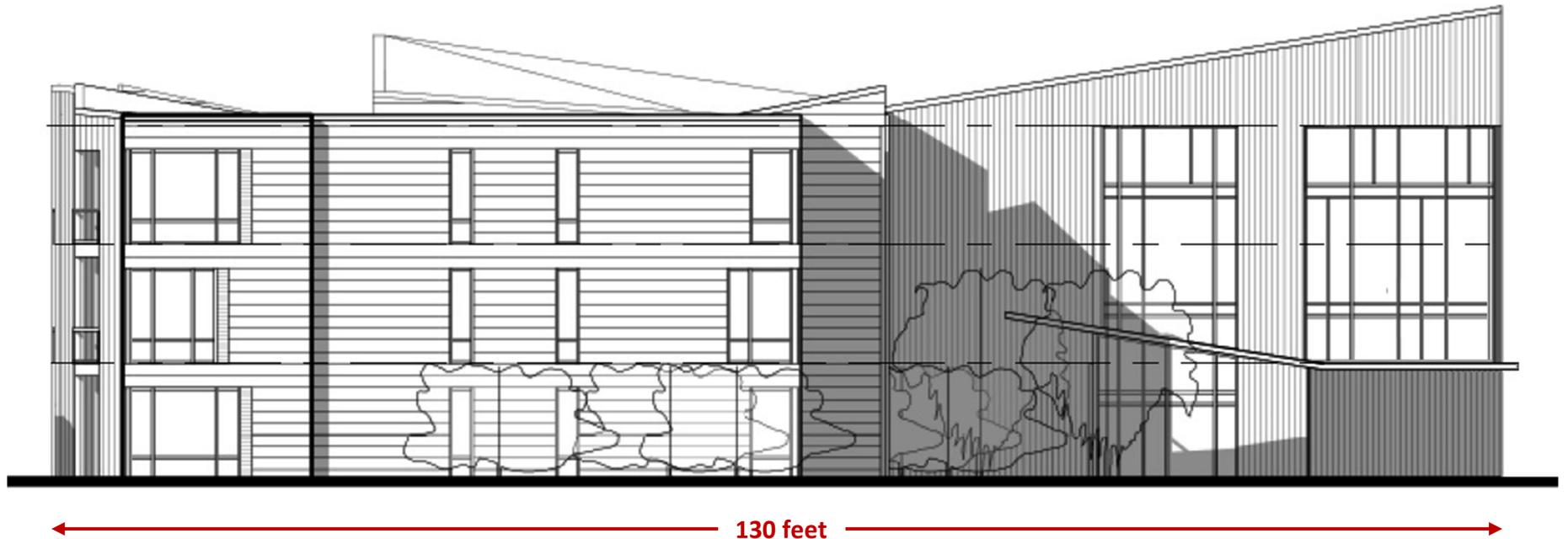


The Monster 40B Apartment Complex: Largest Building in Wayland

Steven Zieff, the developer behind the plan to build a large apartment complex at the former site of Mahoney's Garden Center, filed his 40B Comprehensive Permit application on Tuesday, 25 July, with drawings of a new building plan. Zieff said he prefers concrete construction despite Wayland's historic charm, and that he is not concerned about building next to Pine Brook. This new plan shows that Zieff was true to his word.

Let's start with the commercial design: Here is the view from the 'short' west side. Does this match the New England feel of Wayland neighborhoods – or does it look like an office building on Route 9?

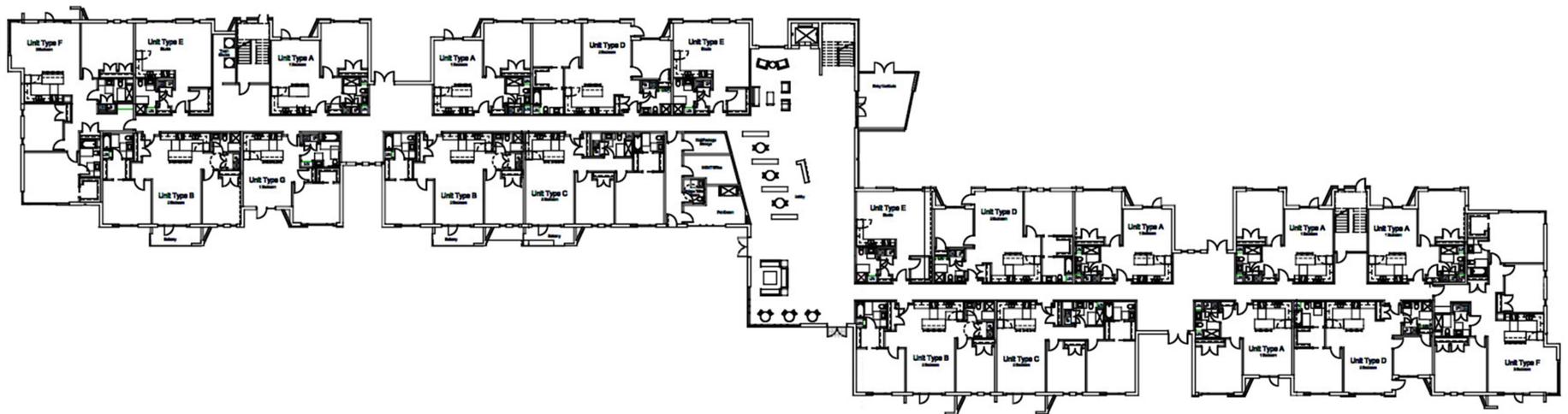


The height was reduced to 3 stories but the number of apartments remained the same: 60. This required a significant horizontal expansion of the building's footprint. So... how big is this new Monster? See the next page.

At 477 feet, this apartment complex is so large that it is difficult to show on an 8.5" x 11" page:



The building would be large even for Route 9 in Framingham. Here is the first floor plan:



This would be the largest structure of any kind in Wayland – more massive than Wayland High School. To find a building of similar size on Route 20, you would have to drive 25 miles west into Worcester or 10 miles east into Watertown. This would be the largest building of any kind on Route 20 *for 35 miles* – including office buildings, apartment buildings, shopping centers etc.

It is difficult to picture how large this Monster apartment complex would actually be: 477 feet long and 130 feet wide. So we compared it to other large buildings in Wayland. Here are the dimensions using Google Earth:

- Donelan's Market: ~120' along the front façade
- Wayland Town Building: ~190 feet on both long sides
- Stop 'n Shop in Town Center: ~232 feet along the front facade
- Wayland High School, along the larger east side where the cafeteria is located: ~413 feet

The Monster would clearly be the largest structure in Wayland, by a large measure.

You have to travel to commercial parts of Natick and Framingham to find a comparable building. For example:

- Lowes on Route 30: ~407' along the front facade
- Walmart next to Shoppers World: ~480' along the front facade
- Home Depot on Route 30: ~540' along the front facade

For a better perspective, here is an aerial view of the Walmart in Framingham – the closest match to the Monster:



Based on the developer's plan, here is how the Monster would look on the former site of Mahoney's Garden Center, towering above all of the homes nearby:



What you can do to stop the Monster:

- 1. Send letters to the Wayland Zoning Board of Appeals, Conservation Commission and Board of Selectmen.** Simple 'old style' letters are very effective and become part of the public record. Address: (Board name), Wayland Town Building, 41 Cochituate Road, Wayland MA 01778. Include the project name and address: "Cascade Apartments, 113, 115, 117 and 119 Boston Post Road, Wayland, MA 01778".
- 2. Send a letter to MassHousing** which runs the 40B program, and explain your concerns about this project. Mail to: Gregory Watson, Manager of Comprehensive Permit Programs, MassHousing, One Beacon Street, Boston, MA 02108. Include the project name and address.

3. Send letters to the Wayland Town Crier and the Patch: Our local newspapers cover Wayland issues and should welcome your letters. For the Crier, contact Michael Wyner: mwyner@wickedlocal.com and for the Patch: Tips@Patch.com

When you draft letters about the size of the Monster, ask Wayland Boards and MassHousing to consider:

- A. Is the massive size of this apartment complex appropriate for this location in Wayland?
- B. Is the commercial design of this apartment complex compatible with nearby Wayland neighborhoods and the semi-rural character of the Wayland community?
- C. Would this large apartment complex *improve* or *harm* Wayland property values, for generations?
- D. Could a not-for-profit solution provide more affordable housing in Wayland, in a much smaller building?
(The answer is "Yes!". Please see: www.protectwayland.org/a-positive-alternative)

Note: Please draft additional letters to address traffic congestion and environmental issues. Focus on one topic per letter to make them more effective.

4. Put a Monster sign on your lawn: This is an effective way to advertise our concerns and build support, just like a political campaign. Contact us and we will deliver one. Email: ProtectWayland@Gmail.com

5. Attend the Wayland Zoning Board of Appeals hearings: The first ZBA hearing will be on Tuesday, 22 August, at 7:30pm in the large hearing room at the Wayland Town building. We need to fill the room at every hearing. Additional hearing dates will be posted on the ProtectWayland.org website.

Please become involved today! Visit www.ProtectWayland.org for more information, and join us by emailing ProtectWayland@Gmail.com . We are your Wayland friends and neighbors, dedicated to the protection and responsible growth of our Wayland community.

Thank you for your support!

ProtectWayland.org

Kerry-Ann & Brent Kendall
Stewart Smith & Kim Woods
Tom Nuspl
Kevin & Kristen FitzPatrick
Marie Winter
Rita & Richard Tse
Mark & Nadine Hays
Peter & Sue Keller
Tonya & Rick Peck
Michelle Leinbach & Rob Travis
Jasmine & Jim Newland
Janet Kutner
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Ron & Pami Terren
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