



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 13844  
 MEPA Analyst: Holly Johnson  
 Phone: 617-626-1023

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: <b>Wayland Town Center</b>		
Street: <b>400 Boston Post Road</b>		
Municipality: <b>Wayland</b>	Watershed: <b>SuAsCo</b>	
Universal Transverse Mercator Coordinates: <b>304940 Easting; 4693033 Northing</b>	Latitude: <b>42° 21'54.42" North</b> Longitude: <b>71° 22'7.74" West</b>	
Estimated commencement date: <b>Fall 2007</b>	Estimated completion date: <b>Fall 2008</b>	
Approximate cost: <b>\$100 million</b>	Status of project design: <b>25% complete</b>	
Proponent: <b>Twenty Wayland, LLC</b>		
Street: <b>45 Broad Street, 4<sup>th</sup> Floor</b>		
Municipality: <b>Boston</b>	State: <b>MA</b>	Zip Code: <b>02109</b>
Name of Contact Person From Whom Copies of this ENF May Be Obtained: <b>Corinne Snowdon</b>		
Firm/Agency: <b>Epsilon Associates, Inc.</b>	Street: <b>3 Clock Tower Place, Suite 250</b>	
Municipality: <b>Maynard</b>	State: <b>MA</b>	Zip Code: <b>01754</b>
Phone: <b>(978) 897-7100</b>	Fax: <b>(978) 897-0099</b>	E-mail: <b>csnowdon@epsilonassociates.com</b>

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 12984)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- |  |                              |  |
|--|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8))           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **none**

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:  
 Federal: US EPA NPDES Construction General Permit.  
 Local: Master Special Permit, Site Plan Approval, Order of Conditions, Title V permits, Roadway Modification Permit, Utility Connection Permit, Building Permits.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation                   |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	56.5			
New acres of land altered		2.4		
Acres of impervious area	21.6	1.8	23.4	
Square feet of new bordering vegetated wetlands alteration		~5,000		
Square feet of new other wetland alteration		0*		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	410,500	-38,000	372,500	
Number of housing units	0	100	100	
Maximum height (in feet)	32	13	45**	
<b>TRANSPORTATION</b>				
Vehicle trips per day	3,958	7,834	11,792	
Parking spaces	1,636	-340	1,296	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	45,000	9,900	54,900	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	45,000	9,900	54,900***	
Length of water/sewer mains (in miles) (on-site)	0.4	0.2	0.6	

\* The widening of Route 20 associated with the project may impact inland bank or riverfront area, or both.

\*\* Including mechanicals, subject to special permit.

\*\*\* Title V estimate.

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify: WH 169 and PH 600)  No

A letter sent by NHESP to the Wayland Conservation Commission on October 28, 2003 regarding an earlier, unrelated endeavor on the current project site states that actual habitats of the following species occur on or near the project site: least bittern (*Ixobrychus exilis*), American bittern (*Botaurus lentiginosus*), king rail (*Rallus elegans*), common moorhen (*Gallinula chloropus*), and spotted turtle (*Clemmys guttata*). The spotted turtle has since been de-listed. A copy of the NHESP letter is included as Attachment 3 to this filing along with a plan showing the 2005 NHESP mapping.

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_)  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_)  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The proposed Wayland Town Center project calls for the creation of a "Town Center" mixed use development project on the property formerly occupied by Raytheon Corporation on Boston Post Road in Wayland, Massachusetts. The project includes a mix of commercial, residential, town green open space, municipal amenities, and the dedication of property for a future municipal building. In May 2006 Wayland Town Meeting demonstrated its support for the project by approving a Mixed Use Overlay district for the project, thereby paving the way for the project to proceed with design and permitting review.

The project is proposed to be located on a 56.5-acre parcel of land situated north of Route 20 and west of Route 27 in Wayland. The site location is called out on Figure 1, USGS Locus Map, which is included in Attachment 1. As shown on Figure 2, Existing Conditions, the site is occupied by a mostly vacant 400,000 sf commercial building, which has previously housed the Raytheon Corporation, the Polaroid Corporation, and several other business operations. Also located on the site are a large paved parking lot and a second smaller (approximately 10,500 sf) unoccupied office building. To the northwest of the larger commercial building is a sewage treatment plant owned and operated by the Town of Wayland. While the majority of the eastern portion of the site is occupied by the larger building and parking lot, a significant area in the western portion of the site remains largely undisturbed. This undisturbed area abuts the Sudbury River.

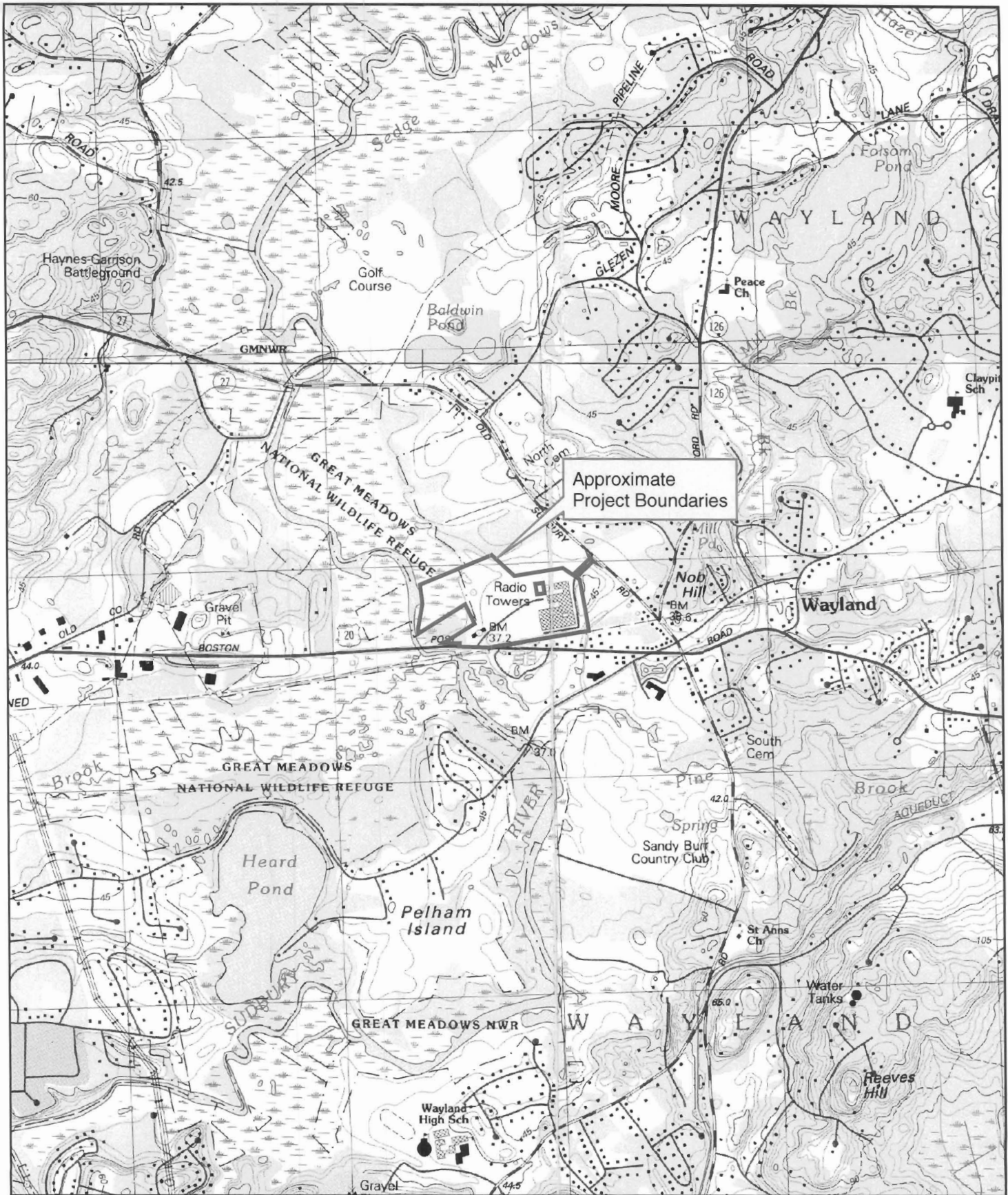
The proposed project, shown on Figure 3, Schematic Site Layout, is in the planning stages, but has been approved by Town Meeting for a maximum of 167,500 square feet of residential use (100 units), 156,750 square feet of retail space and 8,250 square feet of office space. Additionally, the Town of Wayland will be deeded a parcel within the development for construction of a 40,000 square foot municipal building. To maintain the undisturbed nature of the western portion of the site, the project is being designed to largely overlay the previously disturbed area of the site. Figure 4, Proposed Layout Superimposed on Existing Conditions, highlights where the project will overlay the disturbed areas of the site. This development proposal (excluding Wayland's future municipal building) is 20 percent smaller than the development that currently occupies the site.

Wastewater disposal service will be provided for the project through connection to the existing municipal wastewater treatment plant and construction of an on-site subsurface disposal system. It is anticipated that the project, including the town's parcel, will generate up to 54,900 gallons per day (gpd) of wastewater based on MADEP Title V wastewater generation rates. The applicant has the contractual right to discharge 45,000 gpd into the Wayland Municipal Wastewater Treatment Plant. This right has been confirmed in the project's Development Agreement. In addition, the applicant will be conducting subsurface testing on-site and anticipates utilizing sections of the project site to construct a subsurface disposal septic system to discharge 9,900 gpd of wastewater. If the subsurface testing determines that less than 9,900 gpd of capacity exists utilizing on-site soils, the development program will be revised to conform to the available wastewater capacity.

The applicant is providing \$4.2 million to the Town of Wayland to address a number of community mitigation requirements for the project. Anticipated mitigation includes the widening of the westbound lanes of Route 20 at the intersection with Route 27. This work will require an Order of Conditions from the Wayland Conservation Commission.

The applicant is providing \$250,000 to the Town of Wayland for the creation of a bike path and possibly a historic interpretative railroad site along the current MBTA right-of-way that abuts the southeastern edge of the site. This project is being conducted separately by the Town and, if the bike path and interpretative railroad site are not constructed, the Town may use the \$250,000 for other purposes.

The applicant is granting a Conservation Restriction and Easement for a portion of the property consisting of at least 10 acres to either the Sudbury Valley Trustees, Inc. or another non-profit corporation specified by the Town.



Basemap: 1987 USGS Quadrangles, MassGIS

Scale 1:24,000  
1 inch = 2,000 feet



0 2,000 4,000 Feet

**Figure 1**  
**USGS Locus Map**  
**Wayland Town Center**  
**Wayland, Massachusetts**

**Epsilon**  
ASSOCIATES INC.