



TOWN OF WAYLAND
MASSACHUSETTS
01778
PLANNING DEPARTMENT

TOWN BUILDING
41 COCHITUATE ROAD
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TO: Wayland Zoning Board of Appeals
cc: Geoffrey Larsen, Building Commissioner

FROM: Sarkis Sarkisian, Town Planner on behalf of the Planning Board & Design Review Advisory Board

RE: Case #19-13 - 490 Boston Post Road (River's Edge)

DATE: November 18, 2020

Recommendations for Final Site Plan Approval

The Planning Board and the Design Review Advisory Board met on November 16, 2020 via Zoom to review and discuss the plan sheets as currently submitted to the Building Commissioner (see attached "List of Drawings and the Revisions Made" with dates ranging from 9/23/2020 through 11/10/2020). Per Conditions A) 2, A) 3, and A) 5 of the Zoning Board's December 30, 2019 Decision Granting Variance and Site Plan Approval in Case #19-13 - 490 Boston Post Road (River's Edge), the Planning Board and Design Review Advisory Board offer the following recommendations:

- A. The Architectural Plans (Plan Sheet A1.05) dated October 18, 2019 have been further fleshed out in Plan Sheets A4.A.01, A4.A.02, A4.B.01, A4.B.02, A4.C.01 and A4.C.02 all dated November 10, 2020 and were reviewed by the Planning Board and the Design Review Advisory Board.
- The east façade of the age-restricted Building A (Elevation 11 on Plan Sheet A4.A.01) could be improved by incorporating a gabled-roof above the entrance door, with the shed roof above the adjacent ground level window to remain. The ground level area in front of the entrance also could be improved by a reduction in the expanse of concrete in the walkway leading to the entrance, extension of the already proposed landscaping, and by the addition of seating.
- B. The raised vegetable garden in the courtyard between Buildings A and B should be moved to a location adjacent to the proposed

wastewater treatment plant building if feasible. If not feasible, then the garden should be eliminated. The area of the fire pit and sitting area between Buildings A and B could be improved. The Applicant has indicated a willingness to work with Design Review Advisory Board member Kathy Schreiber to this end.

- C. Any irrigation system shall be approved by the Wayland Department of Public Works or tis Board.
- D. The Applicant's signage design that was shown in prior iterations of the plans will be replaced by another design that has not yet been completed. The Applicant shall obtain Planning Board and Design Review Advisory Board approval of project signage prior the issuance of the first certificate of occupancy.
- E. The Applicant is showing landscaping features on the east side of the existing Town-owned transfer station access road at the intersection of Route 20, which are shown as small lawn area and plantings in the southeastern corner of Plan Sheets L 2.00 and L 2.01. The Applicant should reconsider its design, obtain necessary permissions for use of the land, and submit a revised detail to the Planning Board and Design Review Advisory Board prior to the issuance of the first certificate of occupancy.
- F. The fence shown on Sheets L 1.00 and L 4.02 on the east side the landscaped island on the east side of the project site, which is labelled "stockade fence," should be re-labelled "horizontal wood rail fence."
- G. The Applicant shall grade the natural grass with sculpting and undulating small mounds along the frontage of Route 20, (sheet L2.01), including the MassDOT right of way. Said oval mounds shall be constructed at a ratio of 1 foot of rise in elevation for every 5' across the slope in order to allow for easy mowing.

Please find enclosed a spreadsheet with revision dates and description of changes made to plans that reflect Design Review Board and Planning Board comments:

SHEET	NAME	ZBA APPROVED DATE	REVISION DATE	REVISION DESCRIPTION
CIVIL				
C-102	Layout & Materials Plan	11/12/2019	11/9/2020	Updates related to Landscape edits at requested pedestrian ramp between Buildings A and B. Bus shelter revised per DRB comments
C-103A	Grading & Drainage Plan	11/12/2019	11/9/2020	Updates related to Landscape edits at new pedestrian ramp between Buildings A and B
C-104B	Utilities Plan	11/12/2019: previously sheet C-104	11/9/2020	Updated hydrant locations per Fire Department comments, electrical service update to WWTF
LANDSCAPE				
L1.00	Materials Plan	11/14/2019: previously sheet A1.07	11/9/2020	Updates related to DRB comments: pedestrian ramp added from courtyard to rear parking area between Buildings A & B, resident garden shifted into courtyard, garden shed added, bus shelter revised, fence shifted location along access road and modified to horizontal wood fence, pool location has shifted since the original approval in the courtyard between buildings B and C and planting areas and adjusted to address DRB comments.
L1.01	Materials Plan: Enlargement 1	11/14/2019: information previously included on sheet A1.07	11/9/2020	Same revisions as L1.00
L2.00	Planting Plan: Trees	11/14/2019: information previously included on sheet A1.07	11/9/2020	Tree layout, spacing and species updated to reflect DRB comments
L2.01	Planting Plan: Enlargement 1	11/14/2019: information previously included on sheet A1.07	11/9/2020	Planting layout, spacing and species updated to reflect DRB comments
L2.02	Planting Plan: Enlargement 2	11/14/2019: information previously included on sheet A1.07	11/9/2020	Planting layout, spacing and species updated to reflect DRB comments
L4.02	Landscape Details	11/14/2019: information previously included on sheet A1.07	11/9/2020	Updated Horizontal wood rail fence detail, updated stockade fence detail
E0.03	Electrical Site Lighting & Power Plan	11/14/2019: information previously included on sheet A1.07	11/9/2020	Site lighting adjusted for DRB requested updates, street light fixture image provided
ARCHITECTURAL				
A1.00	Overall Plan - Level Garage	10/18/19: previously sheet A1.01	9/23/2020	general plan development
A1.01	Overall Plan - Level 1	10/18/19: previously sheet A1.02	9/23/2020	general plan development
A1.02	Overall Plan - Level 2	10/18/19: previously sheet A1.03	11/10/2020	Plan adjustments at Building A south façade per DRB comments (see 10/23/20 PDF for the specific Building A revisions)
A1.03	Overall Plan - Level 3	10/18/19: previously sheet A1.03	11/10/2020	Plan adjustments along Building A south façade per DRB comments (see 10/23/20 PDF for the specific Building A revisions)
A1.04	Overall Plan - Level 4	10/18/19: previously sheet A1.04	11/10/2020	Roof coordination related to plan adjustments along Building A south façade
A1.05	Overall Plan - Roof	n/a	11/10/2020	Roof coordination related to plan adjustments along Building A south façade

SHEET	NAME	ZBA APPROVED DATE	REVISION DATE	REVISION DESCRIPTION
A2.BS.01	Bus Shelter	n/a	11/10/2020	Revised per DRB/PB comments on 11/6 to open up the front of the bus shelter and provide a wider sidewalk. The bus shelter paint color to match the color of the Wayland Train Depot paint mix formula: Red W103 4x (gallon), S1 1x3.75, W1 0X 10.75, M1 6X26.75, R3 3X20.5
A4.A.01	Overall Exterior Elevations - A	10/18/19: previously sheet A1.05	11/10/2020	Façade revisions per DRB comments (see 10/23/20-Final Building A Revisions.pdf) for the evolution of the Building A revisions
A4.A.02	Overall Exterior Elevations - A	10/18/19: previously sheet A1.05	11/10/2020	Façade revisions per DRB comments (see 10/23/20-Final Building A Revisions.pdf) for the evolution of the Building A revisions
A4.B.01	Overall Exterior Elevations - B	10/18/19: previously sheet A1.05	11/10/2020	façade details developed for construction
A4.B.02	Overall Exterior Elevations - B	10/18/19: previously sheet A1.05	11/10/2020	façade details developed for construction
A4.C.01	Overall Exterior Elevations - C	10/18/19: previously sheet A1.05	11/10/2020	façade details developed for construction
A4.C.02	Overall Exterior Elevations - C	10/18/19: previously sheet A1.05	11/10/2020	façade details developed for construction
RENDERING PACKAGE (PDF)				
10.23.20_Final Building A Revisions.pdf	Building A Design Revisions	n/a	10/23/2020	This (8) page PDF describes the evolution of the Building A revisions with the DRB