

ALTA at RIVER'S EDGE
490 BOSTON POST ROAD
WAYLAND, MA

LIST OF DOCUMENTS

- 1. Application Form & Fee**
 - a. \$185.00 check made out to The Town of Wayland for Filing and advertising fees (Check #50947)

- 2. Site Development Plans for Alta at River's Edge, #490 Boston Post Road, Wayland, MA**
 - a. Certified Plot Plan (Sheet V-101)
 - b. Civil Plans (C-001 - C-507)
 - c. Architectural Plans by The Architectural Team (A0 - A1.06)
 - d. Landscape Plan by Copley Wolff Design Group (A1.07)

- 3. Board of Health Approval**
 - a. Letter from Julia Junghanns, Director of Public Health, dated May 16, 2019

- 4. List of Variances**

- 5. Planning Board Application**
 - a. SPA Form C
 - b. SPA Form C Responses

SPECIFY REQUESTED BOARD ACTION

SPECIAL PERMIT VARIANCE OTHER (explain in narrative)

NARRATIVE (describe proposal and include supporting Zoning ByLaw(s))

See attached summary of variances.

SIGNS (if applicable) see separate instruction sheet for additional required information

Business Name _____ Telephone Number _____
Address _____ Email _____
Type of Business _____ Hours of Operation _____

APPLICANT TO COMPLETE

I have submitted nine (9) sets, each including the following:

- Application Certified Plot Plan Schematic Architectural Plans Board of Health Approval
 Narrative List of Submitted Documents Miscellaneous Additional Information

I hereby request a hearing before the Zoning Board of Appeals with reference to the above application, with supporting documentation submitted, and that the proposed work is authorized by the Owner of Records and I have been authorized by the owner to make this application as the agent. I hereby consent to the Building Commissioner and Zoning Board of Appeals members' entry upon the exterior areas of the premises for the purpose of viewing and inspecting the property, which is the subject of the application.

Authorized Agent/Owner _____



Date 6/20/2019

OFFICE USE ONLY

Received By _____
Date _____
Fee Paid _____

Received and Recorded by the Town Clerk:

Signature of Town Clerk

Comments:



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

Julia Junghanns, R.S., C.H.O.
DIRECTOR OF PUBLIC HEALTH
TEL. (508) 358-3617
www.wayland.ma.us

May 16, 2019

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, Ma 01778

RE: 490 Boston Post Road, River's Edge – BoH Variance request approvals

Members of the Board of Selectmen,

The Board of Health held meetings on April 8th and 22nd where this project was reviewed and a full discussion took place regarding the variances being requested from Local Regulations. The Board concluded its review on April 22nd with an approval of the requests of Onsite Engineering and Wood Partners, providing relief from the Town Regulations as requested in a letter dated March 29, 2019 and outlined in the Local upgrade approval form dated March 25, 2019 as follows;

Wayland Regulations for On-Site Subsurface Sewage Disposal Systems:
Section I; Article 3: Soil Testing Dates/Times & Section II; Article C-1: GPD/Bedroom Flow

Wayland Regulations for the Design, Operation, and Maintenance of Small Wastewater Treatment Facilities:
Section 1.30-Service Area Limitations, Section 2.10-Applications, Reports, Plans, Data, Documents,
Section 4.30-Hydrogeological Investigation, Section 4.40-Wetlands and Floodplains, Section 4.51-Distances,
Section 4.70-Treatment Plant Reliability, Section 5.10-Groundwater, Section 7.10-Monitoring Well Installation,
Section 8.10-Wastewater, Section 9.30-Operational Guarantees

In their discussions, the Board recognized that the Local Wastewater Treatment Facility Regulation from 1988 is outdated, and technologies have greatly improved since then, as well as the quality of effluent. Improvements have been made in the MassDEP regulations since 1988, and the Board plans to conduct a review and update of the Local Regulations.

As a condition of the waiver from Section 4.30 of the BoH Regulations we anticipate receiving information on the hydrogeology study and evaluation of the site (excluding contaminant level mapping/analysis and extent of discharge plume) which we will review after it is received. We also request to be provided with a copy of the Phase 2 Environmental Site Assessment Report and if necessary, also the RAM plan.

The approval for variances from Town Regulations does not relieve the responsibility of their obligation to meet the State Regulations of which they stated they are not requesting any waivers from.

Sincerely,



Julia Junghans, R.S., C.H.O.
Director of Public Health

Cc: Dave Formato, Onsite Engineering
Jim Lambert, Wood Partners
Paul Brinkman, Town Engineer

ALTA at RIVER'S EDGE
490 BOSTON POST ROAD
WAYLAND, MA

SUMMARY OF VARIANCES

1. **198 Attachment 1 – Table of Dimensional Requirements
Lot Coverage 20% (Single Residence District)**
2. **198-2505.2. - Maximum building height of any building or portion thereof located less than 100 feet from a public way Boston Post Road/Route 20 shall not exceed 35 feet in height. Maximum building height shall not exceed 45 feet for the remainder of the site, with the exception that the maximum height for the northwest quadrant of the site shall be 58 feet in height for this quadrant only. Height shall be as defined in § 198-701.1.2. Height shall be measured from the average grade of the land immediately adjacent to the building to the highest point of the roof, except for buildings on the northern edge of the REHOD where average grade shall be determined by the grade of the land immediately adjacent to the three sides of the building which do not face north, to reduce grading on the north-facing sides near wetlands, and to encourage underground parking in these areas. On these north-facing facades only, not more than six feet of a parking level may be exposed and allow natural ventilation as long as this facade area is screened and buffered with landscape.**
3. **198-2505.3 – Maximum building size. No building shall exceed 150,000 square feet gross floor area.**
4. **198-504.1 - No earth in excess of 500 cubic yards may be moved on any lot in any district which requires a minimum lot area of less than 40,000 square feet and no earth in excess of 1,500 cubic yards may be moved on any lot in any district which requires a minimum lot area of 40,000 square feet or more unless a special permit from the ZBA is obtained in accordance with the procedure provided in § 198-203, and only under such conditions as the ZBA may impose, with the following exceptions:**

504.1.2

Where the amount of earth to be moved is limited to the volume of the foundation and basement of the principal building or structure, or installation of septic systems, driveways, and walkways. The quantity of material to be moved shall be certified by a registered professional engineer or land surveyor.



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

ZONING BOARD OF APPEALS CHECKLIST

The following checklist may be helpful when preparing your "nine (9) complete sets" of material for submittal with your Zoning Board of Appeals Application for Hearing. *****NOTE*** PLEASE DO NOT MAKE NINE COPIES OF THE APPLICATION, JUST ONE (YELLOW) ORIGINAL, WE WILL MAKE COPIES ONCE WE HAVE THE SIGNATURES.**

1. Application Form and Fee (see reverse side):

All sections must be filled out completely, accurately and clearly.

2. List of Documents Submitted with Application

3. Photographs

Photos of existing structures and property.

4. Certified Plot Plan (stamped and signed by Professional Land Surveyor)

The Certified Plot Plan must include the following:

EXISTING FEATURES

- Property Lines (bearings & distances)
- Lot area & frontage
- Location and size of all buildings and structures.
- Measurement of all setbacks (front, side and rear).
- Driveways and parking areas.
- Sewage facilities
- Any other information deemed necessary by the Zoning Enforcement Officer.

*Structures/buildings include all dwellings, decks, porches, swimming pools, sheds, etc.

PROPOSED FEATURES

- Same
- Same
- Indicate location of all proposed additions/ alterations and new buildings or structures.
- Measurement of all setbacks impacted by proposal.
- New driveways and parking areas.
- New sewage facilities.
- Topographical Plan (if required)

5. Building Plans –Schematical Architectural Plans 1/4" Scale

EXISTING FEATURES

- Floor plans of entire structure/buildings
- Elevations of all sides of structure/buildings.
- Height of existing structure/buildings.

PROPOSED FEATURES

- Floor plans of additions and new structure/buildings.
- Elevations of additions and new structure/buildings.
- Height of proposed alteration to existing structure.

6. Board of Health Approval

Provide completed and signed Board of Health approval.

7. Special Permit for Home Occupation (1,2,3,4,5 above) if applicable

Complete narrative description of Home Occupation including type of business, hours of operation, number of employees, clientele, area of premises involved, delivery/storage of materials, location of parking and all other pertinent information.

- NOTE:**
- Checklist requirement must be submitted for all Applicants.
 - Nine(9) complete sets of items #2-6 should be submitted.
 - You are advised to consult with the Zoning Enforcement Officer for a determination if these requirements may be modified when work is minor in scope or does not change building layout or envelope.

FEE SCHEDULE FOR THE ZONING BOARD OF APPEALS

All applicants requesting a hearing before the Zoning Board of Appeals (Z.B.A.) shall pay a filing fee and any costs incurred by publishing a notice of public hearing in a newspaper of general circulation. All fees are due at the time the application for hearing is submitted to the Building Department.

Fees are based on the type of project being proposed, see the following list:

RESIDENTIAL: One check payable to Town of Wayland

\$150.00 for Filing Fee + \$35.00 for Advertising Fee = \$185.00

NON-RESIDENTIAL: One check payable to Town of Wayland

\$225.00 for Filing Fee + \$40.00 for Advertising Fee = \$265.00

PLANNED UNIT DEVELOPMENT: One check payable to Town of Wayland

\$300.00 for Filing Fee + \$50.00 for Advertising Fee = \$350.00