



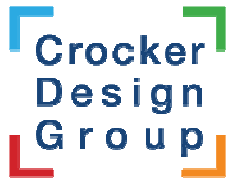
## **Notice of Intent**

**533 Boston Post Road  
Wayland, MA**

**January 26, 2023**

**Prepared for:  
Herb Chambers 533 Boston Post Road, LLC  
533 Boston Post Road  
Wayland, MA 01778**

**Prepared by:  
Crocker Design Group, LLC  
2 Sharp Street Unit A  
Hingham, MA 02043  
781-919-0808**



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**SECTION 1 –  
MA DEP FORMS**



**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

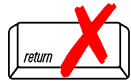
Document Transaction Number

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):

533 Boston Post Road

a. Street Address

Wayland

b. City/Town

01778

c. Zip Code

Latitude and Longitude:

21

f. Assessors Map/Plat Number

42.362942

d. Latitude

-71.391541

e. Longitude

3

g. Parcel /Lot Number

2. Applicant:

John

a. First Name

Welch

b. Last Name

Herb Chambers 533 Boston Post Road, LLC

c. Organization

533 Boston Post Road

d. Street Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

617-666-4100

h. Phone Number

i. Fax Number

jwelch@herbchambers.com

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

a. First Name

Newhall

b. Last Name

Crocker Design Group

c. Company

2 Sharp Street, Unit A

d. Street Address

Hingham

e. City/Town

MA

f. State

02043

g. Zip Code

781-919-0808

h. Phone Number

i. Fax Number

dnewhall@crockerdesigngroup.com

j. Email address

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

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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**A. General Information (continued)**

6. General Project Description:

See Narrative

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 checked="" 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 type="checkbox"/> Other                                     |   |

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:

Southern Middlesex

a. County

49646

c. Book

b. Certificate # (if registered land)

586

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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Bureau of Resource Protection - Wetlands

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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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

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](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**

August 1, 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

percentage/acreage

(b) outside Resource Area

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/ma-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](mailto: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](mailto: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

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Provided by MassDEP:

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Document Transaction Number

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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Bureau of Resource Protection - Wetlands

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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.

**Proposed Site Development Plans**

a. Plan Title

Crocker Design Group, LLC

Gabe Crocker

b. Prepared By

c. Signed and Stamped by

1" = 20'

d. Final Revision Date

e. Scale

1-12-2023

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:

2126

2. Municipal Check Number

1-27-2023

3. Check date

2130

4. State Check Number

1-26-2023

5. Check date

Crocker Design Group, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name





**Massachusetts Department of Environmental Protection**  
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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.

*[Signature]*  
 1. Signature of Applicant

1-27-2023  
 2. Date

3. Signature of Property Owner (if different)

*[Signature]*  
 5. Signature of Representative (if any)

4. Date  
1-27-2023  
 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:**

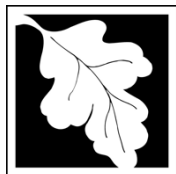
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**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:

533 Boston Post Road

a. Street Address

2130

c. Check number

Wayland

b. City/Town

\$512.50

d. Fee amount

### 2. Applicant Mailing Address:

John

a. First Name

Welch

b. Last Name

Herb Chambers 533 Boston Post Road, LLC

c. Organization

533 Boston Post Road

d. Mailing Address

Wayland

e. City/Town

MA

f. State

01778

g. Zip Code

617-666-4100

h. Phone Number

i. Fax Number

jwelch@herbchambers.com

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).



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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
Category 3(b)	1	\$1,050.00	\$1,050.00

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$1,050.00
	a. Total Fee from Step 5
State share of filing Fee:	\$512.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$537.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**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.)

**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2126

53-7144/2113

35

DATE 1-27-2023

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Town of Wayland

\$ 537.50

five hundred thirty seven

50/100 DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC

FOR WPA Town Share Fee #100-173

*[Signature]*

**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2127

53-7144/2113

35

DATE 1-27-2023

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Town of Wayland

\$ 200.00

Two hundred

00/100

DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC

FOR Chapter 194 Fee #100-173

*[Signature]*

**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2130

53-7144/2113

35

DATE 1-26-2023

CHECK ARMOR

PAY  
TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ 512.50

Five hundred twelve

50/100

DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC

FOR DEP- NOI Submittal #100-173

*[Signature]*

**SECTION 2 –**  
**WAYLAND CONSERVATION COMMISSION FORMS**



**Wayland Wetlands and Water Resources Bylaw, Chapter 194 Application**

**1. Applicant:**

Herb Chambers 533 Boston Post Road LLC, c/o John Welch		jwelch@herbchambers.com	
Name (PLEASE PRINT)		Email Address (if applicable)	
533 Boston Post Road	Wayland	MA	01778
Mailing Address	City/Town	State	Zip Code
617-666-8333			
Phone Number		Fax Number (if applicable)	

**2. Representative:**

Crocker Design Group		David Newhall	
Firm/Business Name		Contact Name	
2 Sharp Street, Unit A	Hingham	MA	01778
Mailing Address	City/Town	State	Zip Code
781-919-0808			
Phone Number		Fax Number (if applicable)	

**3. Property Owner(s)**

Herb Chambers 533 Boston Post Road, LLC		jwelch@herbchambers.com	
Property Owner (PLEASE PRINT)		Email Address (if applicable)	
533 Boston Post Road	Wayland	MA	01778
Address	City/Town	State	Zip Code
Phone Number		Fax Number (if applicable)	

**4. Type of Application**

- |   |  |
|---|--|
| <input type="checkbox"/> Request for a Determination of Applicability (RDA) | <input checked="" type="checkbox"/> Notice of Intent (NOI) |
| <input type="checkbox"/> Abbreviated NOI                                    | <input type="checkbox"/> Extension of O.O.C.               |
| <input type="checkbox"/> Notice of Resource Area Delineation                | <input type="checkbox"/> Certificate of Compliance         |
| <input type="checkbox"/> After the Fact Amendment (AFA)                     | <input type="checkbox"/> After the Fact Filing (AFF)       |
| <input type="checkbox"/> Amendment to Order of Conditions                   |  |

**5. Project**

533 Boston Post Road	Map 21	Lot 3
Location Address	Assessors Map(s)	Parcel(s)

Project Description (PLEASE PRINT): Renovate existing building and parking lot. The proposed scope includes a one-story addition with a mezzanine and reconfiguration of the parking lot. Site renovations include upgrades to the storm water management systems, utilities, and landscaping.

**6. Title/Date of Plan(s)**

Proposed Site Development Plans dated: Jan 12, 2023

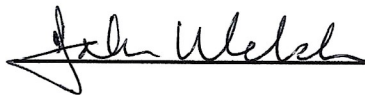
**7. Bylaw Application Fee:**

\$ 200.00

**8. Application filed pursuant to MGL Chapter 131, Section 40**

☒ Yes    ☐ No

**9. Signature of Applicant**



Date 1-27-2023

Signature of Property Owner \_\_\_\_\_

Date \_\_\_\_\_

(NOTE: This application shall be signed by the property owner as well as the applicant.

Signature of the property owner on this application shall be deemed permission granted to the Conservation Commission and their agents to go upon the subject property.)

# FEES- Wetlands and Water Resources Bylaw (Chapter 194) and Stormwater and Land Disturbance Bylaw(Chapter 193)

ADOPTED: May 10, 2005  
Effective June 8, 2005

<b>RDA (1)</b> – S.f.h. addition/Landscaping/Septic Repair (w/on-site grading, other than septic, less than 1,000 s.f.): Work less than 50' from wetlands	\$100.00
<b>RDA (1):</b> Work, including grading more than 50' from wetlands	\$ 50.00
<b>RDA</b> – Determination of Conservation Commission jurisdiction, <i>w/no proposed work</i>	\$100.00/40,000 s.f. of lot area
<b>Other RDA</b> – Work less than 50' from wetlands	\$150.00
<b>Other RDA</b> – if no alteration of resource area is proposed, except buffer zone more than 50' from wetlands	\$100.00
<b>Other RDA</b> – w/alteration of resource area more than 50' from wetlands, excluding buffer zone	\$100.00 + .25/s.f. of resource area impacted (excluding buffer zone)
<b>NOI</b> – Single-family addition and on-site grading less than 2,000 s.f. and work more than 50' from wetlands	\$50.00
<b>NOI</b> – Single-family addition and on-site grading less than 2,000 s.f. and work less than 50' from wetlands	\$100.00
<b>NOI</b> – New construction and <i>NO</i> alteration of v.w. or l.s.f.i. work less than 50' from wetlands	\$200.00/unit
<b>NOI</b> – New construction and <i>NO</i> alteration of v.w. or l.s.f.i. and work more than 50' from wetlands	\$100.00/unit
<b>NOI –Other, work less than 50' from wetlands</b>	<b>\$200.00</b>
<b>NOI</b> –Other, work more than 50' from wetlands	\$100.00
<b>NOI</b> – w/alteration of v.w. and/or l.s.f.i. and work less than 50' from wetlands	\$200.00 + .25/s.f. of resource area impacted
<b>NOI</b> – w/alteration of v.w. and/or l.s.f.i. and work more than 50' from wetlands	\$100.00 + .25/s.f. of resource area impacted
<b>NOI/RDA:</b> Riverfront Area –Work within 100' and 200' of mean annual high water (First application)	Two times the applicable fee
<b>NOI/RDA:</b> Riverfront Area – work between 100' and 200' of mean annual high water (First application)	Applicable fee times 1.5
<b>ANRAD</b>	\$100.00/40,000 s.f. of lot area
<b>After the Fact Amendment</b>	Applicable fee above + \$100.00
<b>After the Fact Filing</b>	Double the applicable fee above
<b>Amendment</b>	\$75.00
<b>Extension</b>	\$25.00
<b>Certificate of Compliance</b>	\$50.00/unit
<b>Chapter 193-</b> Stormwater Management and Land Disturbance Bylaw	\$100.00

## Abbreviations:

Request for Determination of Applicability (RDA)  
 Notice of Intent (NOI)  
 Request to Amend Order of Conditions (Amendment)  
 Abbreviate Notice of Intent – Resource Area Determination (ANRAD)  
 Single Family House (S.f.h.)  
 Vegetated Wetlands (v.w.)  
 Land Subject to Flooding and Inundation (l.s.f.i.)  
 Riverfront Area (R.A.)  
 Vernal Pool (V.P.)  
 Square Feet (s.f.)

\* **NOTE:** Stormwater Management and Land Disturbance Bylaw, Chapter 193, has a separate filing fee. Please refer to the application for further submittal requirement.

## NOTES:

- Legal advertising will be billed directly to the applicant.
- The Conservation Commission may seek consultant fees pursuant to the Rules and Regulations.
- These fees are in addition to the fees required for applications filed pursuant to the Wetlands Protection Act (MGL Chapter 131, Section 40).
- Payment of fee does NOT guarantee approval of project.
- Town, county, state, and federal projects may be exempted from fees upon request.



**TOWN OF WAYLAND**  
**Conservation Commission**  
 41 COCHITUATE ROAD  
 WAYLAND, MASSACHUSETTS 01778

SEAN FAIR, CHAIR  
 BARBARA HOWELL, VICE CHAIR  
 JOANNE BARNETT  
 TOM DAVIDSON  
 JOHN SULLIVAN  
 JENNIFER PEARLMAN  
 LUKE LEGERE

## CHAPTER 194 Submittal Requirements

Upon submittal of any Bylaw application the applicant(s), property owner (if different), and their representative(s) must sign this checklist.

- ☒ Original and one copy of the MA Wetlands Protection Act ("WPA") application and Chapter 194 Bylaw application, including owner(s) signature, the applicant(s) signature, site plan(s), narrative, etc. \*

**NOTE:** If a WPA Application is not filed, a copy of either a statement as to not applicable (limited generally to buffer zone or bordering land subject to flooding) or a valid Order of Resource Area Determination (ORAD) must be provided with copies.

- ☒ A separate check for all applicable Wetlands Act fees.
- ☒ A separate check for all applicable Chapter 194 Bylaw fees.
- ☒ A list of the 100' Abutters, certified by the Assessors Office.

N/A ☐ Evidence of Board of Health receipt of application or approval for all applications with septic work or home renovations.

\*A copy of all documents submitted should be provided electronically to Conservation ([conservation@wayland.ma.us](mailto:conservation@wayland.ma.us)) and Linda Hansen ([lhansen@wayland.ma.us](mailto:lhansen@wayland.ma.us))

### Project Summary

- ☒ A narrative statement describing all of the activities proposed. If work is omitted from the narrative it may not be permitted.
- ☒ A narrative summary description of the types of resource areas on or near the site. Omission of resource areas is a basis for denial of the project as being incomplete.
- ☒ A narrative discussion how the project has been designed to minimize impacts to resource areas and how any mitigation has been proposed to better protect or enhance the resource areas during and after construction.

**The Conservation Commission will evaluate the application based on the scope of the project and the potential impacts on the resource area (e.g. a wetland, pond, vernal pool, riverfront area, etc.) The Commission's priorities for project assessment are avoidance, minimization, and mitigation of impacts to resource area/s in that order. If mitigation is proposed, the Commission will require a 1:1.5 ratio of replication for impacts to wetlands and for buffer zones. The narrative should clearly address these priorities.**

- ☒ A narrative discussion that presents justification, based on factors of technical or economic feasibility, why alternatives that might minimize or completely avoid adverse impact to the Riverfront Area, Floodplain, the Buffer Zone, and/or any other resource area are not being proposed. At a minimum there must be discussion of the alternative for no alteration.

**The following items are required for Site Plans submitted with a Bylaw application; however, if the Applicant considers that the information is not relevant to the scope or scale of the proposed project, a **Waiver(s) of requirements must be requested at the time of filing the application with the Conservation Commission.****



**TOWN OF WAYLAND**  
**Conservation Commission**  
41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

CONSERVATION COMMISSION  
  
SEAN FAIR, CHAIR  
BARBARA HOWELL, VICE CHAIR  
JOANNE BARNETT  
TOM DAVIDSON  
JOHN SULLIVAN  
JENNIFER PEARLMAN  
LUKE LEGERE

## Site Plan Minimum Requirements

The following shall be included on the Site Plan:

- ☒ Stamp of a Professional Engineer (P.E.) and/or a Professional Land Surveyor (P.L.S.) depending upon proximity to lot lines or project complexity.  
**OR**
  - ☐ Stamp of a Registered Sanitarian (R.S.) is acceptable for designs of septic systems handling less than 2,000 gallons per day, with incidental site work.
  - ☒ Grade elevations based on National Geodetic Vertical Datum ~~(NGVD)~~ **(NAVD)**. Grade contours in the area of work shall be provided with at least 1-foot intervals.
  - ☒ Plan Scale: 1 inch = 10 feet or 1 inch = 20 feet.
  - ☒ Wetlands flagging with letters and/or numbers as defined in the field.
  - ☒ Date that wetlands flagging was done and name of the wetland delineator (if GIS was used to wetlands, then include the GIS source.)
  - ☒ Site Plans must clearly show existing conditions and proposed conditions, utilities, impervious surfaces, limit of lawn, trees greater than 6 inches in diameter proposed for removal, significant land features such as rock outcroppings, all Resource Areas (differentiate each) including Buffer Zone. *Note: It may be more comprehensible to submit two plans: an existing conditions plan and a proposed conditions plan.*
  - ☒ Site plans must detail the permanent demarcation of the limit of lawn with minimum 30' offset from resource area for new construction, and minimum average 15' offset for existing dwellings.
  - ☒ Locations and identifiers for all test pit locations.
- N/A ☐ A cross-section of grading and profile for proposed septic systems.
- ☒ Locations for temporary stockpiles or storage of soils or demolition debris during construction.
  - ☒ Access route for construction equipment and construction entrance location details.
  - ☒ Location of erosion control barrier(s).
  - ☒ Detail for installation of erosion control barrier(s).
  - ☒ Location for refueling of equipment. (Outside buffer zone strongly preferred)
  - ☒ Locations designated for snow storage, if necessary.
  - ☒ Pre/Post-Construction Lot Coverage Summary for areas within by-law jurisdiction: a) Total lot area; b) total impervious area **(Note: impervious areas shall include, but are not limited to, roofs, decks, walks, and driveways)**; c) total landscaped/lawn area; and d) total area altered during construction (including temporary impacts).





**TOWN OF WAYLAND**  
**Conservation Commission**  
41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

CONSERVATION COMMISSION

SEAN FAIR, CHAIR  
BARBARA HOWELL, VICE CHAIR  
JOANNE BARNETT  
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JOHN SULLIVAN  
JENNIFER PEARLMAN  
LUKE LEGERE

## Drainage Requirements

The Commission seeks to protect water quality of surface waters and groundwater, and to limit any increase in the rate or quantity of runoff of storm water from the property.

- ☐ For projects adding less than or equal to 500 square feet of impervious area, a narrative description of specific measures used to provide for infiltration of runoff equivalent to runoff this additional impervious area. Those measures must be clearly depicted on the Site Plan as a specification.
- OR**
- ☒ For projects adding more than 500 square feet of impervious area,
- ☒ A narrative discussion of the methods and all assumptions used in the drainage calculations
  - ☒ A plan showing drainage catchment areas
  - ☒ Supporting calculations (i.e. HydroCAD) stamped by a P.E.
  - ☒ Summary tables presenting Pre/Post Construction Storm Water Runoff Rates and Volumes for a 1-inch storm event, a 10-year, and a 100-year storm events. Note: Rainfall of at least 8 inches in 24 hours must be used for 100-year storm event.
  - ☒ Compliance with DEP's Stormwater Management Standards.
- ☒ Narrative description of structural and non-structural best management practice (BMP) (See "Definitions), controls for storm water management for the project **during construction phases and for long term site management:**
- ☒ Evaluation of BMP selection and factors of site suitability including: soils, drainage area, depth to water table, depth to bedrock, slopes and proximity to wells and foundations
  - ☒ Discussion of construction phasing
  - ☒ Relevant site characterization data for design
  - ☒ Water quality calculations for total suspended solids (TSS) removal
  - ☒ Calculated storm water recharge rate
  - ☒ Calculated peak discharge rate
- ☒ Maintenance requirements and site inspections templates for BMPs must be specified. Operation and Maintenance (O&M) plans for Stormwater shall be submitted with the application describing short-term BMPs (during construction) and long-term BMPs (post-construction) for management of the drainage structures, roadway and/or parking lot (as applicable) including but not limited to sweeping; catch basin cleaning; snow storage and erosion controls, such as hay bales or sediment fences. The drainage components (Best Management Practice – BMP) shall be as described using terminology in the most recent version of the DEP Storm water Technical Handbook, March 1997. A Plan for protecting the post-construction BMPs during construction shall be include in the O&M Plan.
- ☐ Aquifer Protection District – If the project is within this area, a narrative description of how the project complies with aquifer protection requirements.



**TOWN OF WAYLAND  
Conservation Commission**

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

CONSERVATION COMMISSION

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TOM DAVIDSON  
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LUKE LEGERE

**Soils Information**

- ☒ Septic Systems or Drainage BMPs (where applicable) - Clear statement of how many test pits or borings were conducted for the project planning and engineering evaluations and what number and types of analytical methods may have been applied for soils characterization including visual evaluation, percolation tests, field screening, and laboratory analyses.
- ☒ Septic Systems and/or applicable drainage BMP - Copies of all soil data including boring and/or test pit logs.
- ☒ Wetland field data forms that document observations made during the wetland delineation including soil or test pit logs.

**Waivers**

In the event that Applicant considers certain required information to be, in their opinion, not relevant to the scope or scale of the proposed project Applicant may request a Waiver of the requirements with this application to the Conservation Commission. Indicate all provisions requested for Waiver below designating the specific paragraph number/letter designation.

Site Plan Minimum Requirement Waiver(s) ☒ None ☐ List \_\_\_\_\_

Drainage Requirement Waiver(s) ☒ None ☐ List \_\_\_\_\_

Soils Information Waiver(s) ☒ None ☐ List \_\_\_\_\_

If applicable, attach a statement for justification of the requested waivers.

**In the event that any requested Waiver is not granted by the Commission or the application is otherwise found to be deficient in providing required information the hearing may at the discretion of the Commission either be closed and denied for the lack of information or continued for a specific timeframe approved by the Commission for the Applicant to submit the required information.**

**The Commission has authorized its Administrator to review projects and to not accept project applications under the Bylaw that have apparent deficiencies to meeting the above requirements. Notwithstanding that authority, acceptance of an application by the Administrator does not represent a decision that the application is fully complete. Deficiencies identified by the Administrator will be report to the applicant and the Commission during the hearing.**

The property owner, as well as the applicant and/or representative (if different from owner) must sign this checklist and all other applicable applications. The property owner, by signing this checklist and the applications, acknowledges that the Commission and Staff may enter the property to inspect the premises as part of the assessment of the application.

\_\_\_\_\_  
Property Owner's Name (Print)

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

I certify under penalty of law that this document and all its attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

John Welch  
Applicant's Name (Print)

John Welch  
Applicant's Signature

1-27-2023  
Date



**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2126

53-7144/2113

35

DATE 1-27-2023

CHECK ARMOR  
FRAUD PROTECTION

PAY  
TO THE  
ORDER OF

Town of Wayland

\$ 537.50

five hundred thirty seven

50/100 DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC/OF

FOR WPA Town Share Fee #100-173

*[Signature]*

**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2127

53-7144/2113

35

DATE 1-27-2023

CHECK ARMOR  
FRAUD PROTECTION

PAY  
TO THE  
ORDER OF

Town of Wayland

\$ 200.00

Two hundred

00/100

DOLLARS

Photo  
Safe  
Deposit  
Details on back



**SOUTH SHORE  
BANK**  
Member FDIC/OF

FOR Chapter 194 Fee #100-173

*[Signature]*

**C** CROCKER DESIGN GROUP LLC  
2 SHARP ST UNIT A  
HINGHAM MA 02043

2130

53-7144/2113

35

DATE 1-26-2023

CHECK ARMOR  
FRAUD PROTECTION

PAY  
TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ 512.50

Five hundred twelve

50/100

DOLLARS

Photo  
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**SOUTH SHORE  
BANK**  
Member FDIC/OF

FOR DEP- NOI Submittal #100-173

*[Signature]*

**SECTION 3 –  
ABUTTER NOTIFICATIONS**



**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 12/29/22

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 533 Boston Post Road, Wayland, MA 01778 Parcel ID 21/3  
(Map/Lot)

Owner's Name Herb Chambers 533 Boston Post Road, LLC  
(PLEASE PRINT)

Owner's Mailing Address 533 Boston Post Road, Wayland, MA 01778

Name of Applicant David Newhall  
(PLEASE PRINT)

Telephone: 781-919-0808

2 Sharp Street, Unit A Hingham MA 02043  
Mailing Address of Applicant City/Town State Zip

Signature of Applicant

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: \_\_\_\_\_

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

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





# 100 foot Abutters List Report

Wayland, MA  
September 30, 2022

## Subject Property:

Parcel Number: 21-003  
CAMA Number: 21-003  
Property Address: 533 BOSTON POST RD

Mailing Address: HERB CHAMBERS 533 BOSTON POST  
RD LLC % LAND ROVER SUDBURY  
533 BOSTON POST RD  
WAYLAND, MA 01778

---

## Abutters:

Parcel Number: 21-001  
CAMA Number: 21-001  
Property Address: 523 BOSTON POST RD

Mailing Address: DEVINE JOSEPH TRUSTEE CUTTER C  
THOMAS TRUSTEE  
33 BOSTON POST RD  
SUDBURY, MA 01776

Parcel Number: 21-004  
CAMA Number: 21-004  
Property Address: 533 BOSTON POST RD

Mailing Address: HERB CHAMBERS 83 BOSTON POST RD  
LLC % LAND ROVER SUDBURY  
83 BOSTON POST RD  
SUDBURY, MA 01776

Parcel Number: 21-005  
CAMA Number: 21-005  
Property Address: 540 BOSTON POST RD

Mailing Address: THOMPSON RONALD G LAURIE  
THOMPSON  
345 GREAT RD  
BEDFORD, MA 01730

Parcel Number: 21-006  
CAMA Number: 21-006  
Property Address: 534 BOSTON POST RD

Mailing Address: WATERS EUGENIA B TRUSTEE GLASS  
CARTER IV TRUSTEE  
231 DESIMONE DR  
MARLBORO, MA 01752

Parcel Number: 21-006A  
CAMA Number: 21-006A  
Property Address: 528 BOSTON POST RD

Mailing Address: WATERS ROBERT A ESTATE OF  
WATERS EUGENIA & CARTER GLASS  
TRUSTEES  
231 DESIMONE DR  
MARLBORO, MA 01752

Parcel Number: 21-007  
CAMA Number: 21-007  
Property Address: 534 RIVER RD

Mailing Address: LEWIS DENIS & MARIE TRUSTEES 9  
OLD COUNTY RD SUDBURY TRUST  
9 OLD COUNTY RD  
SUDBURY, MA 01776

Parcel Number: 21-CM1  
CAMA Number: 21-008A  
Property Address: 526A BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008B  
Property Address: 526B BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008C  
Property Address: 526C BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008D  
Property Address: 526D BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778



www.cai-tech.com

9/30/2022

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



# 100 foot Abutters List Report

Wayland, MA  
September 30, 2022

Parcel Number: 21-CM1  
CAMA Number: 21-008E  
Property Address: 526E BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008F  
Property Address: 526F BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008G  
Property Address: 526G BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008H  
Property Address: 526H BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778

Parcel Number: 21-CM1  
CAMA Number: 21-008N  
Property Address: 526N BOSTON POST RD

Mailing Address: HDR HOLDINGS LLC  
PO BOX 70  
WAYLAND, MA 01778



[www.cai-tech.com](http://www.cai-tech.com)

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9/30/2022

Page 2 of 2

## 100 Foot Abutters List

### **Subject Property:**

Parcel Number: 21-003

CAMA Number: 21-003

Property Address: 533 BOSTON POST ROAD WAYLAND, MA

Mailing Address:

HERB CHAMBERS 533 BOSTON POST

RD LLC % LAND ROVER SUDBURY

533 BOSTON POST RD WAYLAND, MA 01778

### **Abutters:**

Parcel Number: K11-0013

CAMA Number: K11-0013

Property Address: 84 BOSTON POST ROAD SUDBURY, MA

Mailing Address:

82-84 BPR LLC

10 BROOKFIELD TERRACE

FRAMINGHAM, MA 01701

*Guthrie Perry*  
*Sudbury assessor's office*  
*1/20/2023*



## 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 Herb Chambers 533 Boston Post Road, LLC
- 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: 533 Boston Post Road, Wayland, MA 01778  
Map: 21 Lot: 3
- D. The **proposed activity** is: Renovations to the existing building and parking lot. The proposed scope includes a one-story addition with a mezzanine and reconfiguration of the parking lot. Site renovations include upgrades to the stormwater management systems, utilities, and landscaping.
- D. A **Public Hearing** regarding this Notice of Intent will be held on:  
☐ Thursday, \_\_\_\_\_ at \_\_\_\_\_ 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: 508-358-6339.
- F. Copies of the Notice of Intent may be obtained from either:  
☒ The Applicant, or the Applicant's representative David Newhall, by calling this telephone number: 781-919-0808 between the hours of 8:30am-5pm 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\\_Consevation/index](http://www.wayland.ma.us/Pages/WaylandMA_Consevation/index)

## Notification to Abutters

### Under the Wayland Wetlands and Water Resources Protection Bylaw

In accordance with Chapter 194 of the Town of Wayland Bylaws, you are hereby notified of the following:

- A. The name of the **Applicant** is Herb Chambers 533 Boston Post Road, LLC
- B. The Applicant has filed a Chapter 194 application 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 Wayland Wetlands and Water Resources Protection Bylaw (Chapter 194).
- C. The **address** of the lot where the activity is proposed: 533 Boston Post Road, Wayland, Ma 01778  
Map: 21 Lot: 3
- D. The **proposed activity** is: Renovations to the existing building and parking lot. The proposed scope includes a one-story addition with a mezzanine and reconfiguration of the parking lot. Site renovations include upgrades to the stormwater management systems, utilities, and landscaping.
- D. A **Public Hearing** regarding this application will be held on:  
☐ Thursday, \_\_\_\_\_ at \_\_\_\_\_ 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 Chapter 194 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: 508-358-6339.
- F. Copies of the Chapter 194 application may be obtained from either:  
☒ The Applicant, or the Applicant's representative David Newhall, by calling this telephone number: 781-919-0808 between the hours of 8:30am-5pm 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).

*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\\_Consevation/index](http://www.wayland.ma.us/Pages/WaylandMA_Consevation/index)*

**SECTION 4 –  
NARRATIVE**



#### **4.1 EXECUTIVE SUMMARY**

In accordance with the provisions of the Wetlands Protection Act and the Wayland Stormwater and Land Disturbance Bylaw, the Applicant, Herb Chambers 533 Boston Post Road LLC, proposes renovations to the existing building and parking lot at 533 Boston Post Road in Wayland, MA. The proposed scope includes a one-story addition with a mezzanine and reconfiguration of the parking lot. Site renovations include upgrades to the stormwater management systems, utilities, and landscaping.

The site is bound by Boston Post Road (Route 20) to the north and commercial properties to the east and west (Raytheon Company and Herb Chambers 43 Braintree Street LLC). Wetlands bordered by the Great Meadows National Wildlife Refuge and the former CSX Railway borders the site to the south. The site is located on map 21 lot 6 of the Wayland assessor's map. The property is located within the Light Commercial District.

#### **4.2 APPROVALS BEING SOUGHT**

This Notice of Intent (NOI) is being filed concurrently with the Wayland Conservation Commission (WCC) and the Massachusetts Department of Environmental Protection (MA DEP) for the proposed work. The proposed scope of work includes:

- Upgrade of the existing parking and driveway facilities to accommodate the renovated dealership and service
- The addition to a one-story structure to be used for vehicle sales
- Stormwater BMP's
- Upgrades to utilities, landscaping, and lighting

#### **4.3 WETLAND RESOURCE AREAS**

The project does contain environmental resource areas, and therefore the project must be permitted through MassDEP and the Wayland Conservation Commission. There is a Bordering Vegetated Wetland (BVW) to the South of the site containing shallow marshes. According to the latest Mass. Division of Fisheries and Wildlife – Natural Heritage Program mapping, the southern portion of the site is within a Priority Habitat of Rare Species (PHRS) as designated by the Natural Heritage and Endangered Species Program of the Division of Fisheries and Wildlife. The site does not appear to contain any certified vernal pools or areas of critical environmental concern.



#### 4.4 WORK WITHIN REGULATED RESOURCE AREAS

The following is a summary of the buffer and protection zones that portions of the project are proposed within:

- 1) 100' Conservation Resource Buffer (Wayland Conservation Rules/Regs)  
Work within the 100' Bordering Vegetated Wetland (BVW) Buffer includes but is not limited to bituminous concrete parking lot, retaining wall, and a portion of the building addition. The proposed scope is an improvement over the existing with better stormwater treatment.
- 2) Bank  
There is a bank located off property located to the south where the MassDOT outlet pipe drains. There are no alterations proposed to the bank.
- 3) Bordering Land Subject to Flooding  
The site is located near a BLSF, associated with the Sudbury River. The elevation of the 100 year (1% chance of flooding) has been determined by the FEMA Flood Study Profile Data as elevation 121.0 (NAVD 88). The boundary of the BLSF is the 121-foot contour and this contour is to the south of the limit of work.
- 4) Priority Habitat of Rare Species (PHRS)  
None of the proposed improvements are proposed within the PHRS. A copy of the Notice of Intent Application package including the plans will be submitted to NHESP for review.

#### 4.5 COMPLIANCE WITH WPA/MA STORMWATER STANDARDS

The following section describes each of the ten (10) Massachusetts Stormwater Management Standards and describes how the project complies with each. This project qualifies as a redevelopment (Standard 7). It is designed to meet the standards to the maximum extent practicable. The information below details this. All calculations associated with Standards 2, 3, and 4 are included in Section 4 of the Stormwater Report.

Standard 1: No New Untreated Discharges – No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

**All new stormwater system conveyances are treated prior to discharge and result in no erosion occurring on site. The drainage system has been designed to direct stormwater runoff from impervious areas through various stormwater systems designed to capture,**



convey, treat, detain, recharge and infiltrate (where appropriate) the runoff prior to discharge. The outfalls have no erosion issues and the flows will not be increased.

Standard 2: Peak Rate Attenuation – Stormwater management systems should be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

**Please refer to the table below. The stormwater management system reduces peak rates of runoff to below pre-development levels. All stormwater ultimately discharges to BVW (PD-1) In all storms, the peak stormwater runoff to PD-1 is significantly reduced.**

Point of Analysis	0.5 in-Storm (cfs)			1 in-Storm (cfs)			1-Yr Storm (cfs)			2-Yr Storm (cfs)			10-Yr Storm (cfs)			25-Yr Storm (cfs)			100-Yr Storm (cfs)		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
<b>PD1</b>	0.03	0.00	<b>-0.03</b>	0.78	0.19	<b>-0.59</b>	5.15	3.05	<b>-2.10</b>	6.72	4.26	<b>-2.46</b>	11.46	6.74	<b>-4.72</b>	15.17	12.13	<b>-3.04</b>	22.66	12.11	<b>-10.55</b>

Standard 3: Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

**The stormwater system includes two (2) infiltration BMP's: infiltration basins and subsurface infiltration chambers. The stormwater system has been designed to comply with the recharge requirements of the MA Stormwater Management Regulations. Refer to Section 4.0 of the Stormwater Report for a summary of the stormwater recharge calculations.**

Standard 4: Water Quality – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).

**The project utilizes deep sump hooded catch basins, SciClone Water Quality Units, and subsurface infiltration systems. Please refer to Section 4.4 for the TSS calculation spreadsheets.**

**Per the Town of Sudbury Stormwater Management Bylaw, water quality volume for sizing of BMP's is based on 1-inch of runoff from the tributary area. Please refer to Section 4 of the Stormwater Report for Stormwater Management Calculations.**



Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPL) – For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.

**The proposed project is an automobile dealership and includes new and used vehicle sales, display and inventory storage and service. No exterior vehicle service or repair exterior equipment cleaning nor commercial vehicle washing are proposed. As such, the project is not a LUHPPL.**

Standard 6: Critical Areas – Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.

**The project is not located near a critical area, however, the project BMP's have been designed to treat stormwater as if they were discharging to a critical area.**

Standard 7: Redevelopment and Other Projects Subject to the Standards only to the maximum extent practicable – A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

**The existing site contains 76,513 SF (1.76 AC) of impervious area. The proposed site contains 93,128 SF (2.14 AC) of impervious area, which is an increase of 16,615 SF. The project is considered a mix of new construction and redevelopment.**

Standard 8: Construction Period Pollution Prevention Plan and Erosion and Sedimentation Control – A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.

**An Erosion and Sedimentation Controls Plan has been incorporated into the Site Plans. A draft SWPPP is also enclosed in Section 8 of the Stormwater Report.**



Standard 9: Operation and Maintenance Plan – A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.

**The plan set includes an erosion and sediment control plan (Sheet C-2). A draft SWPPP was prepared and provided with the Stormwater Management Permit Application**

Standard 10: Prohibition of Illicit Discharges – All illicit discharges to the stormwater management system are prohibited.

**An Illicit Discharge Compliance Statement is included as required and is enclosed in Section 2.2 of the Stormwater Report.**

#### **4.6 COMPLIANCE WITH WAYLAND WETLAND BYLAWS**

##### Plan Requirements

The Wayland Conservation Commission requires wetland delineation to be shown along with the date it was done and name of the wetland flag delineator. If not delineated, then include GIS source. All resource areas and their buffer zones must be shown on the existing and proposed conditions. Limit of lawn must be shown with a minimum 30' offset.

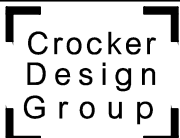
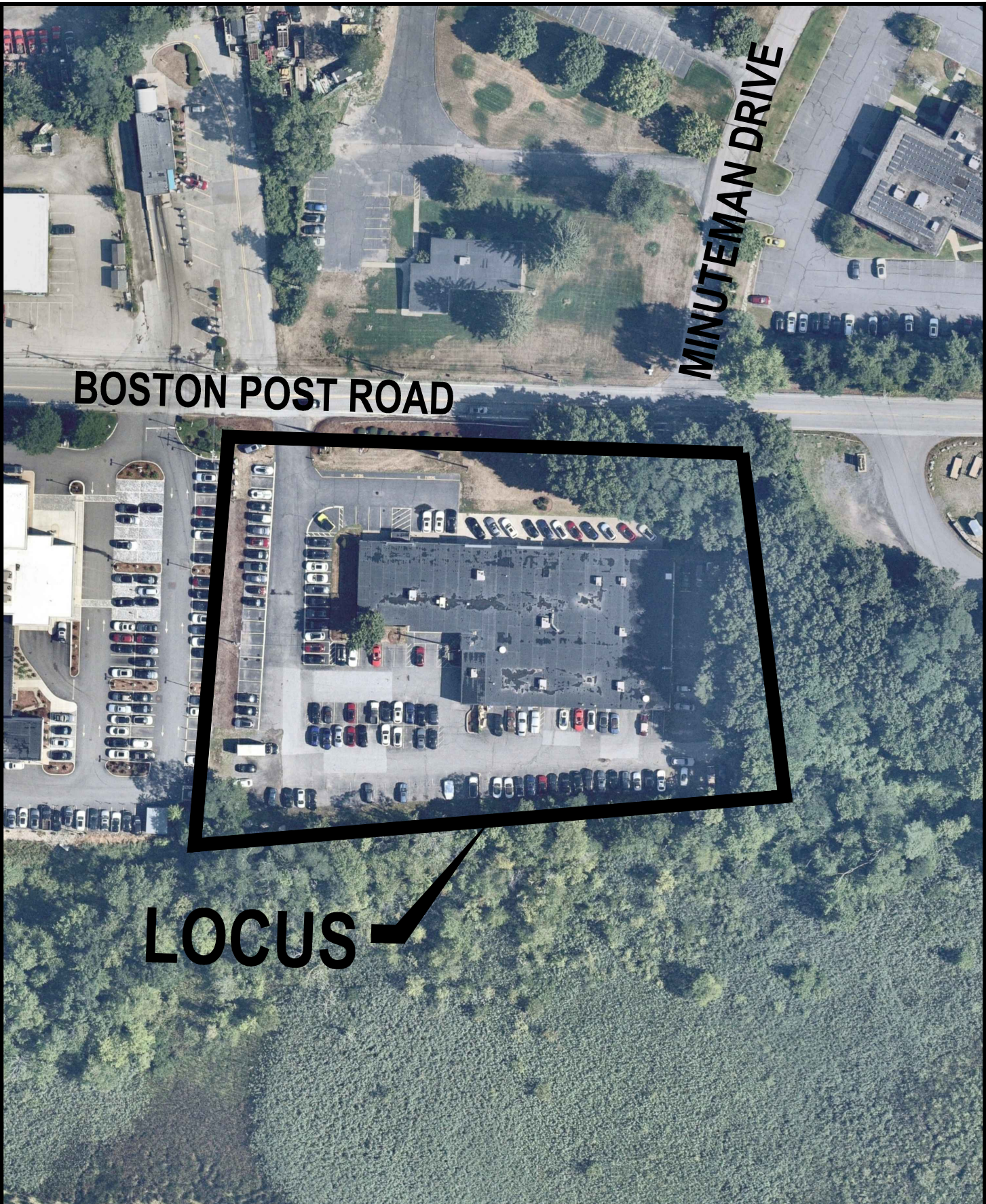
#### **4.7 PROPOSED MITIGATION WITHIN REGULATED AREAS**





4.8 FIGURES





2 SHARP STREET, UNIT A  
HINGHAM, MA 02043

Project

**MASS DOT SITE**

533 BOSTON POST RD -  
ROUTE 20  
WAYLAND, MA 01778

Prepared for

HERB CHAMBERS  
533 BOSTON POST RD LLC

533 BOSTON POST RD -  
ROUTE 20  
WAYLAND, MA 01778

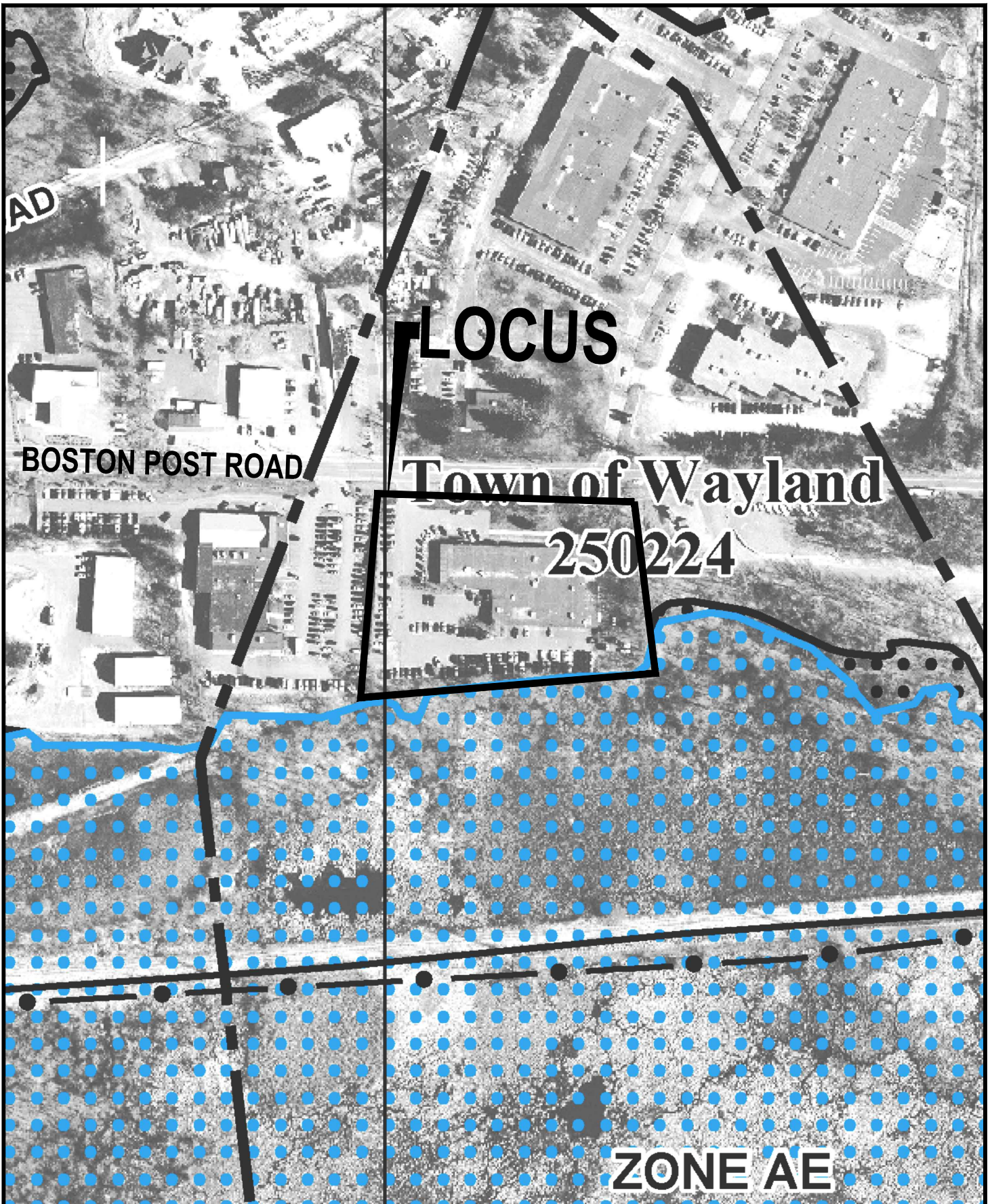
Drawing Title

**AERIAL MAP**

DATE: 09.07.2022	DRAWN: FJ
JOB NO.:100-173	CHECK: DJN
SCALE: 100 50 0 100	

**1**





<div><div>Crocker Design Group</div><div>2 SHARP STREET, UNIT A HINGHAM, MA 02043</div></div>	Project	Prepared for	Drawing Title		2
	MASS DOT SITE  533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	HERB CHAMBERS 533 BOSTON POST RD LLC  533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	FEMA MAP		
			DATE: 09.07.2022	DRAWN: FJ	
			JOB NO.:100-173	CHECK: DJN	
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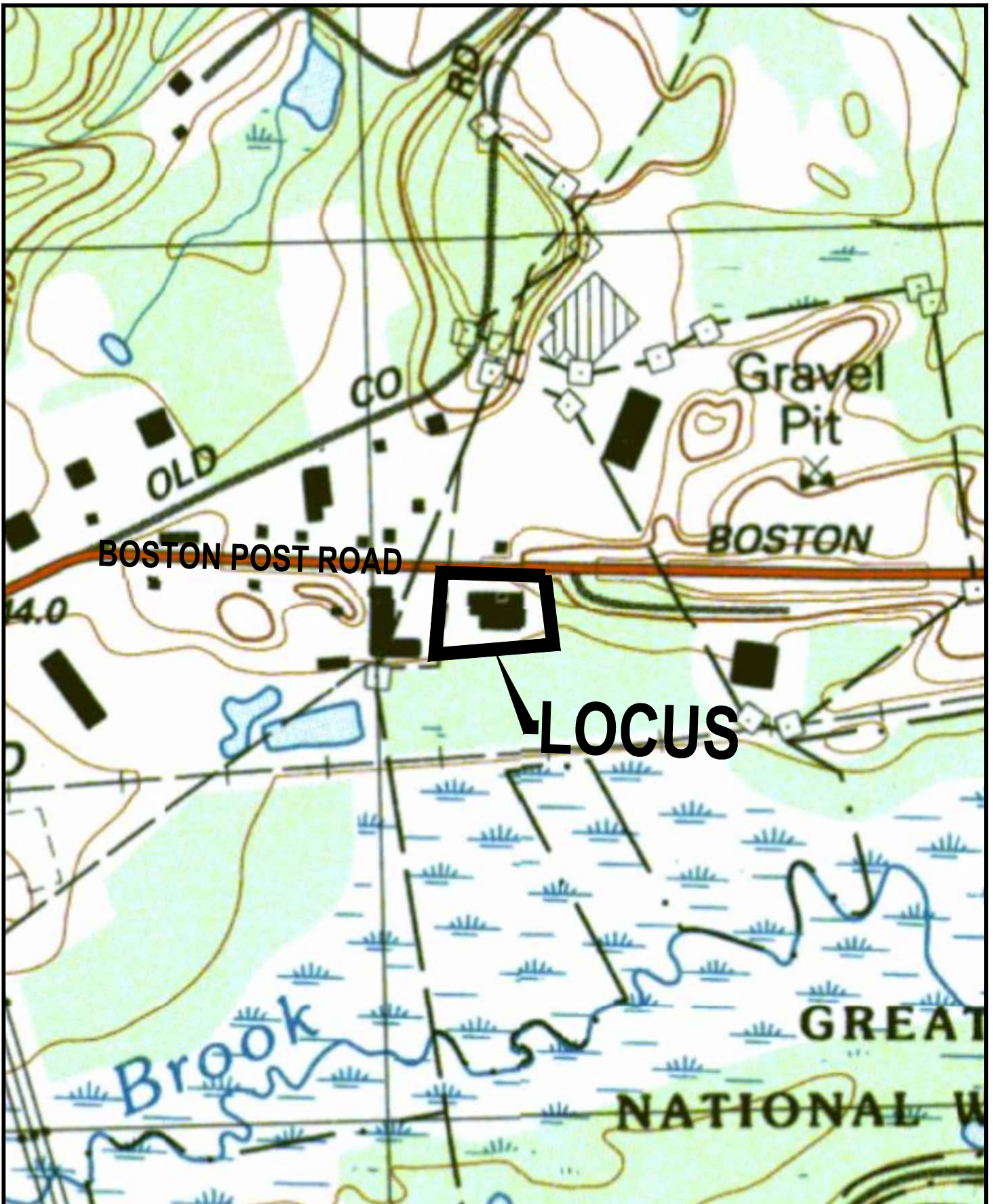
BOSTON POST ROAD

MINUTEMAN DRIVE

LOCUS

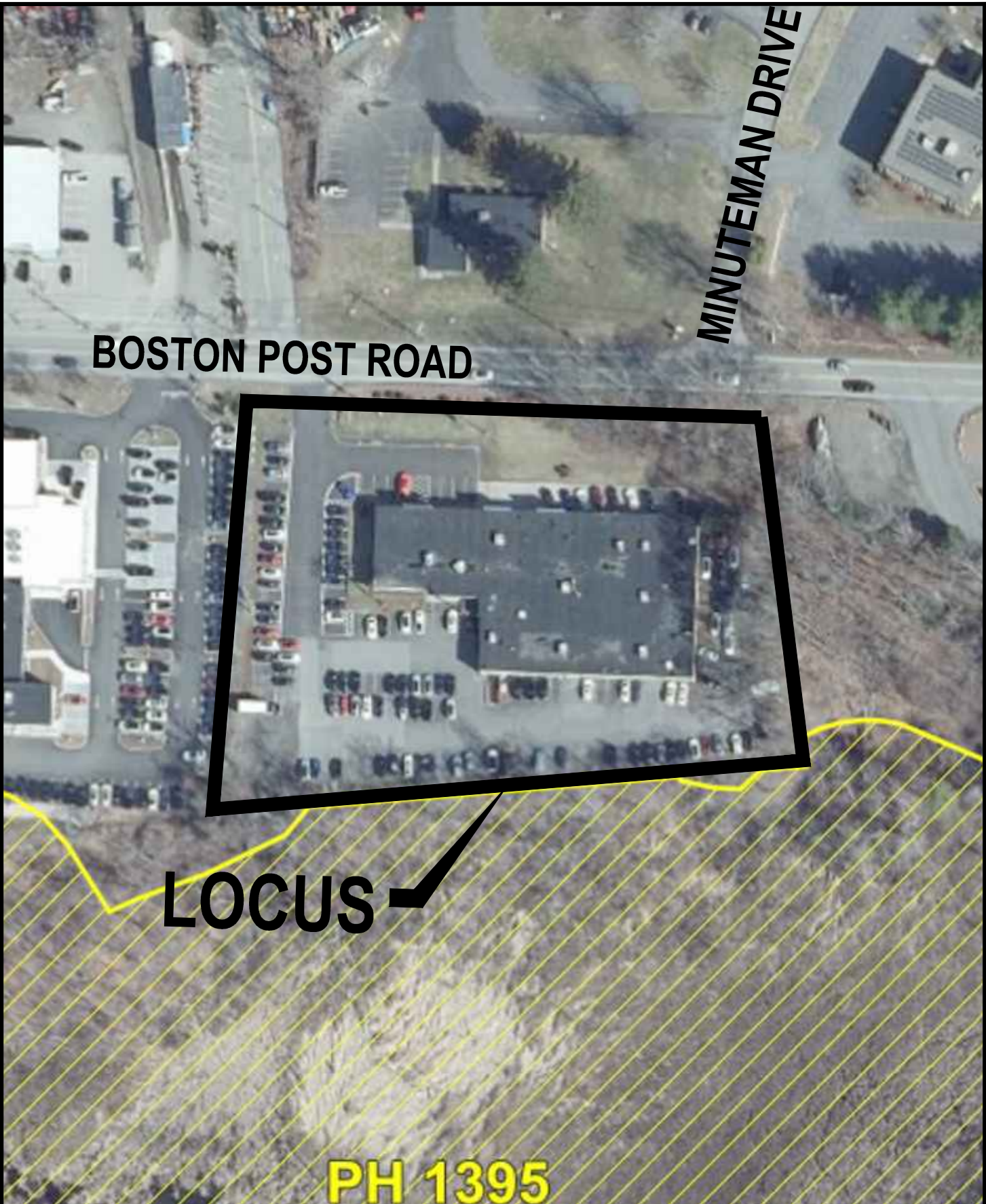
<div><div>Crocker Design Group</div><div>2 SHARP STREET, UNIT A HINGHAM, MA 02043</div></div>	Project	Prepared for	Drawing Title	
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			3	






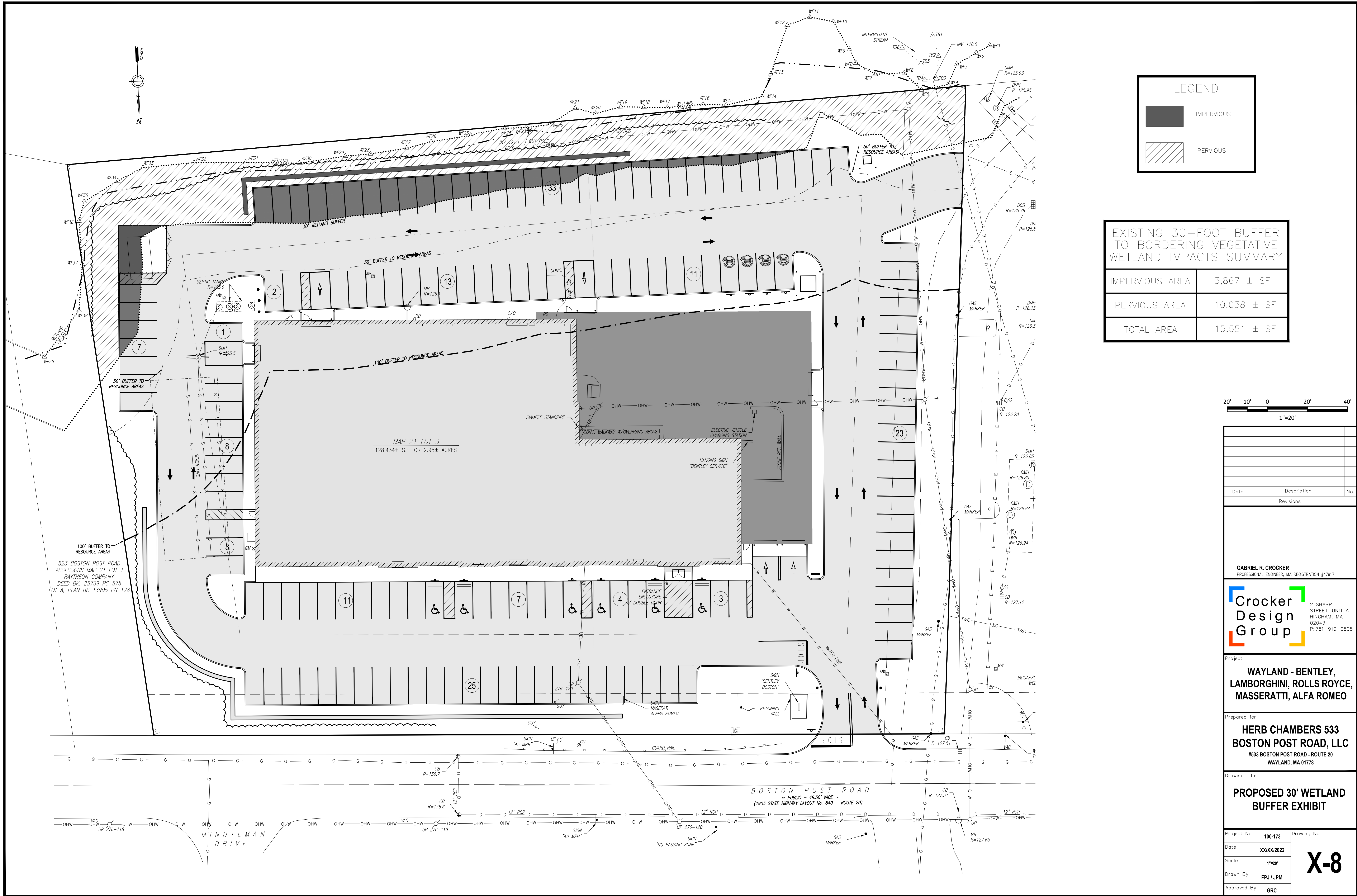
<div><div>Crocker Design Group</div><div>2 SHARP STREET, UNIT A HINGHAM, MA 02043</div></div>	Project	Prepared for	Drawing Title		4
	MASS DOT SITE	HERB CHAMBERS 533 BOSTON POST RD LLC	USGS MAP		
			DATE: 09.07.2022	DRAWN: FJ	
			JOB NO.:100-173	CHECK: DJN	
533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	SCALE: 500 250 0 500			





<div><div>Crocker Design Group</div><div>2 SHARP STREET, UNIT A HINGHAM, MA 02043</div></div>	Project  <b>MASS DOT SITE</b>  533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	Prepared for  HERB CHAMBERS 533 BOSTON POST RD LLC  533 BOSTON POST RD - ROUTE 20 WAYLAND, MA 01778	Drawing Title  <b>NHESP MAP</b>		<div>5</div>
			DATE: 09.07.2022	DRAWN: FJ	
			JOB NO.:100-173	CHECK: DJN	
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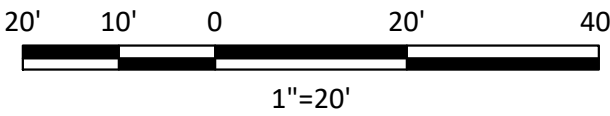


LEGEND

IMPERVIOUS

PERVIOUS

EXISTING 30-FOOT BUFFER TO BORDERING VEGETATIVE WETLAND IMPACTS SUMMARY	
IMPERVIOUS AREA	3,867 ± SF
PERVIOUS AREA	10,038 ± SF
TOTAL AREA	15,551 ± SF



Date	Description	No.
Revisions		

GABRIEL R. CROCKER  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**

2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
P: 781-919-0808

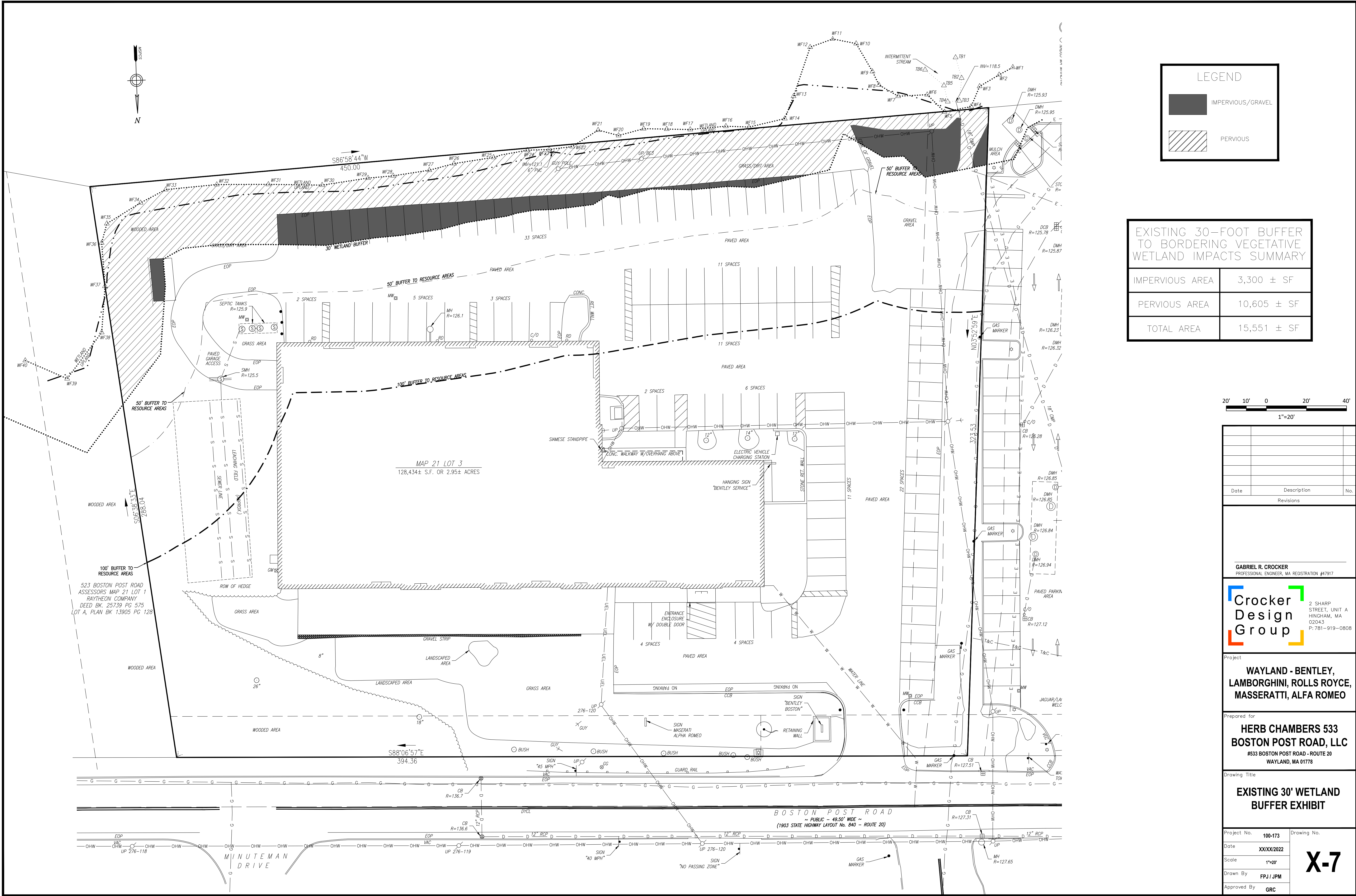
Project  
**WAYLAND - BENTLEY, LAMBORGHINI, ROLLS ROYCE, MASSERATTI, ALFA ROMEO**

Prepared for  
**HERB CHAMBERS 533 BOSTON POST ROAD, LLC**  
#533 BOSTON POST ROAD - ROUTE 20  
WAYLAND, MA 01778

Drawing Title  
**PROPOSED 30' WETLAND BUFFER EXHIBIT**

Project No.	100-173	Drawing No.	<b>X-8</b>
Date	XX/XX/2022	Scale	
Scale	1"=20'	Drawn By	
Drawn By	FPJ / JPM	Approved By	
Approved By	GRC		





**SECTION 5 –  
SITE PHOTOS**





Photo 1: Standing at site entrance looking along the front of the building looking east



Photo 2: Standing at northeast corner of the building looking south along the building





Photo 3: Standing in rear parking lot looking along south side of the building



Photo 4: Standing near northeast property corner on Boston Post Road looking west along road