



TOWN OF WAYLAND
MASSACHUSETTS
01778
CONSERVATION COMMISSION

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

DATE: July 24, 2017
TO: ZBA, Geoff Larsen
CC: Nan Balmer
FROM: Linda Hansen, Conservation Administrator
SUBJECT: 24 School Street Application for Comprehensive Permit

Attached is the memo submitted by the Conservation Commission after a review of the preliminary application for the proposed affordable housing plan located at 24 School Street. The concerns included:

1. Proximity of wetland and the stream to the proposed project
2. Historical flooding in the area
3. Stormwater management

These concerns are still valid. Most of these concerns could be addressed by reducing the scope of the project. The development of twelve housing units on a less an acre lot does not provide adequate space to infiltrate runoff from a 100-year storm, nor does this density provide room to mitigate for work within the 100-foot wetland buffer.

Additional concerns by the Conservation Commission after review of the Comprehensive Permit Application include:

1. Lack of adequate separation of the subsurface stormwater system from seasonal high groundwater levels (note: soil testing was done in the late summer).
2. Amount of open space appears to include the surface area of the porous paver patios, and this area should not be included in the calculation.
3. The small strip of porous pavement adjacent to units 1A/2A and 5A/6A is not recommended.
4. The septic system will need to be designed for nitrogen removal.
5. All trees and plantings within the 100 foot buffer will need to be a native variety.

The encroachment on town land by the previous owner and restoration of the wetland buffer area could be addressed under an enforcement order and would not be considered mitigation for the redevelopment of the subject lot. The Conservation Commission will require mitigation for alterations in the 100 foot buffer to protect the interests of the Wetland Protection Act 310 CMR 10.01 (2).