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PLANNING BOARD

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FINDINGS AND DECISION

RE: Approval of Application for Site Plan Review and Approval submitted by the Town of Wayland Park and Recreation Commission for the expansion of North Cemetery.

Date: June 18, 2002

I) PROCEDURAL HISTORY

- A) A site plan application was received on April 22, 2002, pursuant to Town of Wayland Site Plan Approval Regulations.
- B) The Wayland Planning Board held a duly warned public hearing on May 7, 2002, which was continued to May 21, 2002, at which time the Board closed the hearing and unanimously voted to approve the application.
- C) This site plan application contained a plan entitled "Grading and Drainage at North Cemetery in Wayland, Massachusetts", prepared by Fredric W. King, Schofield Brothers of New England, Inc, 1071 Worcester Road, Framingham, MA 01710 dated September 23, 1999 and revised February 14, 2000.
- D) The plan and other submission material were reviewed by the Planning Board and the Town Planner. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

II) APPLICATION SUBMITTALS AND RELATED DOCUMENTS:

A) Application Submittals

- 1) Entitled – "Grading and Drainage at North Cemetery in Wayland, Massachusetts."
- 2) Prepared by – Fredric W. King, Schofield Brothers of New England, Inc, 1071 Worcester Road, Framingham, MA 0171.
- 3) Dated – September 23, 1999 and revised February 14, 2000.
- 4) Comprised of one (1) sheet as follows
"Grading and Drainage at North Cemetery in Wayland, Massachusetts."

B) Related Documents

- 1) Memo dated January 11, 2002 from Fredric King, Schofield Engineering to William Kilcoyne, Park and Recreation Superintendent regarding attached information for bidders, SCS Soils information, and earthwork calculations.
- 2) Letter dated April 24, 2002 from Fredric King, Schofield Brothers to William Kilcoyne, Park and Recreation Superintendent regarding attached storm water calculations for cemetery drainage system.

- 3) Memo dated April 26, 2002 from William Kilcoyne to Town Planner regarding supplemental information for application.
- 4) Memo dated May 10, 2002 from William Kilcoyne, Park and Recreation Superintendent to Planning Board regarding comparison of road widths within Town Cemeteries.

C) Documents including application and minutes regarding the site plan application:

- 1) Form "C" – Application for Approval of Site Plan, dated April 17, 2002, and stamped received by the Town Clerk on May 1, 2002;
- 2) Planning Board Meeting minutes of May 7, 2002 and May 21, 2002.

D) Documents including memos, letters, reviews and others information regarding the site plan application.

- 1) Memo dated May 1, 2002 from Town Planner to Town Clerk regarding submittal of Site Plan Application.
- 2) Staff Report to Planning Board dated May 1, 2002.
- 3) Letter dated May 3, 2002 from Paul Marchionda to Town Planner regarding review of drainage calculations.

III) FINDINGS

A) General Findings

- 1) The property is owned by Town of Wayland, 41 Cochituate Road, Wayland, MA 01778.
- 2) The property is located on Assessor's Map 18, Lot 32.
- 3) The size of the parcel is 3.97 +/- Acres
- 4) The Town of Wayland Park and Recreation Commission, the applicant, proposes the expansion of the North Cemetery and installation of road and drainage improvements.
- 5) The property is within the Residential 40,000 District and the Aquifer Protection District.
- 6) The subject application has been reviewed for any impacts on the immediate neighbors or surrounding area.

B) Specific Findings

- 1) The Planning Board finds that the applicant has submitted the required information for determination of site plan approval.
- 2) The Planning Board finds that the applicant's proposal satisfies the site plan criteria as outlined in Section 198-606.2 of the Town of Wayland Zoning Bylaw.
- 3) The Board finds that the proposed expansion and installation of infrastructure does not impact natural resources on the site as depicted on the plan submitted as part of the application.

IV) DECISION

In view of the foregoing, the Planning Board has determined that the aforesaid project meets the standards set forth under Article VI – Site Plan Approval of the Town of Wayland Zoning Bylaw in that it meets all the requisite design standards. It is therefore decided to approve the request for Site Plan Approval with the following conditions:

A) General Conditions

- 1) This site plan approval is subject to the applicant receiving all other applicable municipal and state

permits and approvals, including, but not limited to, Wayland Board of Health Department, Wayland Water Department, and Wayland Conservation Commission. The applicant shall submit any revised plan to the Planning Board for its review and determination as to whether approval is required for modification of the site plan.

- 2) The Building Commissioner shall assure that prior to the issuance of the building permit that all requisite approvals have been obtained.
- 3) The applicant shall designate a liaison to be contacted during the construction process, and thereafter, who has the authority to address any problems or concerns that may arise. Said liaison shall provide the Town Planner with periodic progress reports (verbal or written) regarding construction-related activities.
- 4) This site plan approval and its conditions apply to the applicant and its successors and assigns. These conditions of site plan approval shall supersede similar conditions in prior permits for this property.

B) Specific Conditions

- a Prior to the commencement of site work, the contractor shall install silt fence to identify limits of disturbance in order to minimize impacts to existing vegetation during construction.
- b The structure and all other aspects of this project shall be built in accordance with the plans filed with the Planning Board.
- c The applicant shall submit a revised plan showing the planting of 5' to 6' Arborvitae on 3' centers around the border of the property per the memo dated April 26, 2002 from William Kilcoyne to the Town Planner.
- d The Planning Board recommends the construction of a 16-foot road rather than the 18-foot road as indicated in the application.
- e The Applicant shall submit to the Board for review any changes to this site plan as well as future submittals for the phased expansion of the cemetery.

C) The aforementioned site plan approval shall lapse if the approved construction activities have not been completed within the allotted two-year time frame without a request for extension: Approval granted June 18, 2002 and lapses June 18, 2004.

D) This decision shall be recorded at the Middlesex South Registry of Deeds by the applicant within seven (7) days after the end of the appeal period for the Decision. The applicant shall provide the Planning Board with written evidence and reference information regarding the recording of this Decision within one week of the recording.

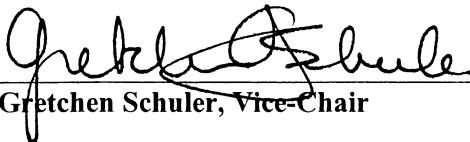
V) RECORD OF VOTE

On June 18, 2002, members of the Planning Board voted to Approve the application for site plan approval with conditions based on the above stated facts and findings.

DATE OF DECISION:

June 18, 2002

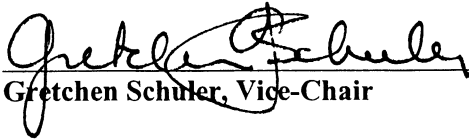
BY ORDER OF THE BOARD


Gretchen Schuler, Vice-Chair

CERTIFICATION:

The Planning Board, by delivery of a copy of this Decision to the applicants, *Town of Wayland Parks and Recreation Commission*, does hereby certify that a copy of this Decision has been filed with the Town Clerk of the Town of Wayland.

PLANNING BOARD


Gretchen Schuler, Vice-Chair