



TOWN OF WAYLAND  
MASSACHUSETTS  
01778  
BUILDING DEPARTMENT

Geoffrey S. Larsen, CFM  
Building Commissioner

TOWN BUILDING  
41 COCHITUATE ROAD  
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October 12, 2018

Mr. Steven Zieff, President  
Eden Management Inc.  
80 Hope Ave. #512  
Waltham, Ma 02453

Re: 113, 115, 117 and 119 Boston Post Road, Required construction documents to be submitted with a building permit application pursuant to NFIP and the State Building Code.

Dear Mr. Zieff,

As a participating community in the National Flood Insurance Program, the Town of Wayland is required to meet NFIP minimum standards. 44 CFR 60.3, b, (3) requires base flood elevation data for developments greater than 50 lots or 5 acres, whichever is the lesser, in unnumbered A zones. Please be advised that any future applicant for a building permit for this scale of project will be required to provide this data.

780 CMR 107.2.5.1 of the State Building Code requires as well that:

"...the application for permit shall be accompanied by a site plan showing..., flood hazard areas, floodways and design base flood elevations;...". The same section following **Design Flood Elevations** continues that "Where design elevations are not specified, they shall be established in accordance with Section 1612.3.1."

**Design flood elevations** (780 CMR 1612.3.1) directs that "Where design flood elevations are not included in the flood hazard areas established in Section 1612.3, or where floodways are not designated, the building official is authorized to require the applicant to...":

"...Determine the design flood elevation and/or floodway...Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice."

Further, pursuant to 780 CMR 107.1 there is at least 1 apparent special condition related to any proposed raised septic system that in effect constitutes the placement of fill in the Special Flood Hazard Area. Prior to a completed building permit application being submitted the applicant will file with FEMA to secure FEMA's determination that confirms the applicant's delineation of the SFHA with all required design flood elevations.

Respectfully,

Geoffrey S. Larsen, CFM  
Building Commissioner

Cc: gsL file; ZBA, Health, Conservation, Town Counsel, Mr. Peznola, DCR