250 4,500

Feet

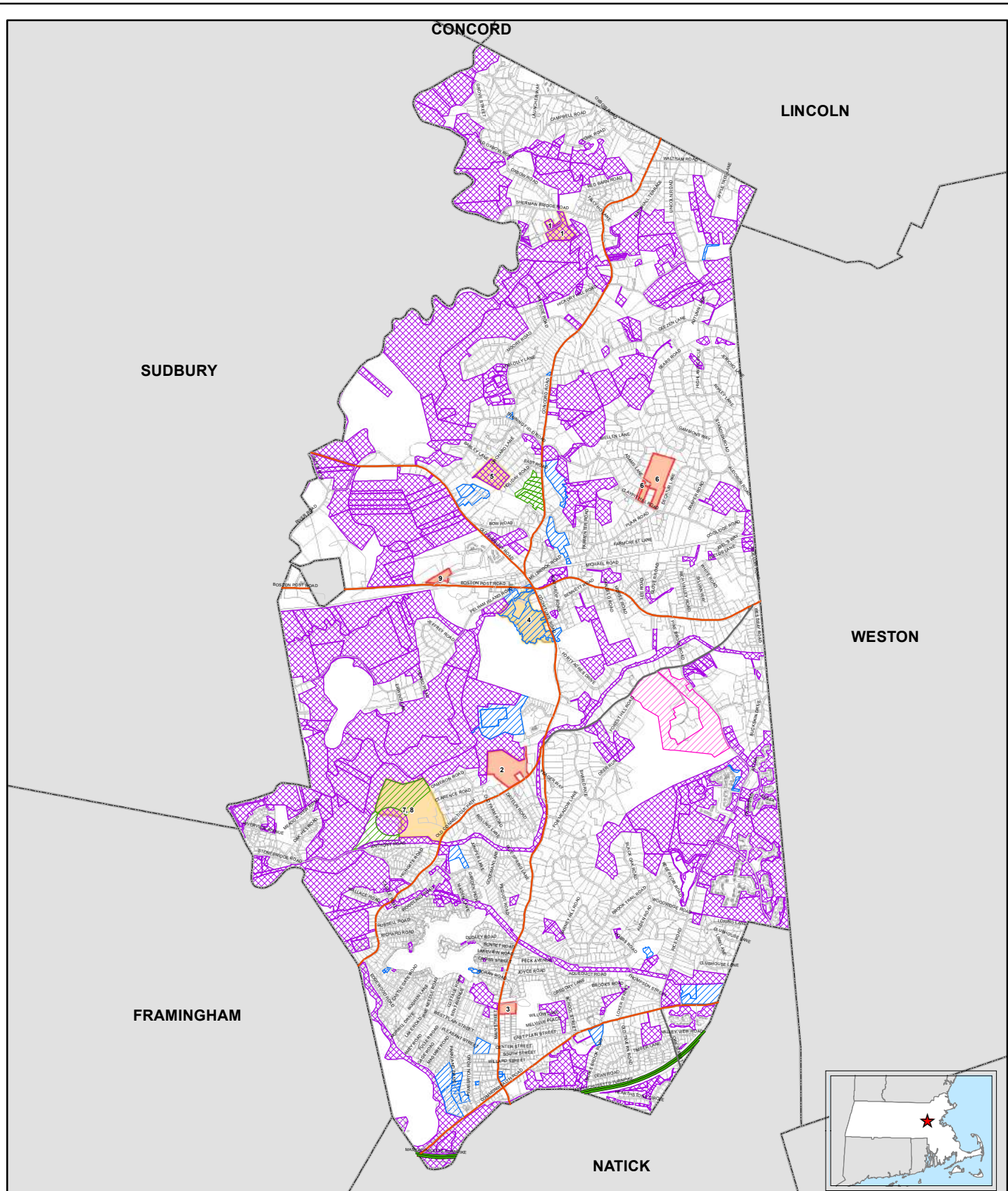


FIGURE 3

WAYLAND WATER PROTECTION AREAS

Sites Considered for Proposed Council on Aging/Community Center Facility Alternatives Analysis Wayland, Massachusetts

March 2016



Legend

Within Protected Open Space
 No (Red box)
 Yes (Orange box)

Protected and Recreational Open Space
Level of Protection
 Limited (Blue hatched)
 In Perpetuity (Pink hatched)
 Temporary (Orange hatched)
 Unknown (Green hatched)

Town Boundary (Black line)
 Parcels (White box)

Roads
CLASS
 Limited Access Highway (Green line)
 Multi-Lane Highway, NOT Limited Access (Red line)
 Other Numbered Highway (Orange line)
 Major Road - Collector (Grey line)
 Minor Street or Road (Thin grey line)

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 0 2,250 4,500
 Feet

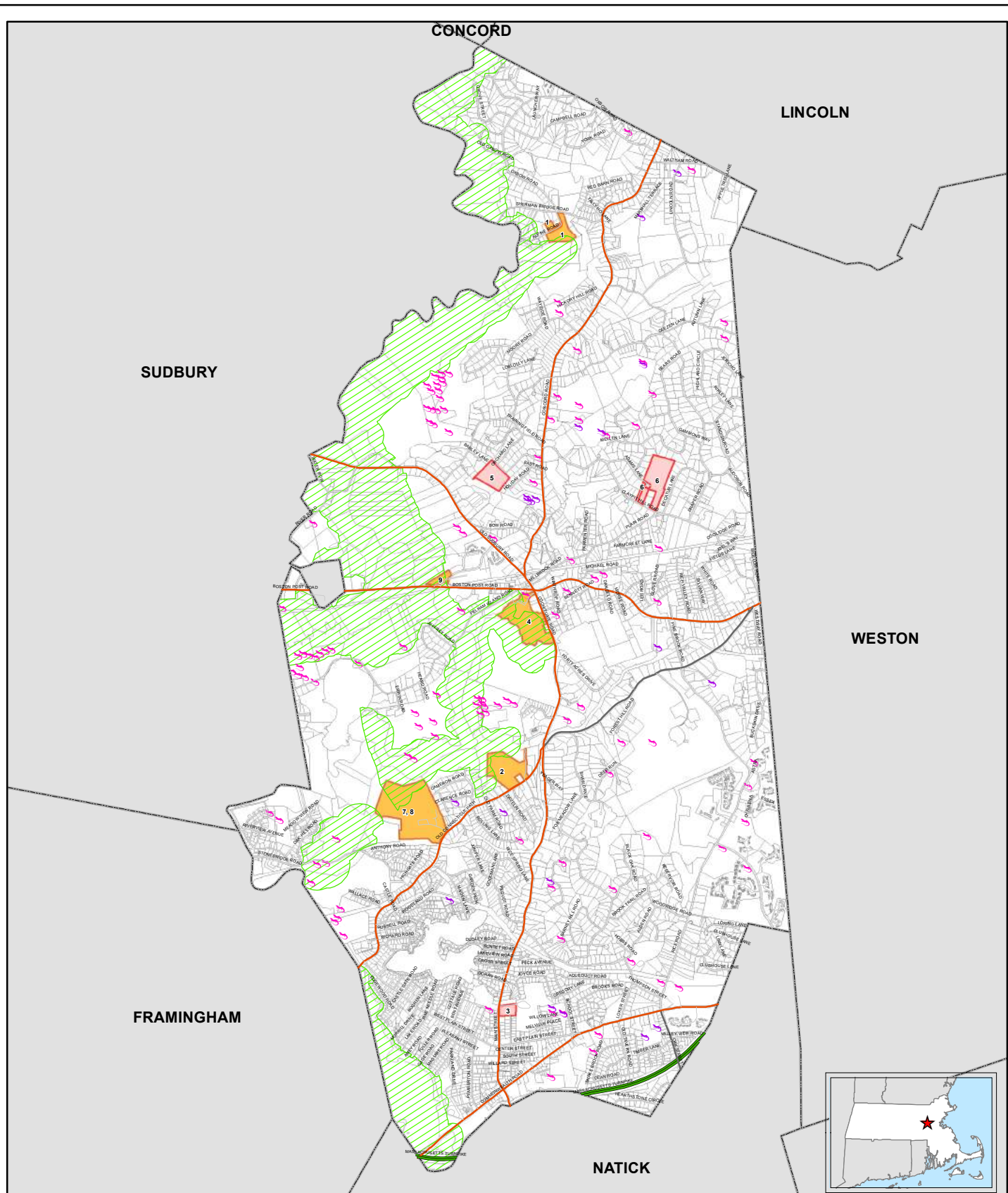


**FIGURE 4
 PROTECTED AND
 RECREATIONAL OPEN SPACE**
 Sites Considered for Proposed
 Council on Aging/ Community
 Center Facility
 Alternatives Analysis
 Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
 Information(MassGIS), Commonwealth of Massachusetts
 Executive Office of Environmental Affairs.



Legend

Potential Sites Within NHPSP Area

- Yes
- No
- NHPSP Priority and Estimated Habitats of Rare Species

- Town Boundary
- Parcels

- NHPSP Potential Vernal Pools
- NHPSP Certified Vernal Pools

Roads CLASS

- Limited Access Highway
- Multi-Lane Highway, NOT Limited Access
- Other Numbered Highway
- Major Road - Collector
- Minor Street or Road

1:54,000
0 2,250 4,500
Feet

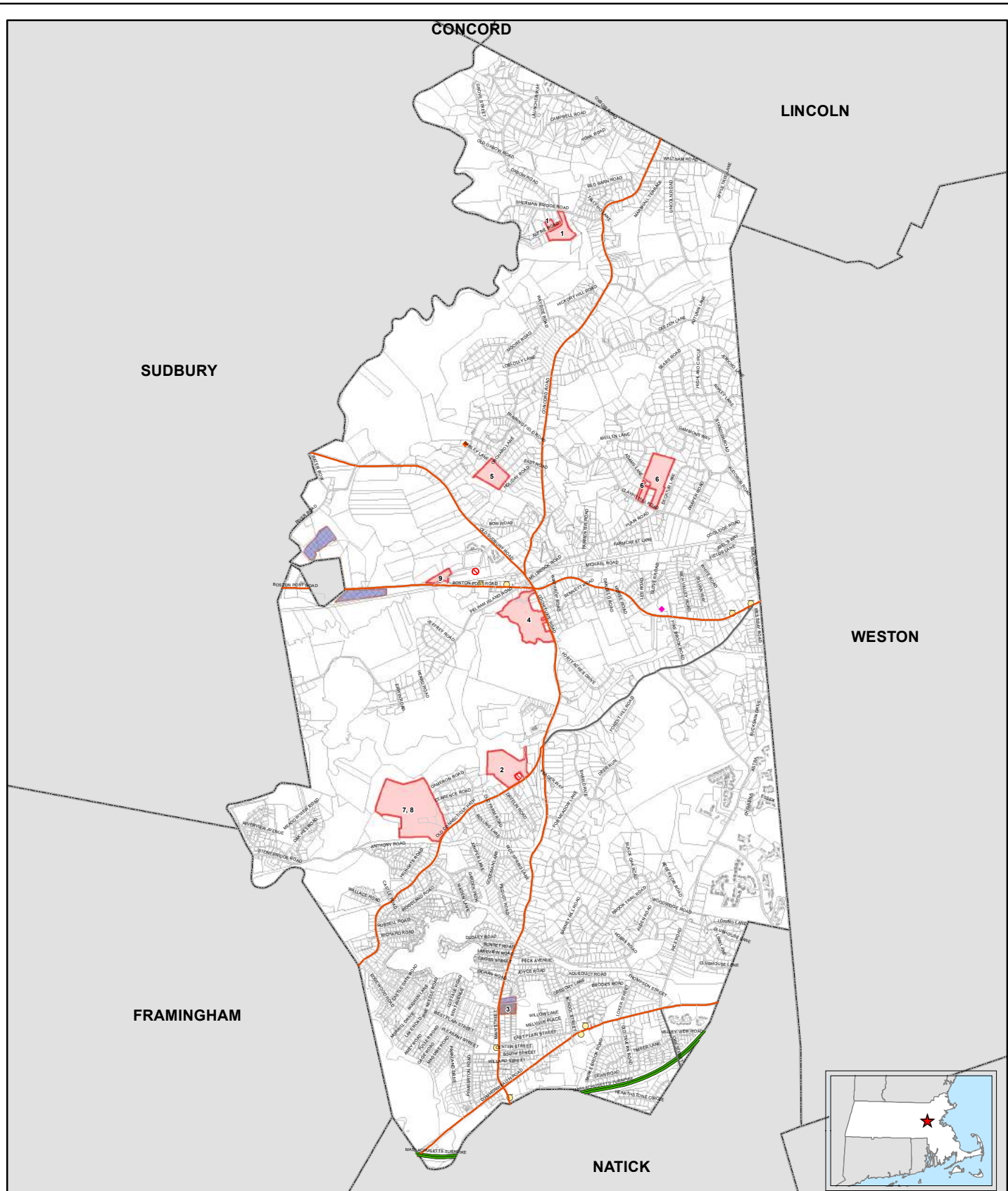


FIGURE 5 NHPSP AREAS

Sites considered for
Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts
March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



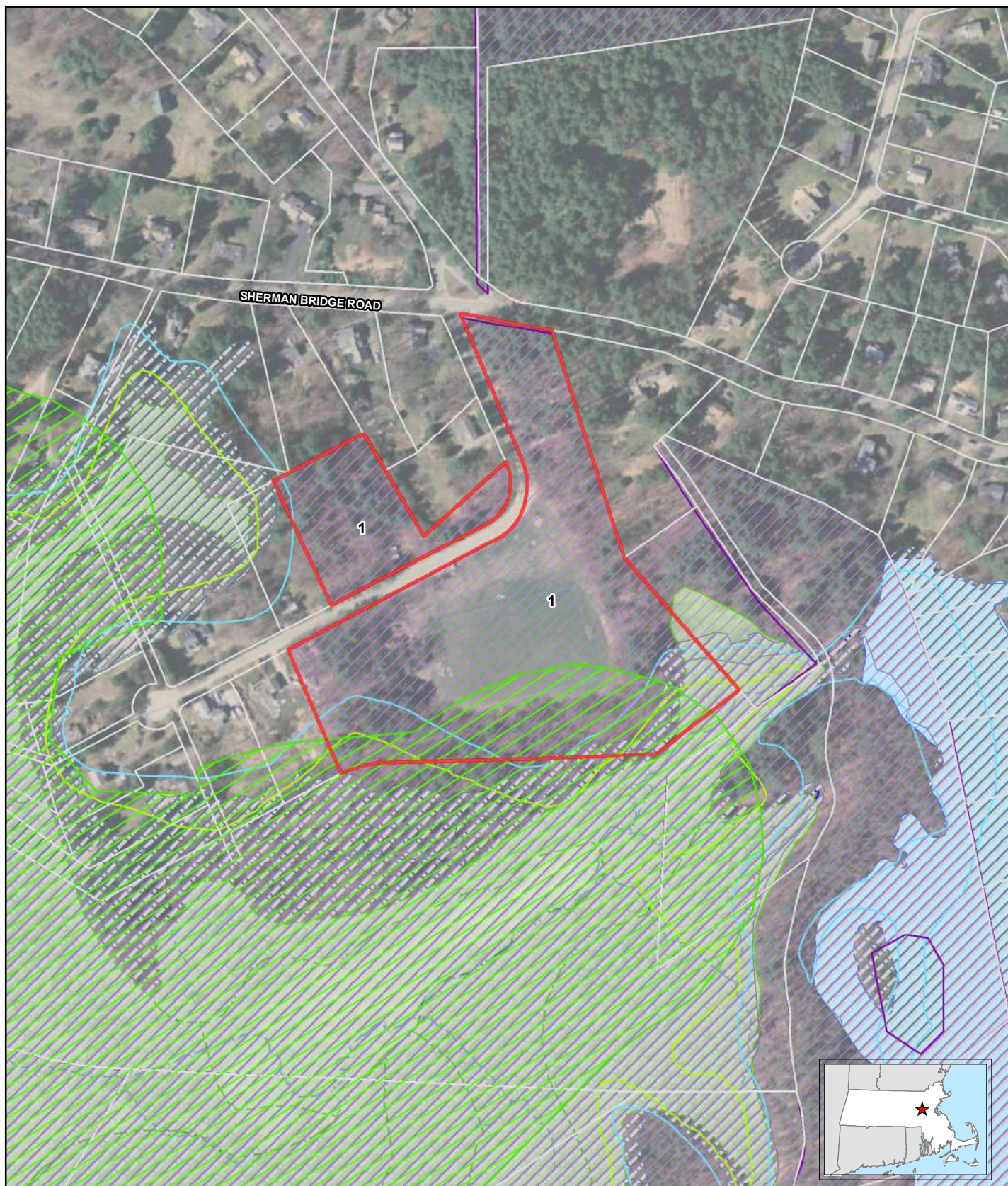
**FIGURE 6
HAZARDOUS WASTE SITES**

Proposed Council on Aging/
Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Office of Geographic and Environmental
Information(MassGIS), Commonwealth of Massachusetts
Executive Office of Environmental Affairs.



Legend

- Potential Sites
- NHESP Priority and Estimated Habitats of Rare Species
- Parcels

Protected and Recreational Open Space

Level of Protection

- In Perpetuity

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain
- FEMA Flood Hazard

- Lakes, Ponds and Rivers
- MassDEP Wetlands**
- Inland Wetlands
- Wayland Wetlands**
- Inland Wetlands
- Streams



Based on MassGIS Color Orthophotography (2013)

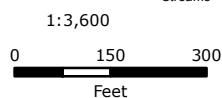
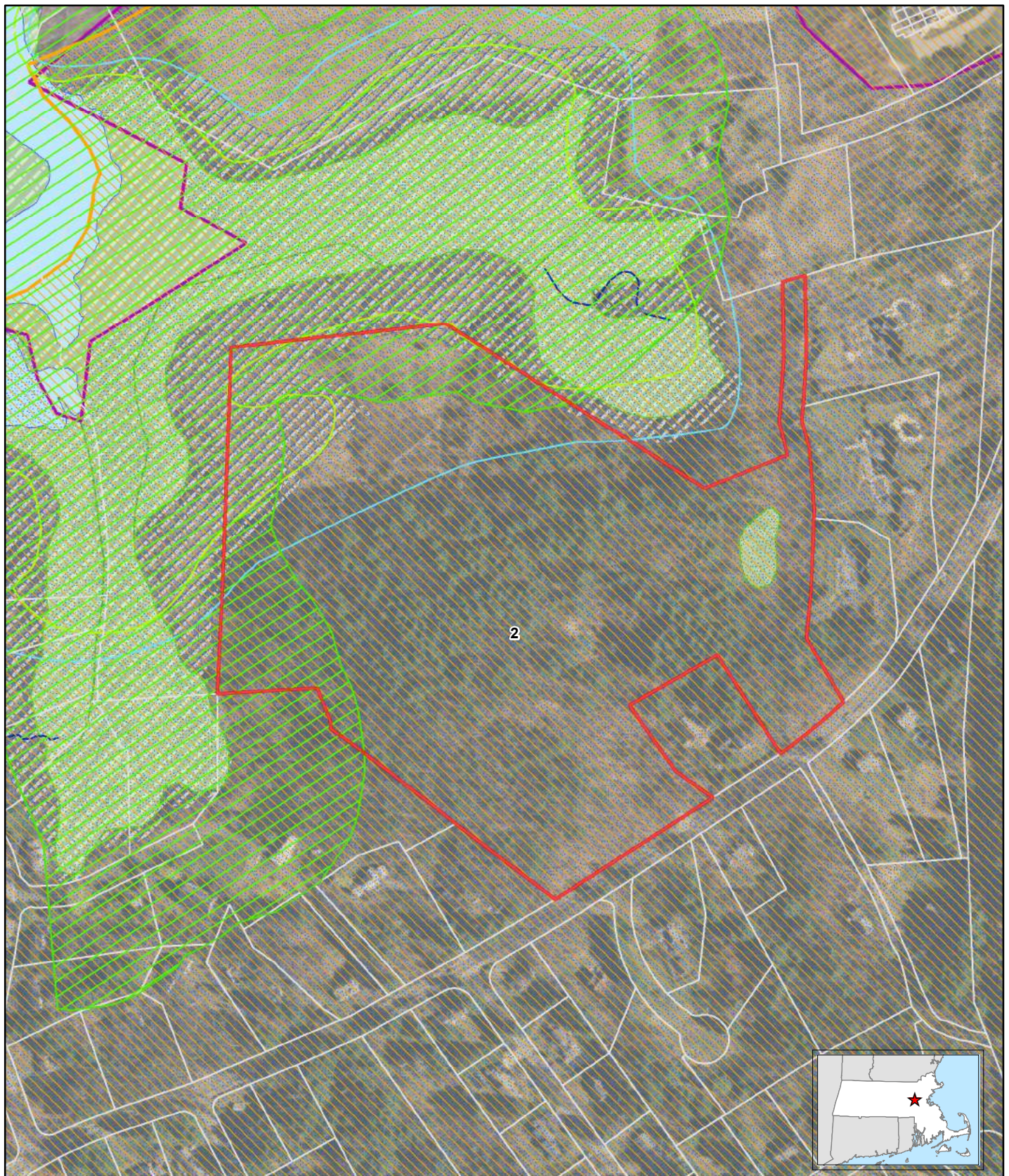


FIGURE 7 SITE MAP – SITE #1 0 ALPINE ROAD

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

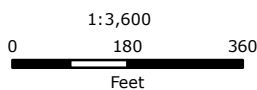
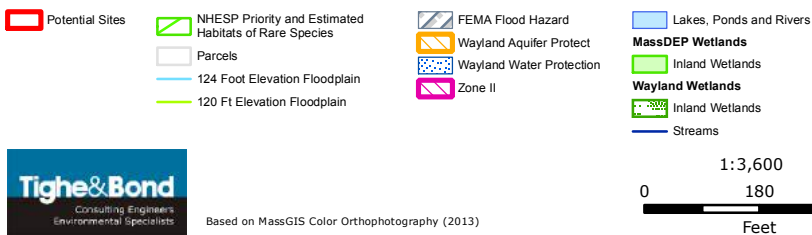
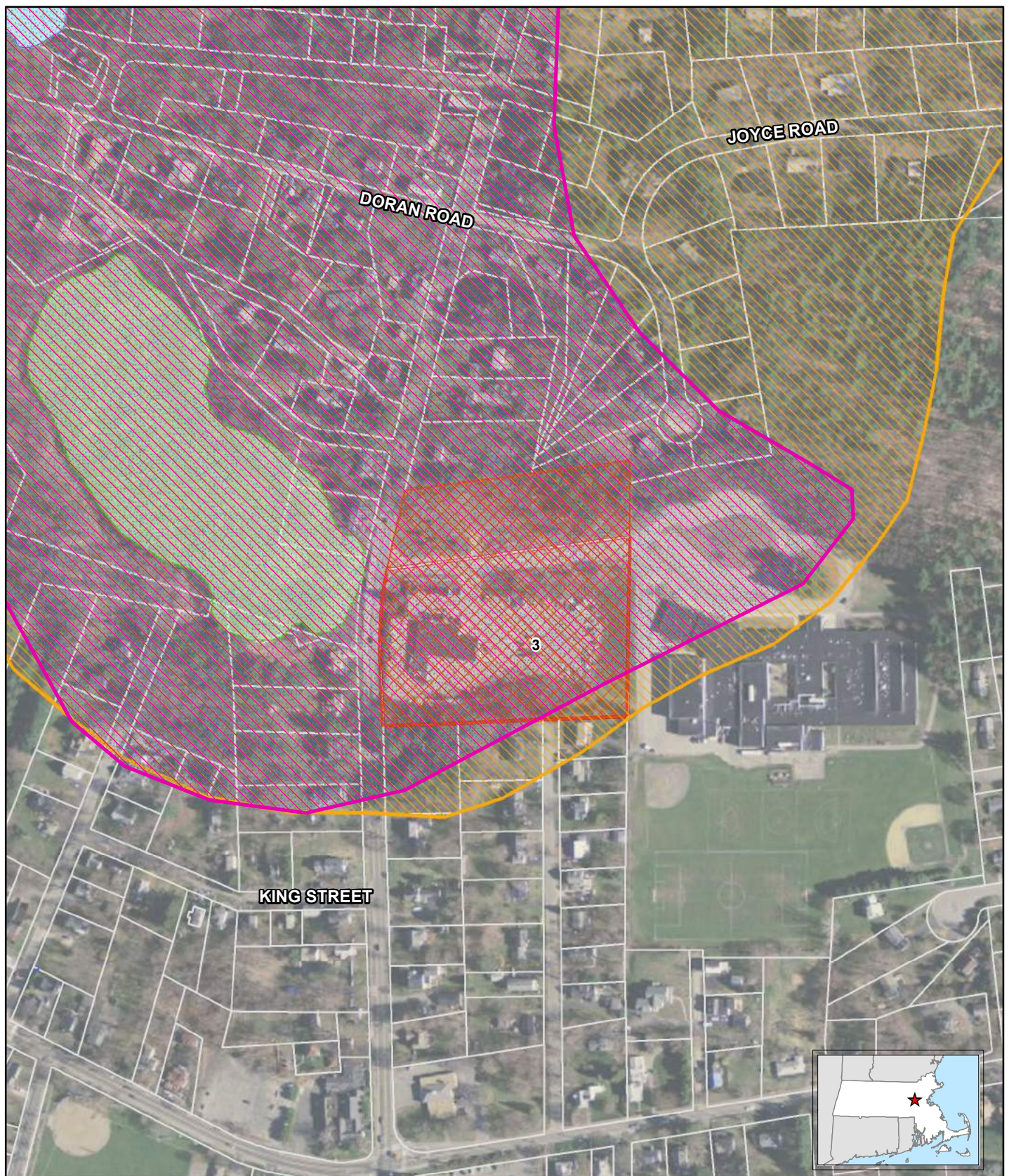


FIGURE 8 SITE MAP – SITE #2 PAINE ESTATE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

- | | | | |
|-----------------|--------------------------|-------------------------|----------------------|
| Potential Sites | Wayland Water Protection | Lakes, Ponds and Rivers | Solid Waste Landfill |
| Zone II | Wayland Aquifer Protect | MassDEP Wetlands | Parcels |
| | | Inland Wetlands | |
| | | Wayland Wetlands | |
| | | Inland Wetlands | |
| | | Streams | |



Based on MassGIS Color Orthophotography (2013)

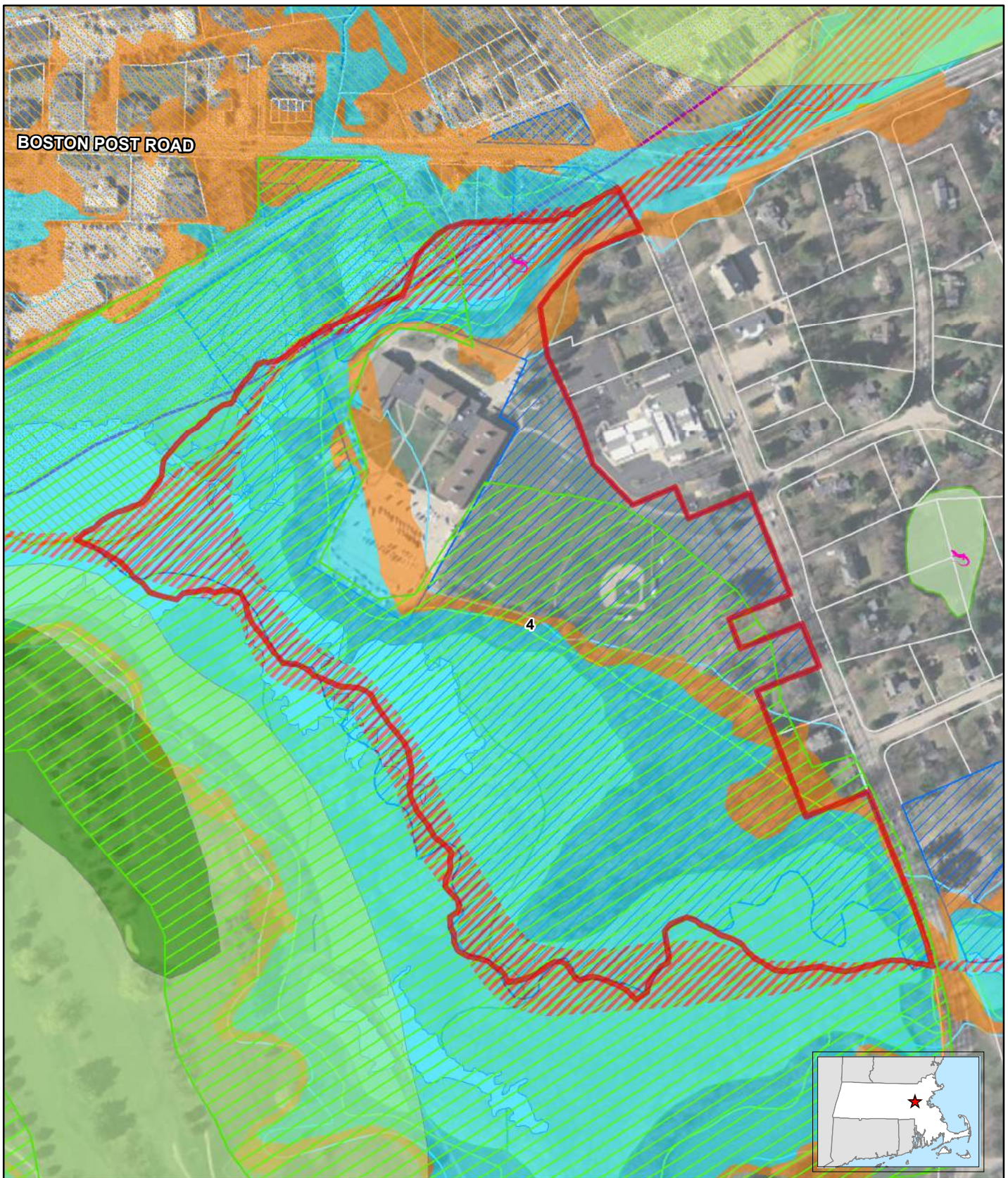
1:3,600
0 180 360
Feet



FIGURE 9 SITE MAP - SITE #3 OLD DPW SITE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Potential Sites FEMA Flood Zone

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding



NHESP Potential Vernal Pools

- NHESP Priority and Estimated Habitats of Rare Species
- Potentially Productive Medium Yield Aquifer
- Potentially Productive High Yield Aquifer
- Zone I
- Zone II
- DEP Interim Wellhead Protection Area (IWPA)

Based on MassGIS Color Orthophotography (2013)

Protected and Recreational Open Space

- Limited
- Wetland Aquifer Protection
- Wetland Water Protection
- Parcels
- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain

Lakes, Ponds and Rivers

- MassDEP Wetlands
- Inland Wetlands
- Wetland Wetlands
- Inland Wetlands
- Streams

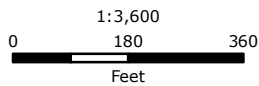
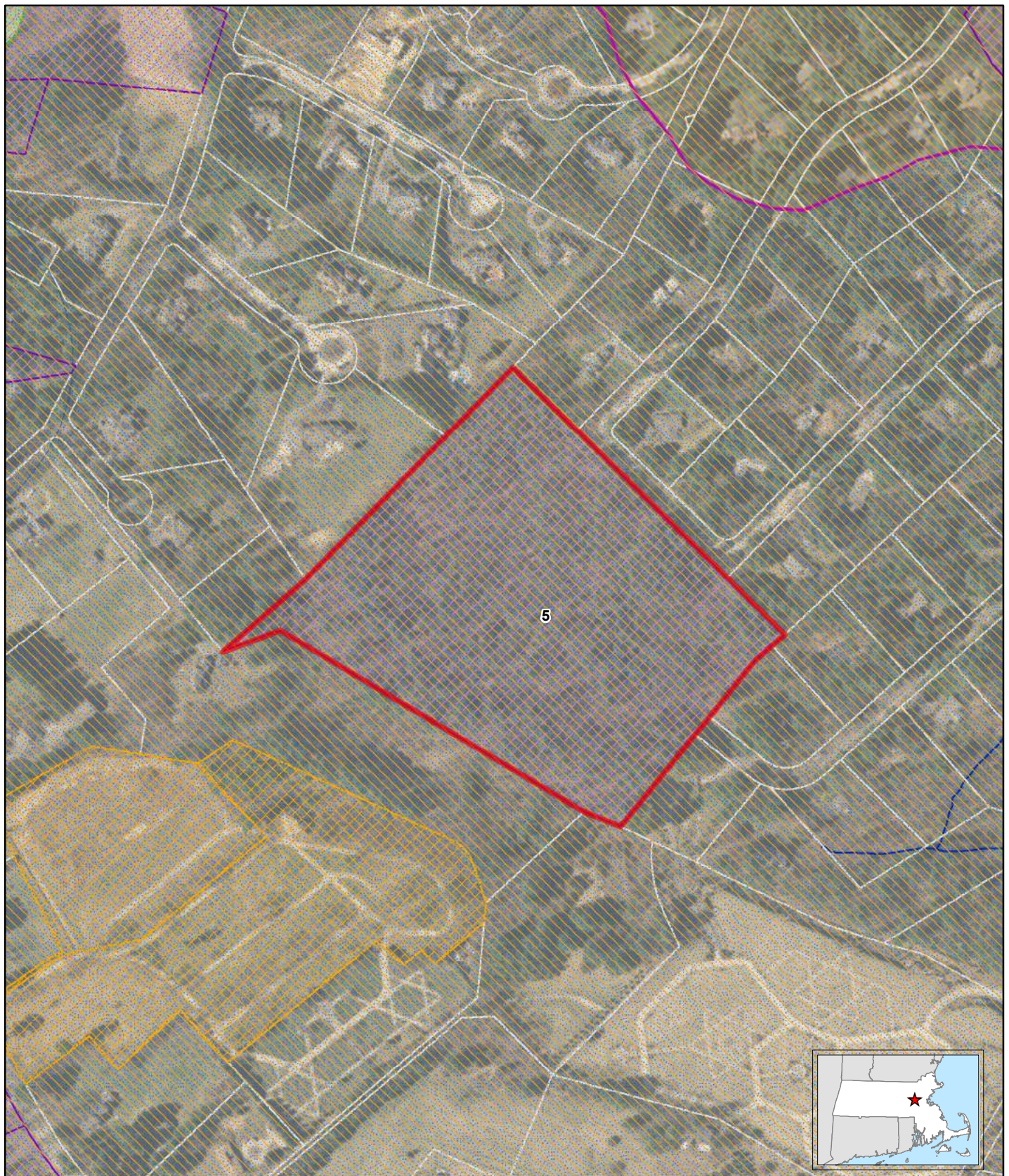


FIGURE 10 SITE MAP - SITE #4 TOWN BUILDING SITE

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016







Legend

-  Potential Sites
-  Wayland Aquifer Protect
-  Wayland Water Protection
-  Zone II

Protected and Recreational Open Space

Level of Protection


-  Limited
-  In Perpetuity
-  Parcels

 Lakes, Ponds and Rivers

MassDEP Wetlands

 Inland Wetlands

Wayland Wetlands

 Inland Wetlands

 Streams



Based on MassGIS Color Orthophotography (2013)

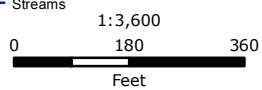
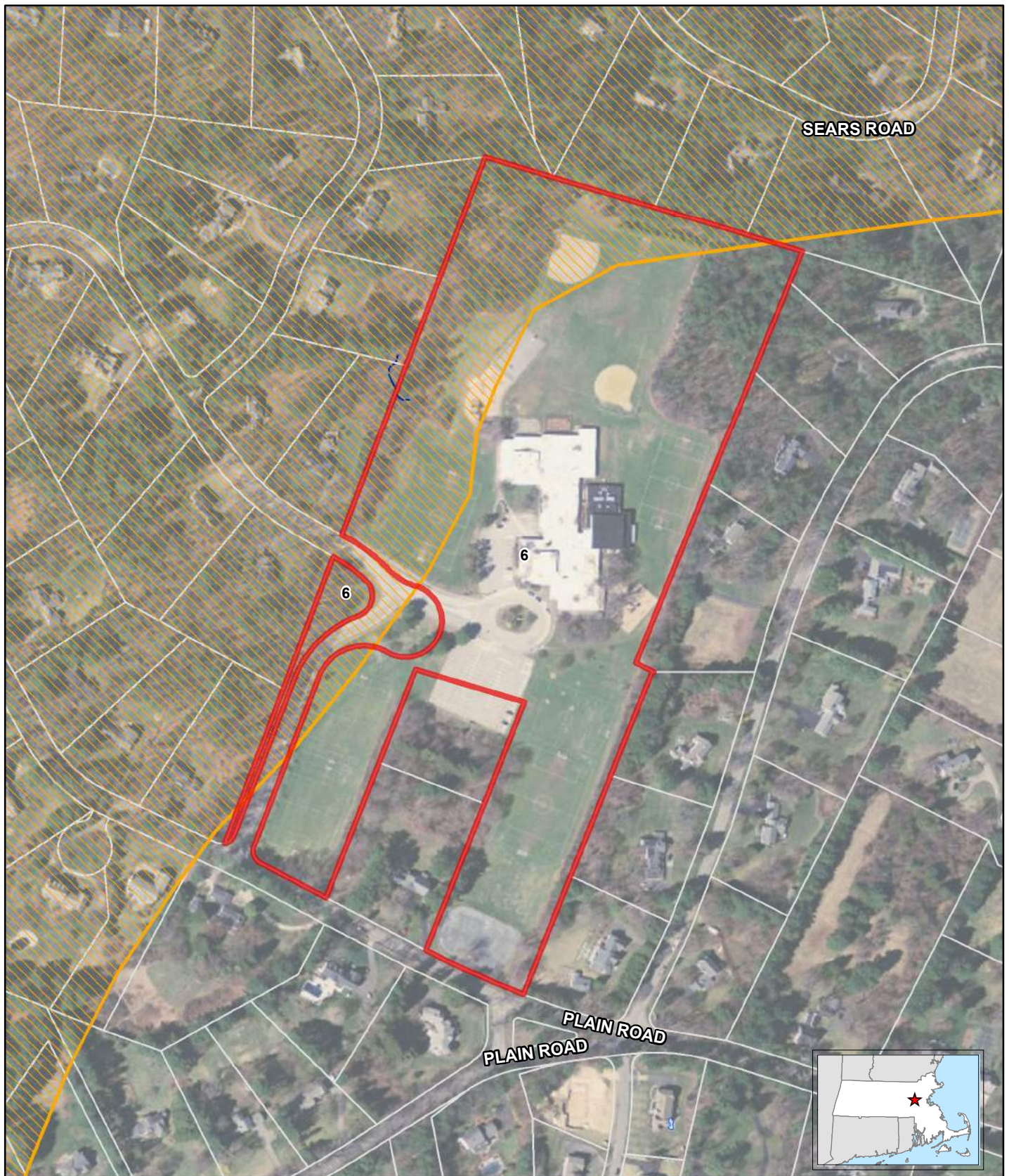


FIGURE 11 SITE MAP - SITE #5 0 ORCHARD LANE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts
March 2016



Legend

- Potential Sites
- Wayland Aquifer Protect

- Protected and Recreational Open Space**
- Level of Protection**
- Limited
 - Parcels

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain

- Lakes, Ponds and Rivers
- MassDEP Wetlands
- Inland Wetlands
- Wayland Wetlands
- Inland Wetlands
- Streams



Based on MassGIS Color Orthophotography (2013)

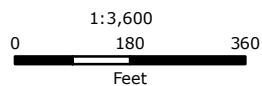
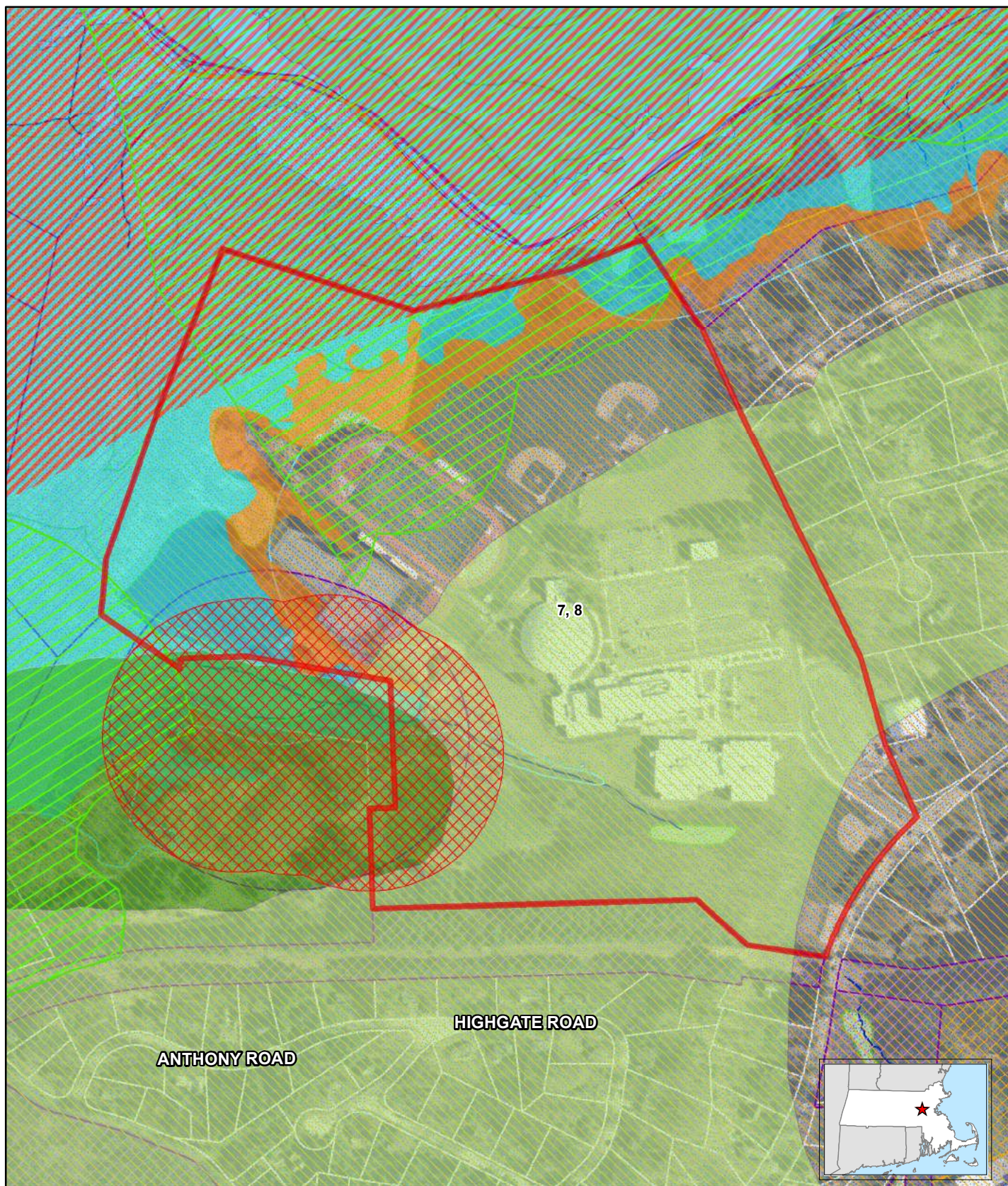


FIGURE 12 SITE MAP - SITE #6 CLAYPIT HILL SCHOOL

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

Potential Sites

FEMA Flood Zone

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding



NHESP Priority and Estimated Habitats of Rare Species

Aquifers

- Potentially Productive Medium Yield Aquifer
- Potentially Productive High Yield Aquifer
- Zone I
- Zone II
- DEP Interim Wellhead Protection Area (IWPA)
- Wayland Aquifer Protect
- Wayland Water Protection

Protected and Recreational Open Space

Level of Protection

- Limited
- In Perpetuity
- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain

Lakes, Ponds and Rivers

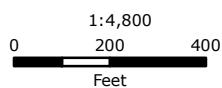
MassDEP Wetlands

Inland Wetlands

Wayland Wetlands

Inland Wetlands

Streams



ANTHONY ROAD

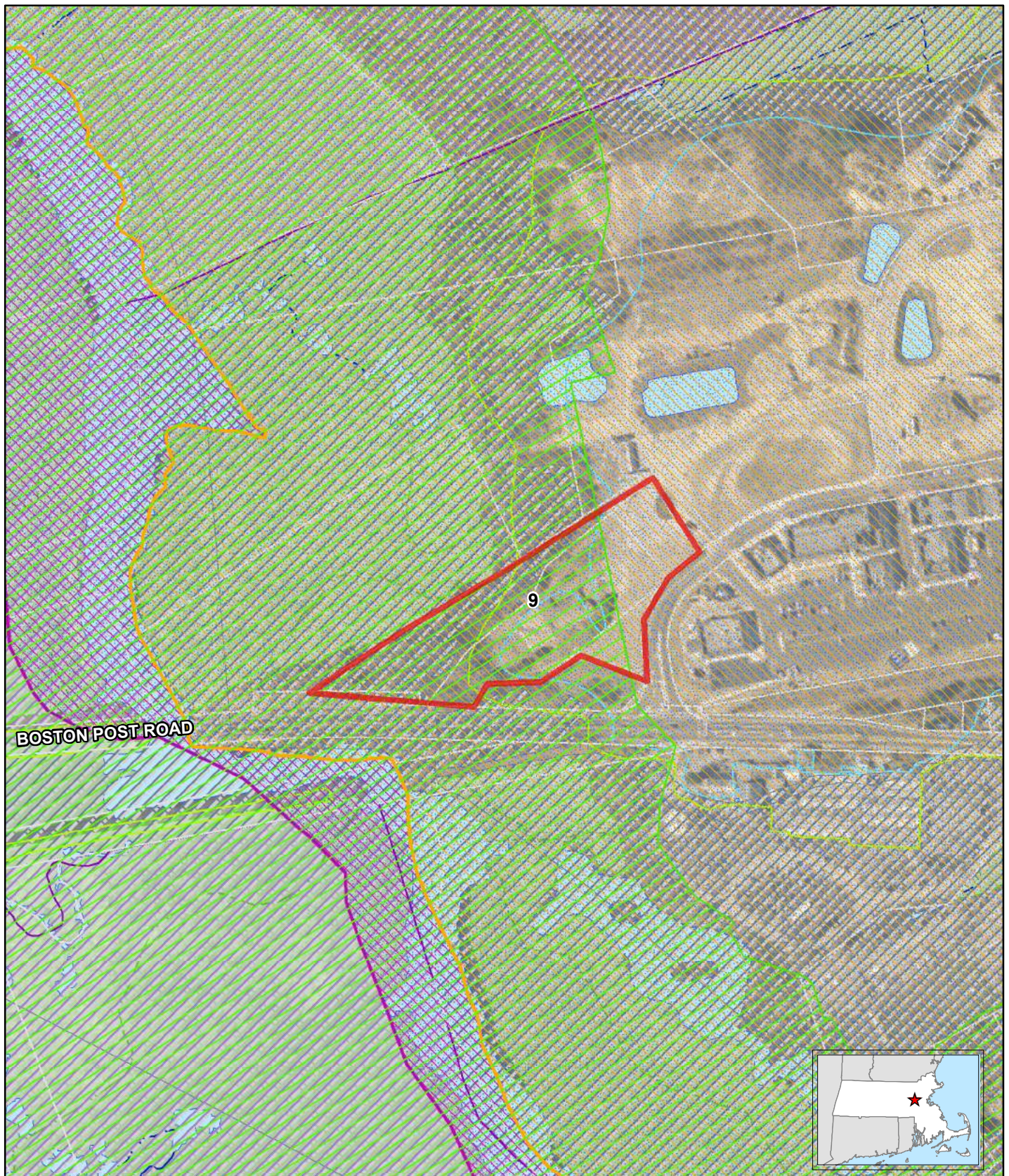
HIGHGATE ROAD

7, 8

FIGURE 13 SITE MAP - SITES #7 & #8 WAYLAND HIGH SCHOOL

Sites Considered for Proposed
Council on Aging / Community Center Facility
Alternatives Analysis
Wayland, Massachusetts

March 2016



Legend

- Potential Sites
- NHESP Priority and Estimated Habitats of Rare Species
- Wayland Aquifer Protect
- Wayland Water Protection
- Zone II

- Parcels
- Protected and Recreational Open Space**
- Level of Protection**
- Limited
- In Perpetuity

- 124 Foot Elevation Floodplain
- 120 Ft Elevation Floodplain
- FEMA Flood Hazard
- Lakes, Ponds and Rivers

- MassDEP Wetlands
- Inland Wetlands
- Wayland Wetlands
- Inland Wetlands
- Streams



Based on MassGIS Color Orthophotography (2013)

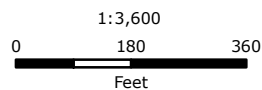


FIGURE 14 SITE MAP - SITE #9 BOSTON POST ROAD MUNICIPAL PAD SITE

Sites Considered for Proposed
Council on Aging / Community
Center Facility Alternatives Analysis
Wayland, Massachusetts

March 2016



2016 00001361

Bk: 66628 Pg: 81 Doc: DEED

Page: 1 of 3 01/05/2016 11:16 AM

QUITCLAIM DEED

Twenty Wayland Infra LLC, a Massachusetts limited liability company having an address 10 Memorial Boulevard, 9th Floor, Providence, RI 02903 (the "Grantor"), in consideration of less than One Hundred Dollars (\$100.00) paid, hereby grants to Twenty Wayland, LLC, a Massachusetts limited liability company having an address 10 Memorial Boulevard, 9th Floor, Providence, RI 02903 (the "Grantee"),

with QUITCLAIM COVENANTS, that certain parcel of RECORDED LAND located in Wayland, Middlesex County, Massachusetts, with any improvements thereon, more particularly bounded and described as set forth on Exhibit A attached hereto and incorporated herein (the "Premises").

The Premises are conveyed subject to, and together with the benefit of, all rights, easements, reservations, restrictions and other matters of record, insofar as the same are now of force and applicable, and to real estate taxes not yet due and payable.

The Grantor has not been, is not now, and will not be classified as a corporation for federal income tax purposes.

Being a portion of the premises conveyed to Grantor by deed dated as of July 7, 2015 and recorded with the Middlesex County Registry of Deeds in Book 65691, Page 536.

[Remainder of Page Intentionally Blank; Signature Follows]

Dup in ad ct

400 Boston Post Rd. Wayland

13

IN WITNESS WHEREOF, this Deed has been duly executed on behalf of the Grantor as a sealed instrument as of December 29, 2015.

Twenty Wayland Infra LLC,
a Massachusetts limited liability company,

By: 
Name: Anthony J. DeLuca
Title: Manager

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this date, December 29, 2015, before me, the undersigned notary public, personally appeared Anthony J. DeLuca as Manager of Twenty Wayland Infra LLC, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

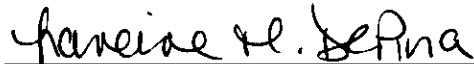

Notary Public
My Commission Expires: 6/16/19

EXHIBIT A

LOT 9-1B- RECORDED LAND

Lot 9-1B on plan entitled "Plan of Land in Wayland, Massachusetts Showing Proposed Municipal Parcels" by Town of Wayland Massachusetts Surveyor's Office, dated July 21, 2015 recorded with the Middlesex County Registry of Deeds as Plan NO. 616 of 2015.

Excepting and excluding from the above described parcels so much as was taken by the Massachusetts Department of Transportation as more particularly described in Layout No. 8122 and Order of Taking by the Massachusetts Highway Commission recorded in Book 63478, Page 118, as affected by Release Deed to Massachusetts Highway Commission dated September 19, 2014 recorded in Book 64278, Page 49. See also plan recorded as Plan No. 295 of 2014.

Said lot contains 12,651 square feet of land more or less according to said plan.

Together with the benefit of, and subject to, the terms and provisions set forth in Declaration of Easements, Covenants and Restrictions by and between Twenty Wayland, LLC and Wayland Town Center LLC dated October 23, 2012 recorded with the Middlesex South District Registry of Deeds in Book 60431, Page 111 and filed with the South Middlesex Registry District of the Land Court as Document No. 1620720 and noted on Certificate of Title No. 234881 as may have been amended.

Meaning and intending to convey the remainder of Lot R-21 owned by Grantor as described in deed dated as of July 7, 2015 and recorded with the Middlesex County Registry of Deeds in Book 65691, Page 536, exclusive of Lot 9-1A previously conveyed by Grantor by deed recorded in Book 65899, Page 495.

APPENDIX C