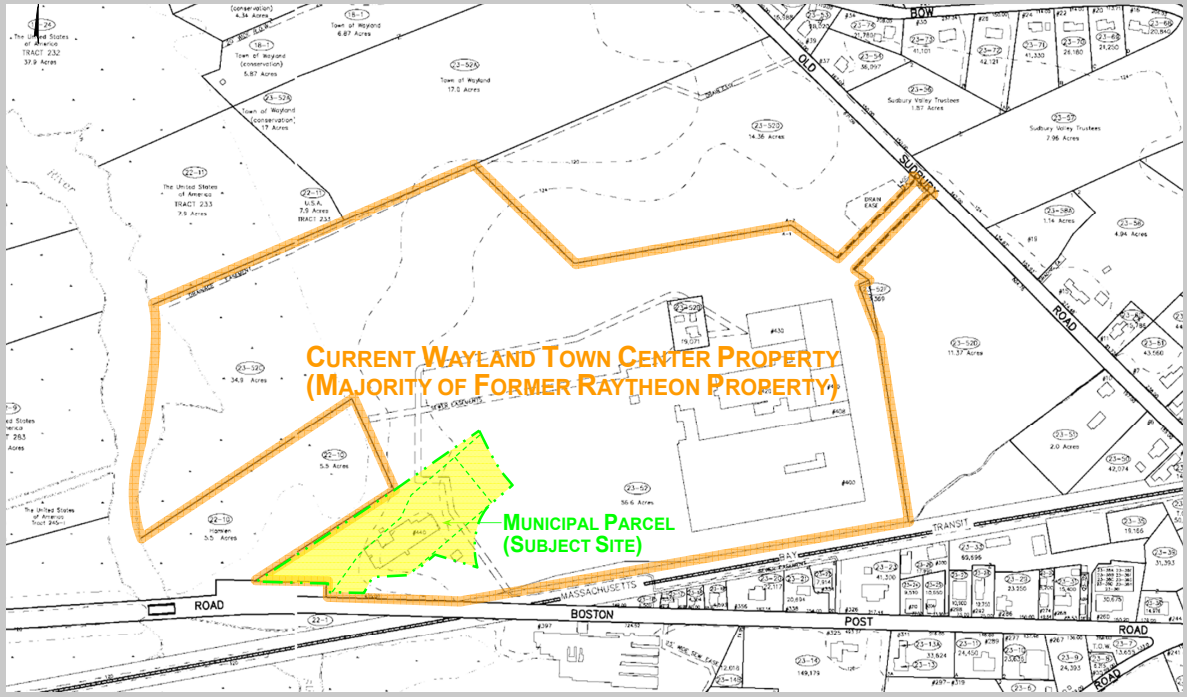
Public Information Forum
Town Municipal Parcel



Council on Aging / Community Center Advisory Committee

October 22, 2015

Council on Aging / Community Center Advisory Committee

- Bill Sterling, Co-Chair
- Jean Milburn, Co-Chair
- Steve Correia
- Mark Foreman
- Carol Glick
- Marylynn Gentry
- Dr. Frank Krasin

- Nan Balmer, Wayland Town Administrator
- Jessica Brodie, Wayland Recreation Director
- Ben Keefe, Wayland Public Buildings Director
- Julie Secord, Wayland Council on Aging

Thank you to the committee for their hard work!

Key Takeaways

- ✓ This article is about **parcel acquisition only**
- ✓ The **parcel can serve many uses**
- ✓ Parcel acquisition **part of the town center plan**
- ✓ There is **precedent and process to protect the town** should it acquire the parcel

We recommend acquiring the site

Committee charge and activities

- ✓ Conduct a review of site conditions
  - ✓ Oversee environmental site assessments
  - ✓ Identify permitting needs
- ✓ Confirm program requirements
- ✓ Prepare conceptual and schematic designs for a facility on the proposed municipal pad at Town Center

Committee activities focused on land acquisition, with programming work happening in parallel and not focused on this particular site

Parcel acquisition only now

- ✓ Opportunities include – and not limited to:
  - ➢ Community center
  - ➢ Library
  - ➢ Boathouse, trails, river access
  - ➢ Open space
- ✓ Final decision will factor in the town's wishes and requirements

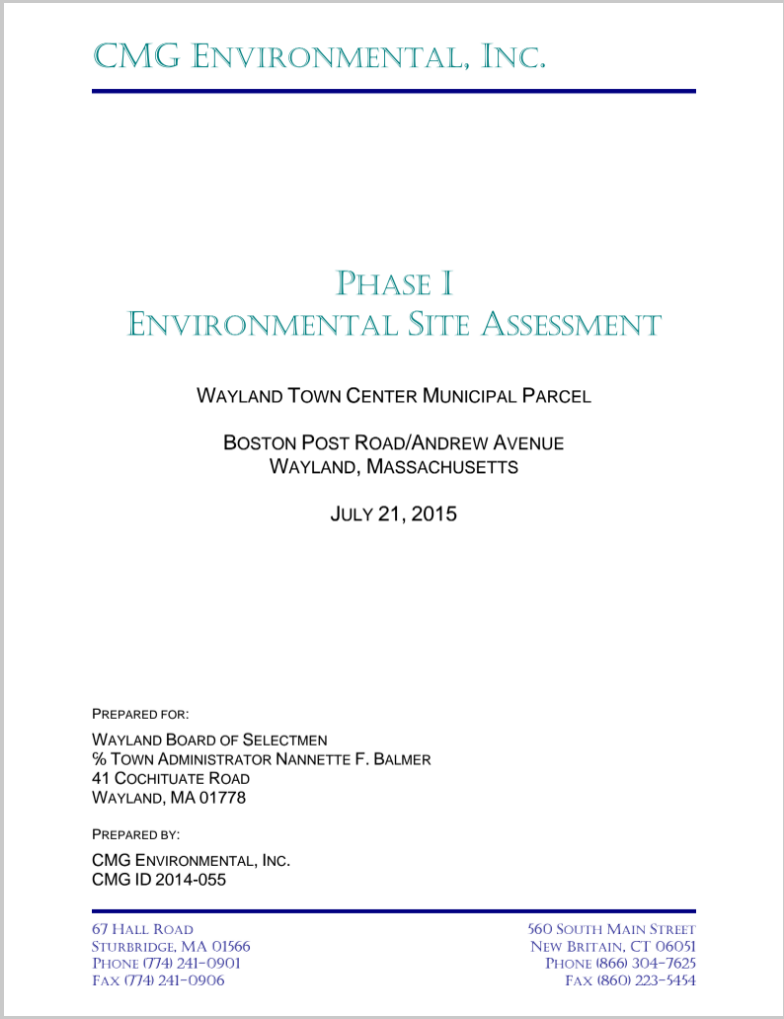
Decide amongst different opportunities once parcel is acquired

Pop Up Park – October 17, 2015

"Vision Board" at the Pop Up Park

- *Playground-21p.*
- *Community Ctr-20 p.*
- *Boathouse 16p.*
- *Skating rink-6p.*
- *River access-5p.*
- *CoA/youth center-5p.*
- *Baseball field-3p.*
- *Splash park-2p.*
- *Educational center-2p.*
- *Bandstand-2p.*
- *Trails-2p.*
- *Drive-in movie theatre-1p.*

The site has been assessed



CMG ENVIRONMENTAL, INC.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

WAYLAND TOWN CENTER MUNICIPAL PARCEL

BOSTON POST ROAD/ANDREW AVENUE
WAYLAND, MASSACHUSETTS

JULY 21, 2015

PREPARED FOR:

WAYLAND BOARD OF SELECTMEN
% TOWN ADMINISTRATOR NANNETTE F. BALMER
41 COCHITUATE ROAD
WAYLAND, MA 01778

PREPARED BY:

CMG ENVIRONMENTAL, INC.
CMG ID 2014-055

67 HALL ROAD
STURBRIDGE, MA 01566
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560 SOUTH MAIN STREET
NEW BRITAIN, CT 06051
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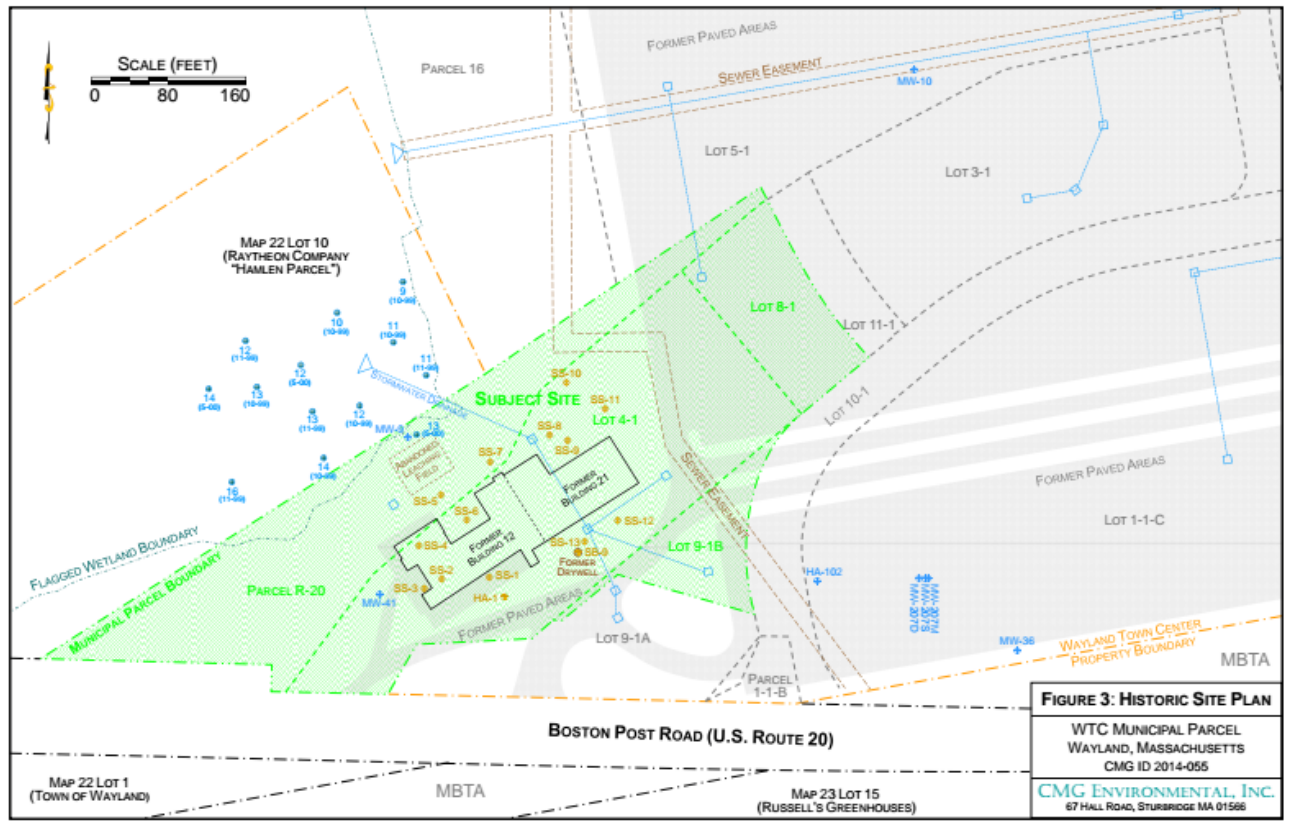
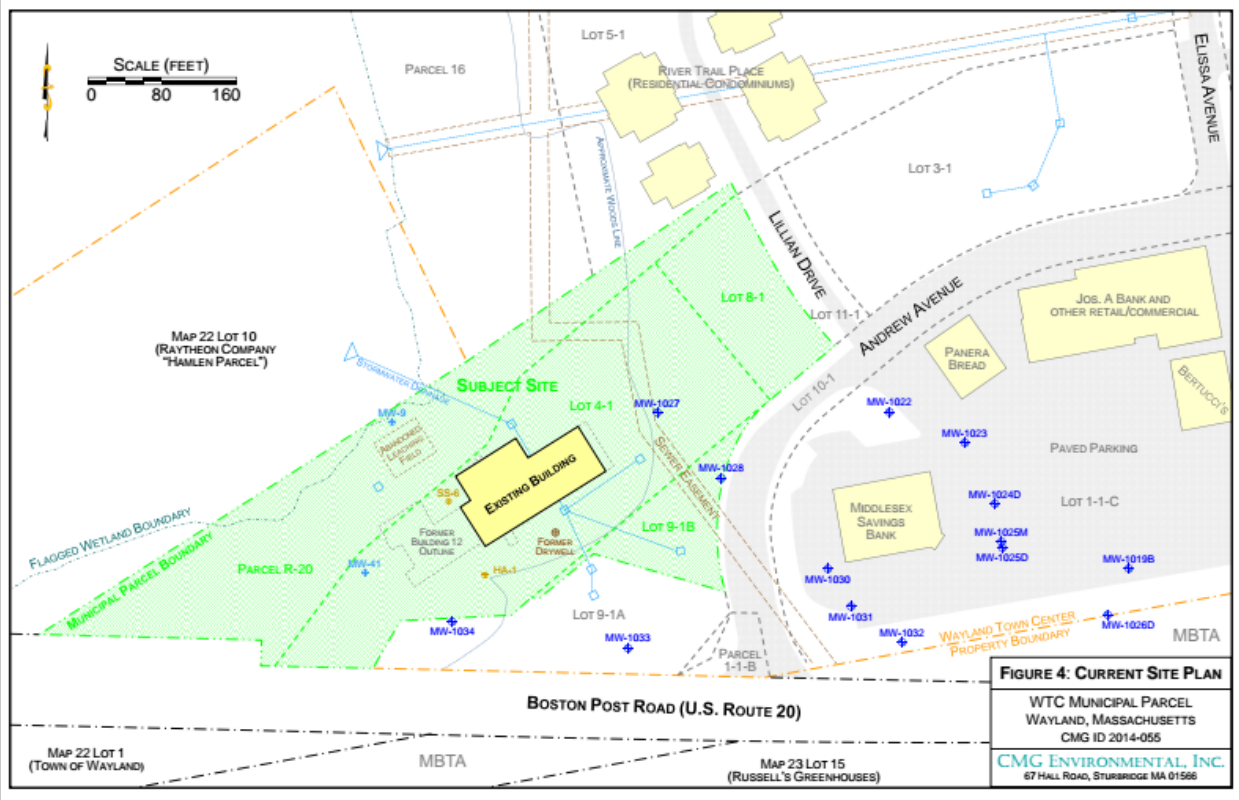
FAX (860) 223-5454

Extensive historical and current testing and review shows there are many uses for the site

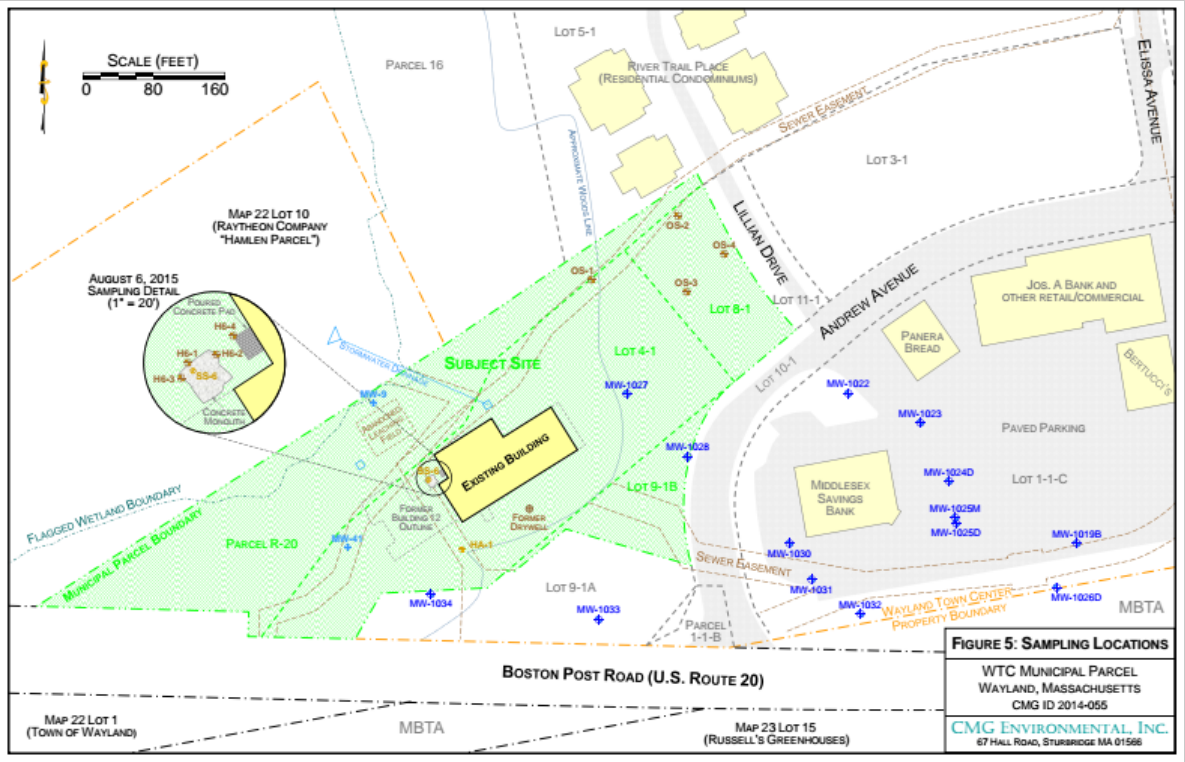
Historic site plan



Current site plan



Summer 2015 sampling



What's Your Vision?

Soil quality data

TABLE 1 SOIL QUALITY DATA (MG/KG) RTN 3-13302

Test	Parameter	(current) RCS-1 Reportable Concentrations	SB-9" 3½-5½' 10/13/95	HA-1 6-12" 11/15/95	[HA] SS-1 0-3" 10/11/00	[HA] SS-4 0-3" 10/11/00	[HA] SS-5 0-3" 10/11/00	[HA] SS-6 0-3" 10/11/00	[HA] SS-7 0-3" 10/11/00	[HA] SS-8 0-3" 10/11/00
EPH	C_9-C_{18} Aliphatics	1,000	NT	NT	BRL	BRL	BRL	BRL	BRL	BRL
	C_{19}-C_{36} Aliphatics	3,000	NT	NT	BRL	BRL	84	250	220	BRL
	C_{11}-C_{22} Aromatics	1,000	NT	NT	BRL	BRL	BRL	2,400	55	BRL
PAHs	Phenanthrene	10	BRL	NT	BRL	BRL	BRL	0.48	BRL	BRL
	Fluoranthene	1,000	BRL	NT	BRL	BRL	BRL	0.96	BRL	BRL
	Pyrene	1,000	BRL	NT	BRL	BRL	BRL	0.72	BRL	BRL
	Benzo(a)anthracene	7	BRL	NT	BRL	BRL	BRL	0.43	BRL	BRL
	Chrysene	70	BRL	NT	BRL	BRL	BRL	0.36	BRL	BRL
	Benzo(b)fluoranthene	7	BRL	NT	BRL	BRL	BRL	0.55	BRL	BRL
	Benzo(k)fluoranthene	70	BRL	NT	BRL	BRL	BRL	BRL	BRL	BRL
	Benzo(a)pyrene	2	BRL	NT	BRL	BRL	BRL	0.45	BRL	BRL
	Indeno(1,2,3-cd)pyrene	7	BRL	NT	BRL	BRL	BRL	BRL	BRL	BRL
	Benzo(g,h,i)perylene	1,000	BRL	NT	BRL	BRL	BRL	BRL	BRL	BRL
PCBs	Aroclor 1254		BRL	BRL	NT	NT	NT	0.51	BRL	BRL
	Aroclor 1260		BRL	BRL	0.14	NT	NT	0.74	BRL	BRL
	Total Polychlorinated Biphenyl	1	BRL	BRL	0.14	NT	NT	1.25	BRL	BRL
Total Metals	Arsenic	20	4.7	NT	61	BRL	62	85	64	BRL
	Barium	1,000	22	NT	NT	NT	NT	NT	NT	NT
	Cadmium	70	9.6	NT	BRL	BRL	BRL	0.56	BRL	BRL
	Chromium (total)	100	BRL	NT	BRL	BRL	12	12	BRL	BRL
	Copper	1,000	NT	NT	BRL	25	BRL	26	27	BRL
	Lead	200	4.4	NT	12	BRL	13	19	15	BRL
	Mercury	20	BRL	NT	BRL	BRL	0.090	0.097	BRL	BRL
	Nickel	600	NT	NT	BRL	BRL	BRL	16	BRL	BRL
	Selenium	400	0.84	NT	BRL	BRL	BRL	BRL	BRL	BRL
	Zinc	1,000	NT	NT	61	BRL	62	85	64	BRL

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCS-1

*Laboratory analysis identified 0.014 mg/Kg of methylene chloride in the sample from SB-9, but also detected this VOC in the laboratory blank for this batch of samples. Analysis did not identify any other VOCs above laboratory reporting limits in this sample.

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER ONE PAGE 1 OF 3 CMG ID 2002-003

TABLE 1 SOIL QUALITY DATA (MG/KG) RTN 3-13302

Test	Parameter	(current) RCS-1 Reportable Concentrations	[HA] SS-9 0-3" 10/11/00	[HA] SS-11 0-3" 10/11/00	[HA] SS-12 0-3" 10/11/00	[HA] SS-13 0-3" 10/11/00	[HA] SS-6A 0-3" 10/27/00	[HA] SS-6B 0-3" 10/27/00	[HA] SS-6C 0-3" 10/27/00
EPH	C_9-C_{18} Aliphatics	1,000	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	C_{19}-C_{36} Aliphatics	3,000	BRL	56	53	BRL	47	39	BRL
	C_{11}-C_{22} Aromatics	1,000	BRL	140	40	BRL	BRL	BRL	BRL
PAHs	Phenanthrene	10	BRL	0.45	BRL	BRL	BRL	BRL	BRL
	Fluoranthene	1,000	BRL	1.8	BRL	BRL	BRL	BRL	BRL
	Pyrene	1,000	BRL	1.4	BRL	BRL	BRL	BRL	BRL
	Benzo(a)anthracene	7	BRL	0.92	BRL	BRL	BRL	BRL	BRL
	Chrysene	70	BRL	0.74	BRL	BRL	BRL	BRL	BRL
	Benzo(b)fluoranthene	7	BRL	1.2	BRL	BRL	BRL	BRL	BRL
	Benzo(k)fluoranthene	70	BRL	0.45	BRL	BRL	BRL	BRL	BRL
	Benzo(a)pyrene	2	BRL	1.0	BRL	BRL	BRL	BRL	BRL
	Indeno(1,2,3-cd)pyrene	7	BRL	0.48	BRL	BRL	BRL	BRL	BRL
	Benzo(g,h,i)perylene	1,000	BRL	0.45	BRL	BRL	BRL	BRL	BRL
PCBs	Aroclor 1254		BRL	BRL	BRL	BRL	NT	NT	NT
	Aroclor 1260		BRL	BRL	0.18	BRL	NT	NT	NT
	Total Polychlorinated Biphenyl	1	BRL	BRL	0.18	BRL	NT	NT	NT
Total Metals	Arsenic	20	13	BRL	BRL	7.3	NT	NT	NT
	Barium	1,000	NT	NT	NT	NT	NT	NT	NT
	Cadmium	70	BRL	BRL	BRL	BRL	NT	NT	NT
	Chromium (total)	100	BRL	BRL	BRL	BRL	NT	NT	NT
	Copper	1,000	BRL	BRL	BRL	BRL	NT	NT	NT
	Lead	200	BRL	BRL	14	16	NT	NT	NT
	Mercury	20	BRL	BRL	0.18	BRL	NT	NT	NT
	Nickel	600	11	BRL	BRL	11	NT	NT	NT
	Selenium	400	BRL	BRL	BRL	BRL	NT	NT	NT
	Zinc	1,000	BRL	BRL	BRL	65	NT	NT	NT

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCS-1

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER ONE PAGE 2 OF 3 CMG ID 2002-003

TABLE 1 SOIL QUALITY DATA (MG/KG) RTN 3-13302

Test	Parameter	(current) RCS-1 Reportable Concentrations	OS-1 1-4" 8/6/15	OS-2 ¼-3½" 8/6/15	OS-3 1-4" 8/6/15	OS-4 1-4" 8/6/15	H6-1 0-4" 8/6/15	H6-2 0-4" 8/6/15	H6-3 0-4" 8/6/15	H6-4 0-4" 8/6/15
EPH	C_9-C_{18} Aliphatics	1,000	NT	NT	NT	NT	NT	NT	NT	NT
	C_{19}-C_{36} Aliphatics	3,000	NT	NT	NT	NT	NT	NT	NT	NT
	C_{11}-C_{22} Aromatics	1,000	NT	NT	NT	NT	NT	NT	NT	NT
PAHs	Phenanthrene	10	NT	NT	NT	NT	NT	NT	NT	NT
	Fluoranthene	1,000	NT	NT	NT	NT	NT	NT	NT	NT
	Pyrene	1,000	NT	NT	NT	NT	NT	NT	NT	NT
	Benzo(a)anthracene	7	NT	NT	NT	NT	NT	NT	NT	NT
	Chrysene	70	NT	NT	NT	NT	NT	NT	NT	NT
	Benzo(b)fluoranthene	7	NT	NT	NT	NT	NT	NT	NT	NT
	Benzo(k)fluoranthene	70	NT	NT	NT	NT	NT	NT	NT	NT
	Benzo(a)pyrene	2	NT	NT	NT	NT	NT	NT	NT	NT
	Indeno(1,2,3-cd)pyrene	7	NT	NT	NT	NT	NT	NT	NT	NT
	Benzo(g,h,i)perylene	1,000	NT	NT	NT	NT	NT	NT	NT	NT
PCBs	Aroclor 1254		BRL<0.013	BRL<0.013	BRL<0.035	BRL<0.035	BRL<0.0797	BRL<0.035	BRL<0.035	BRL<0.0345
	Aroclor 1260		0.220	0.0255	0.0335	0.0263	0.110	0.153	0.0364	0.217
	Total Polychlorinated Biphenyl	1	0.220	0.0255	0.0335	0.0263	0.110	0.153	0.0364	0.217
Total Metals	Arsenic	20	NT	NT	NT	NT	NT	NT	NT	NT
	Barium	1,000	NT	NT	NT	NT	NT	NT	NT	NT
	Cadmium	70	NT	NT	NT	NT	NT	NT	NT	NT
	Chromium (total)	100	NT	NT	NT	NT	NT	NT	NT	NT
	Copper	1,000	NT	NT	NT	NT	NT	NT	NT	NT
	Lead	200	NT	NT	NT	NT	NT	NT	NT	NT
	Mercury	20	NT	NT	NT	NT	NT	NT	NT	NT
	Nickel	600	NT	NT	NT	NT	NT	NT	NT	NT
	Selenium	400	NT	NT	NT	NT	NT	NT	NT	NT
	Zinc	1,000	NT	NT	NT	NT	NT	NT	NT	NT

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCS-1

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER ONE PAGE 3 OF 3 CMG ID 2002-003

Groundwater quality data

TABLE 2 GROUNDWATER QUALITY DATA (µG/L) RTN 3-13302

Test	Parameter	RCGW-1 Reportable Concentrations	MW-0 El. 114.5' 10/24/95	MW-0 116.2' 5/27/98	MW-41 El. 115.64' 5/27/98	MW-41 113.01' 11/17/98	MW-41 112.11' 7/28/99	MW-41 115.03' 4/6/00	MW-41 No Data 10/12/00
VOCs	Acetone (2-propanone)	6,300	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	Carbon Disulfide	1,000	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	1,1-Dichloroethene	7	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	cis-1,2-Dichloroethene	20	BRL	BRL	BRL	BRL	BRL	BRL	0.5
	trans-1,2-Dichloroethene	80	BRL	BRL	BRL	BRL	BRL	BRL	BRL
	Tetrachloroethene (PCE)	5	BRL	BRL	BRL	BRL	BRL	BRL	0.7
	Trichloroethene (TCE)	5	BRL	BRL	BRL	3.2	BRL	BRL	6.0
	Trichlorofluoromethane	10,000	BRL	BRL	BRL	BRL	BRL	BRL	0.8
	1,4-Dioxane	0.3	NT	NT	NT	NT	NT	NT	NT
	All other target VOCs	Various	ALL BRL	ALL BRL	All BRL	All BRL	All BRL	All BRL	All BRL

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCGW-1

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER PAGE 1 OF 3 CMG ID 2002-003

TABLE 2 GROUNDWATER QUALITY DATA (µG/L) RTN 3-13302

Test	Parameter	RCGW-1 Reportable Concentrations	MW-1033 No Data 3/20/13	MW-1033 El. 113.37' 10/2/13	MW-1033 115.38' 4/10/14	MW-1033 113.88' 9/4/14	MW-1033 115.61' 3/31/15	MW-1034 No Data 3/20/13	MW-1034 113.35' 10/2/13	MW-1034 No Data 10/17/13	MW-1034 114.75' 4/10/14	MW-1034 113.85' 9/4/14	MW-1034 115.71' 3/31/15
VOCs	Acetone (2-propanone)	6,300	BRL<50	BRL<50	80	BRL<50	BRL<50	BRL<50	BRL<50	BRL<50	81	BRL<50	BRL<50
	Carbon Disulfide	1,000	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10
	1,1-Dichloroethene	7	1.5	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	cis-1,2-Dichloroethene	20	1.8	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	16	16	15	1.9	9.0	11
	trans-1,2-Dichloroethene	80	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	1.1	BRL<1.0	BRL<1.0	1.1
	Tetrachloroethene (PCE)	5	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	Trichloroethene (TCE)	5	14	5.3	BRL<1.0	BRL<1.0	BRL<1.0	39	44	51	5.0	29	35
	Trichlorofluoromethane	10,000	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	1,4-Dioxane	0.3	3.4	NT	0.49	0.50	0.53	0.59	0.63	NT	0.32	BRL<0.25	BRL<0.25
	All other target VOCs	Various	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCGW-1

Depth to groundwater gauged on 10/1/13 (not 10/2), 3/27/14 (not 4/10), 8/29/14 (not 9/4), and 3/17/15 (not 3/31/15)
Samples for 1,4-dioxane testing (via EPA Method 522) collected 4/14/14 (not 4/10), 9/5/14 (not 9/4), and 4/2/15 (not 3/31)

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER PAGE 3 OF 3 CMG ID 2002-003

TABLE 2 GROUNDWATER QUALITY DATA (µG/L) RTN 3-13302

Test	Parameter	RCGW-1 Reportable Concentrations	MW-1027 No Data 3/20/13	MW-1027 El. 113.65' 10/2/13	MW-1027 115.86' 4/10/14	MW-1027 114.16' 9/4/14	MW-1027 115.82' 3/31/15	MW-1028 No Data 3/20/13	MW-1028 113.55' 10/2/13	MW-1028 No Data 10/17/13	MW-1028 115.74' 4/10/14	MW-1028 114.05' 9/4/14	MW-1028 115.72' 3/31/15
VOCs	Acetone (2-propanone)	6,300	BRL<50	BRL<50	BRL<50	BRL<50	BRL<50	BRL<50	BRL<50	BRL<50	80	BRL<50	BRL<50
	Carbon Disulfide	1,000	BRL<10	19	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10	BRL<10
	1,1-Dichloroethene	7	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	cis-1,2-Dichloroethene	20	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	1.6	1.2	1.2	BRL<1.0	1.3	1.3
	trans-1,2-Dichloroethene	80	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	Tetrachloroethene (PCE)	5	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	Trichloroethene (TCE)	5	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	6.8	6.4	6.1	3.3	5.0	5.0
	Trichlorofluoromethane	10,000	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0	BRL<1.0
	1,4-Dioxane	0.3	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT	NT
	All other target VOCs	Various	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL	All BRL

Notes BRL = Below laboratory Reporting Limit
NT = Not Tested (for that parameter)
Blue highlighted text = Exceeds current RCGW-1

Depth to groundwater gauged on 10/1/13 (not 10/2), 3/27/14 (not 4/10), 8/29/14 (not 9/4), and 3/17/15 (not 3/31/15)

MUNICIPAL PARCEL AT WAYLAND TOWN CENTER PAGE 2 OF 3 CMG ID 2002-003

Utilities available

Water

Existing 8" Cast Iron Water

- **Existing 8" Cast Iron Water Pipe stub** connected to the 12" CLDI water main in Andrew Avenue.
- **8" Cast Iron Water Pipe is an adequate diameter** to allow for future domestic water and fire service connections to each building.
- **Existing Fire Flow & Water Pressure** measurements must be obtained in the vicinity of the project to confirm adequate water pressure for fire service to existing and proposed building.

Sanitary Sewer

Existing 8" Diameter Gravity Sewer

- **Existing 8" Diameter Gravity Sewer Stub** located at Andrew Avenue (Inv. = 120.90).
- **3,000 GALLONS/DAY** Sewer Design Flow is allocated to the Municipal Pad.
- **Equivalent of 40,000 s.f. office building** at 75 gallons/day/1,000 s.f.;
- Or
- **200 seat function hall** at 15 gpd/seat.
- **Recommend Further Discussions with Sewer Commission** to clarify Project Design Flow once Community Center Concept is further developed

Other Utilities -

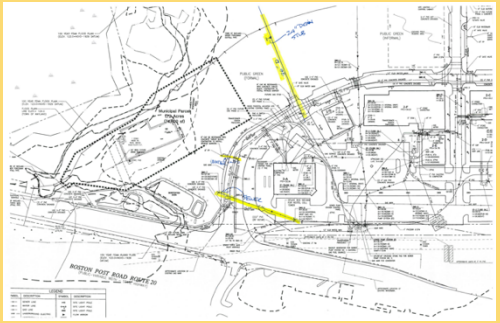
Natural Gas
Electric
Cable
Telephone

- **Existing Natural Gas Service** connection to existing building from gas main in Boston Post Road.
- **Natural gas main is located on West side of Andrew Avenue** adjacent to site for use in future building connections.
- **Existing Underground Electric** conduit stub is located at Northeast Corner of Property.
- **Existing Telephone** conduit stub is located at Northeast corner of property.

Stormwater (Drainage)

- **Existing 24" Corrugated Plastic Pipe (CPP) storm drain existing connection** at Lillian Drive – design of the proposed municipal pad parking area and on-site stormwater system will need to accommodate the shallow 24" pipe invert = 122.35.
- **Stormwater Recharge – R.J.O'Connell January 2, 2009 Stormwater Management Study –** accounts for 70,000 s.f. (1.6 Acres) of impervious area as part of Wayland Town Center Project's recharge requirement (Watershed PW-1A).
- **Off-Site "Basin 2"** is part of the adjoining Wayland Town Center Project and was designed by R.J. O'Connell Associates, Inc. to receive runoff from the additional 1.4 Acres impervious area from the Future Municipal Parcel. (See 8/31/09 Letter to MA-DEP)
  - **Basin 2** provides for Attenuation of Peak Flow and Treatment of Municipal Parcel Stormwater Runoff
  - Recommend further review of "Wayland Town Center Project" MA-DEP's Superseding Order of Conditions Submittal to confirm final design assumptions
- **Elevation of parking area in vicinity of Existing Building** (Floor Elevation = 125.26) will impact amount of Stormwater able to flow to existing 24" storm drain pipe Inv.=122.35.
- **Site's Stormwater Design may need to consider on-site infiltration BMPs** such as bioretention areas or shallow infiltration basins with forebays, and/or subsurface drywells with overflow pipe connections to the existing 24" Drain Pipe in Lillian Drive.
- **If necessary, Site Infiltration of Portions of Existing / Proposed Roof and Impervious Areas;**
  - **Estimated Seasonal High Groundwater (ESHGW) Elevation = 119.0 +/-.** Additional Soil Testing is recommended to confirm design values prior to design.
  - ***Existing Deed Restriction** Recorded 10/22/97 Middlesex County Registry Book 27793, Pages 141-166 "Notice of Activity and Use Limitation" requires review and approval of Raytheon's LSP of Record prior to implementation of "installation or removal of pavement, building foundations, drainage structures, or vegetative cover."

Engineering site review and preliminary designs show we can move ahead with different uses with some interconnection work



Conservation issues important

Wetlands Permitting

- **Notice of Intent and Wayland Chapter 194 Permit Applications** are required for submittal, review and approval by the Wayland Conservation Commission.

Riverfront Area

- **Riverfront Area (0-200 ft.) = 2.19 +/-Acres (95,692 s.f.)**
- **Existing Building in Riverfront Area** = 10,711 s.f. allowed to remain as redevelopment within previously developed Riverfront Area.
- **10% Riverfront Area = (95,692 – 10,711) x 10% = 8,498 s.f.** additional disturbance area allowed in 100'-200' Riverfront Zone.
- **Walking Trails** may be allowed in the Riverfront if proposed as a "minor project" meeting specific performance standards
- **Other Pedestrian Access Options** will require further discussion with Conservation Commission and the Massachusetts Department of Environmental Protection (MA –DEP) to determine the criteria for a limited project and /or allowance within the Riverfront Area.
- **100' Wide Area of Undisturbed Vegetation** is to be provided
- **Proposed "Boathouse" is closer to the River than 100 ft.** Permitting of this structure, if allowed, may require additional areas of wetland resource protection be provided On-Site.
- **Alternative Analysis** – Any New alteration within the Riverfront Area requires an alternative analysis be prepared for the proposed work for Conservation Commission review / approval.

National Heritage and Endangered Species Program (NHESP)

- A portion of the site is mapped as both Priority Habitat of Rare Species (PH1516) & Estimated Habitat of Rare Wildlife
  - Additional Permit submittals to NHESP are required to insure protection of mapped species/wildlife.

MA-DEP Stormwater Management Standard Compliance

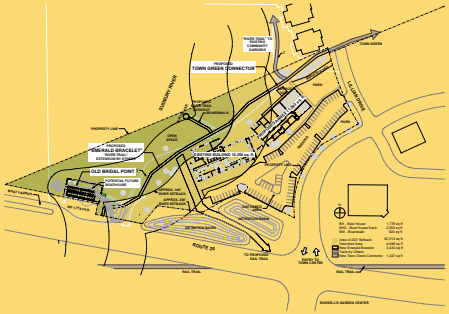
- **Redevelopment** – "Existing Building Footprint" must meet standards to the "maximum extent practicable".
- **New Development** – "All Other Proposed Site Improvements" must meet all of the standards.
- **1.4 "1.6 Acres of Impervious Area** is already accounted for as part of the Wayland Town Center Project. **Peak Flow Control and Treatment** will be provided by Off-Site Stormwater Basin 2.
- **Additional On-Site Groundwater Recharge** may be necessary to accommodate the existing building elevation in relation to the existing 24" drain pipe stub at Lillian Drive.
- **Additional On-site BMP's to meet full performance standards** will include deep sump catch basins with hoods & routine parking lot sweeping.
- **EPA NPDES – Construction Stormwater Permit** (Disturbance >1 acre).
- **Construction Period** – Stormwater Pollution Prevention Plan & Monitoring.
- **Long Term Stormwater Operation & Maintenance (O&M) Plan**

Flood Plain

- **Existing Building Floor Elevation = 125.26** (> 1 ft. above Town of Wayland 100-Year Flood).
- **Town of Wayland 100-Year Flood Elevation = 124.0.**
- **FEMA 100-Year Flood Elevation = 123.0.**
- **Estimated Seasonal High Groundwater (ESHGW) Elevation = 119.0 +/-.**

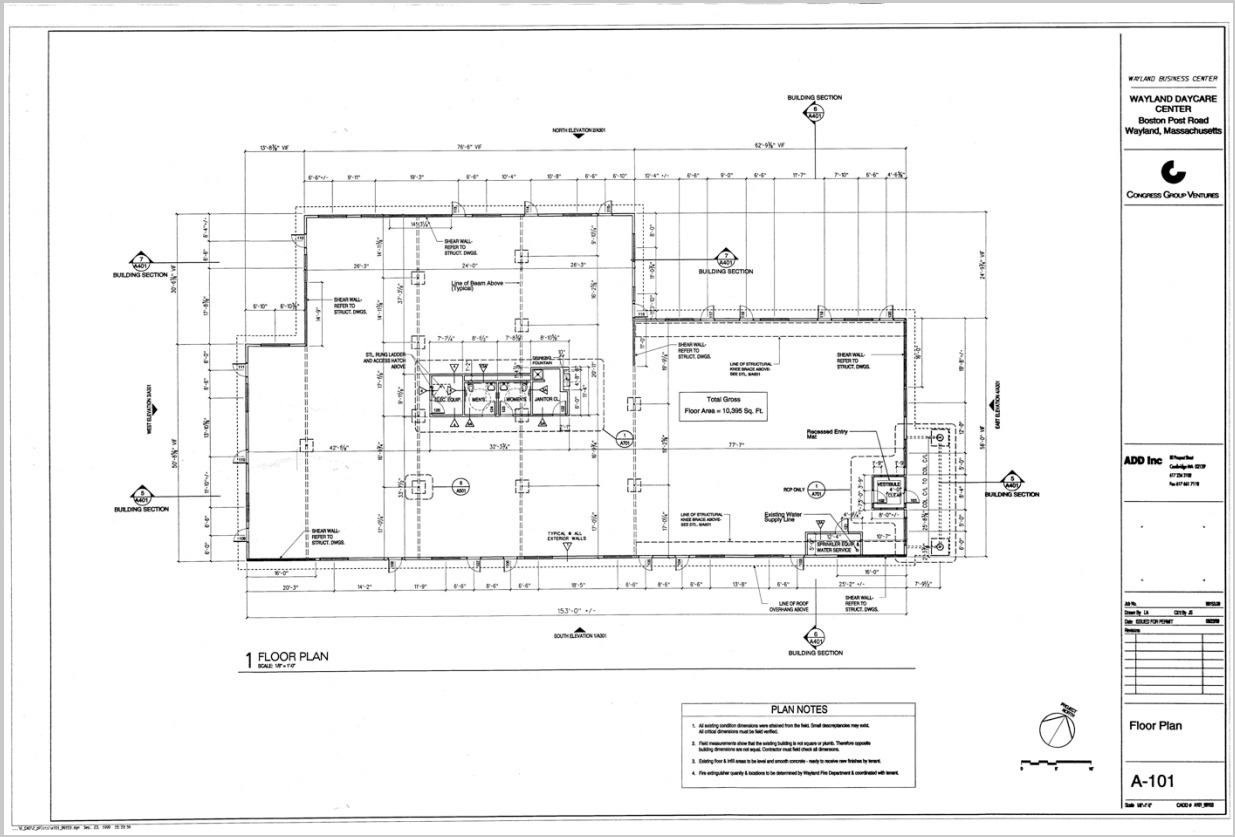
- **Proposed "Boathouse" is within both FEMA and Town of Wayland 100-Year Flood Zones** and must meet flood plain building construction design standards.
- **Army Corps of Engineers Permit** requirements for work within flood plain will apply including compensatory flood storage for any filling within the flood zone (including foundation piers).

Any proposed use plan will include coordination with the Conservation Commission



WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME A - 4.16 ACRE LOT - 10.06.15

Building to Current Code



- *Building plans to current code*
- *Cursory exterior visual inspection revealed no issues; interior inspection coming*
- *Date of construction (2000) means appreciable issues unlikely*

AUL and deed updates started

2011 AUL

- Recorded 12/21/11 in South Middlesex Deed Book 58135, Page 87 by Twenty Wayland, LLC
- Follows the (second) Amendment of 12/21/11 to Easement and Restriction Agreement in separating the former Raytheon Property into "commercial" area (Wayland Town Center) and "residential" area (Brendon Homes, Inc. condominiums + Municipal Parcel); western wetlands portion of Property also included in "commercial" area to satisfy EPA requirements for risk-based PCB remediation in wetlands
- Limitations apply only to "commercial" area
- Residential use on second floor of "Building 2F envelope" allowed if proper sub-slab vapor barrier installed
- First Amendment to this AUL recorded 9/16/14 in Deeds Book 64236, Page 51 by WTC Retail, LLC; allows residential use on second floor of "Building 2B envelope" if proper sub-slab vapor barrier installed

Partial Releases of 1997 Deed Restriction

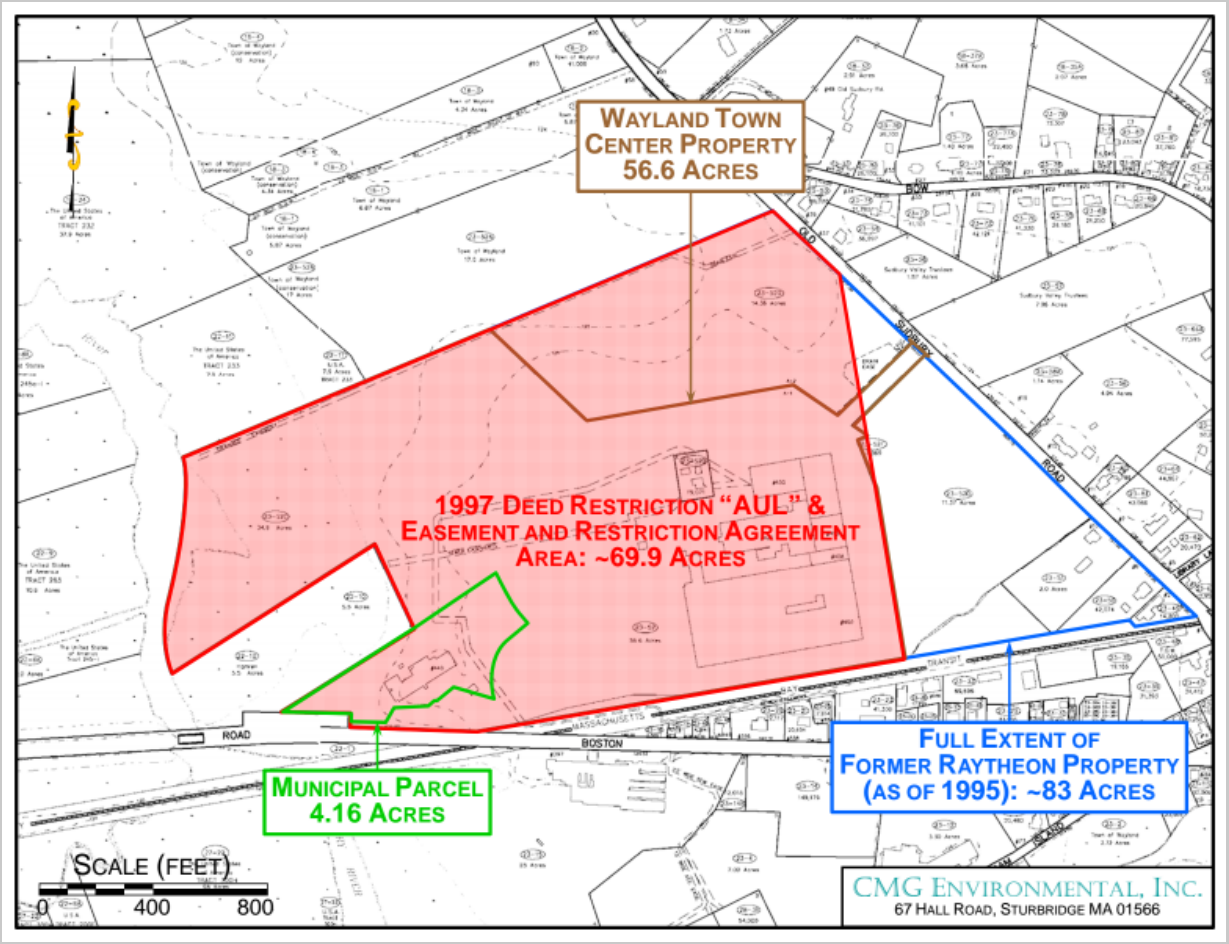
- Book 60534, Page 225 (11/20/12) for 21, 23, 25 & 27 River Rock Way
- Book 60670, Page 378 (12/7/12) for 5 River Rock Way
- Book 61006, Page 516 (1/18/13) for Building 11 [on River Rock Way] Units 37-C, 38-B & 39-A
- Book 61349, Page 298 (3/7/13) for 17 River Rock Way Unit 40-C & 19 River Rock Way Unit 41-A
- Book 62040, Page 154 (6/18/13) for 1,735 square feet of Map 23, Lot 52D
- Book 62200, Page 357 (7/9/13) for 14 River Rock Way Unit 48A, 16 River Rock Way Unit 47B & 18 River Rock Way Unit 46C

Amendments to Easement and Restriction Agreement

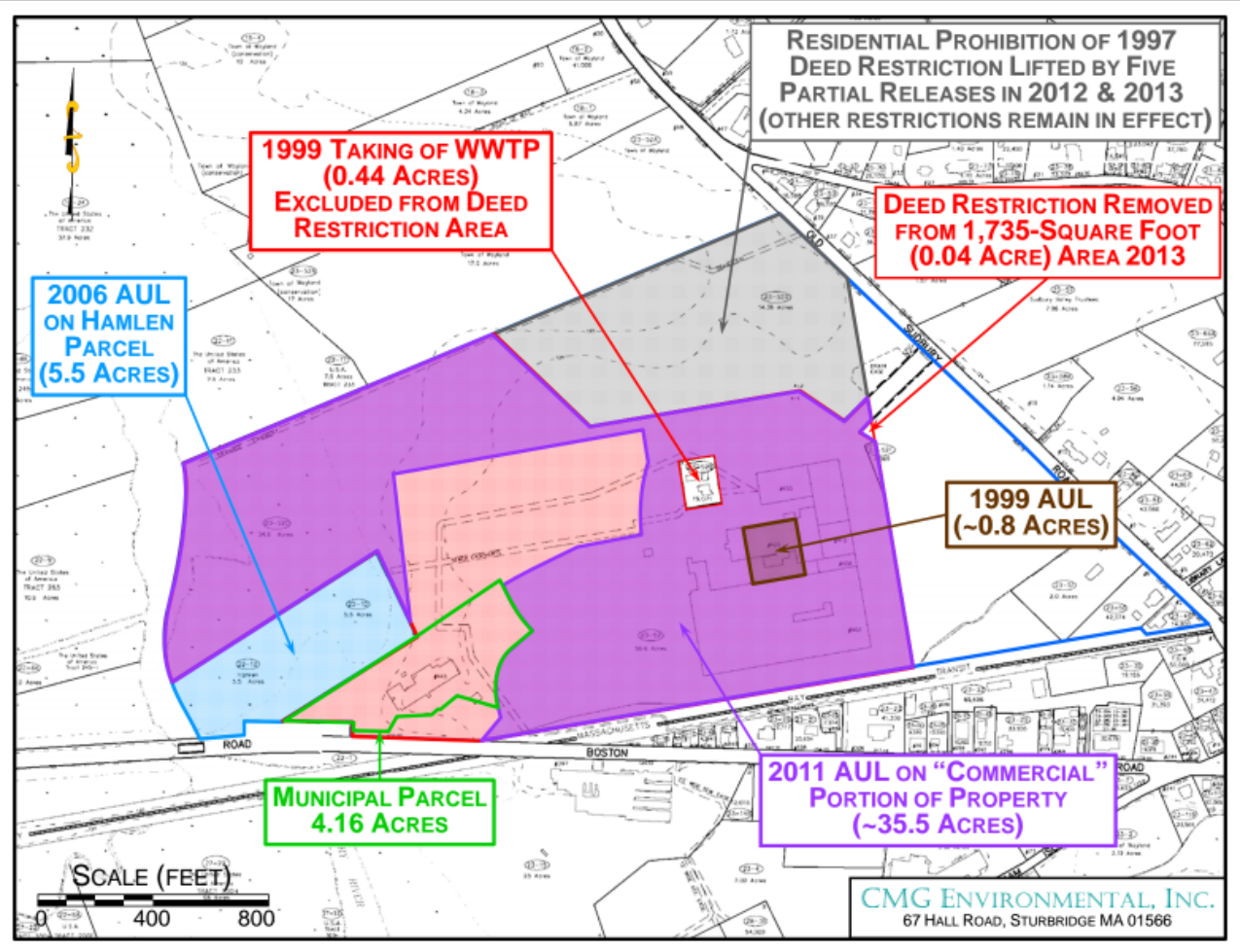
- Book 53716, Page 187 (10/23/09): Twenty Wayland, LLC cannot amend Agreement; Town-owned WWTP land not subject to Agreement
- Book 58135, Page 120 (12/21/11): Separate residential/commercial areas
- Book 62040, Page 184 and Page 201 (both 6/18/13) for Wayland Commons Condominiums
- Book 64236, Page 41 (9/16/14) for WTC Retail LLC

Positive discussions with Raytheon on updating deed restriction to allow municipal uses on parcel; letter of intent requested

Original provisions



Updates


RESIDENTIAL PROHIBITION OF 1997 DEED RESTRICTION LIFTED BY FIVE PARTIAL RELEASES IN 2012 & 2013 (OTHER RESTRICTIONS REMAIN IN EFFECT)
1999 TAKING OF WWTP (0.44 ACRES) EXCLUDED FROM DEED RESTRICTION AREA
DEED RESTRICTION REMOVED FROM 1,735-SQUARE FOOT (0.04 ACRE) AREA 2013
2006 AUL ON HAMLEN PARCEL (5.5 ACRES)
1999 AUL (~0.8 ACRES)
2011 AUL ON "COMMERCIAL" PORTION OF PROPERTY (~35.5 ACRES)
MUNICIPAL PARCEL 4.16 ACRES
SCALE (FEET)
0
400
800
CMG ENVIRONMENTAL, INC.
67 HALL ROAD, STURBRIDGE MA 01566

Municipal pad part of town center plan

- ✓ Negotiated as part of the planning process
- ✓ Not a last-minute add-in

Municipal uses within the town center were always a part of its plan

Precedent and process protect the town

- ✓ Town has purchased similar parcels:
  - Nike Site
  - Dow Site
  - Watertown Dairy
- ✓ Environmental Counsel advised selectmen before they proceeded
- ✓ Buy or lease decision TBD – part of protecting the town

Protecting the town is of paramount importance

Key Takeaways

- ✓ This article is about **parcel acquisition only**
- ✓ The **parcel can serve many uses**
- ✓ Parcel acquisition **part of the town center plan**
- ✓ There is **precedent and process to protect the town** should it acquire the parcel

We recommend acquiring the site