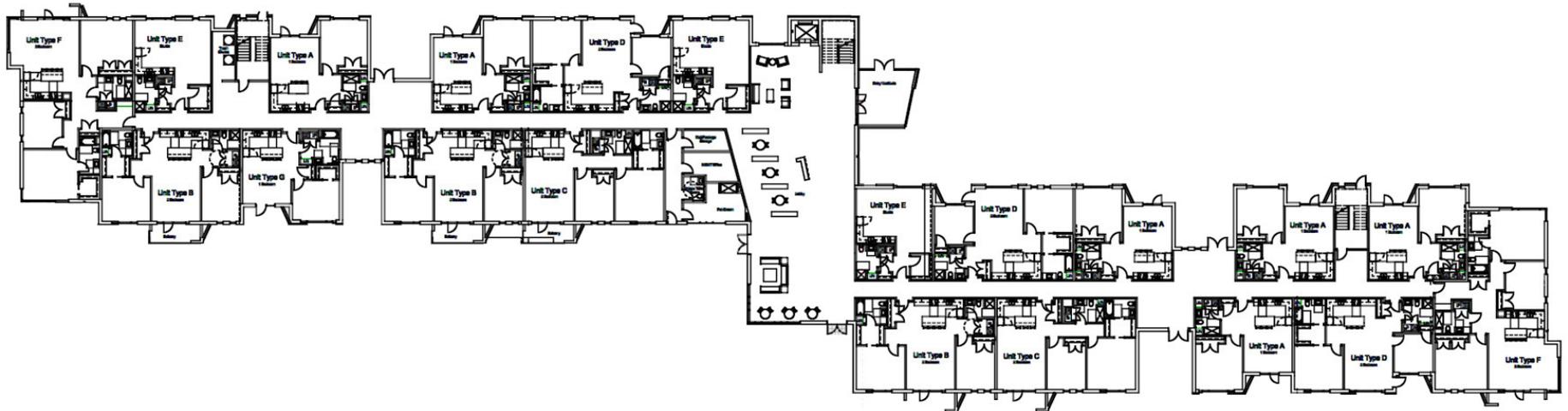


# The Monster: Environmental Impact - V2

**Eden Management's new apartment complex would be the largest building in Wayland** – more massive than Wayland High School or the Stop 'n Shop in Town Center. It would be the largest structure of any kind along Route 20 for 35 miles, from Worcester to Watertown, 477 feet long, 130 feet wide and three stories tall:



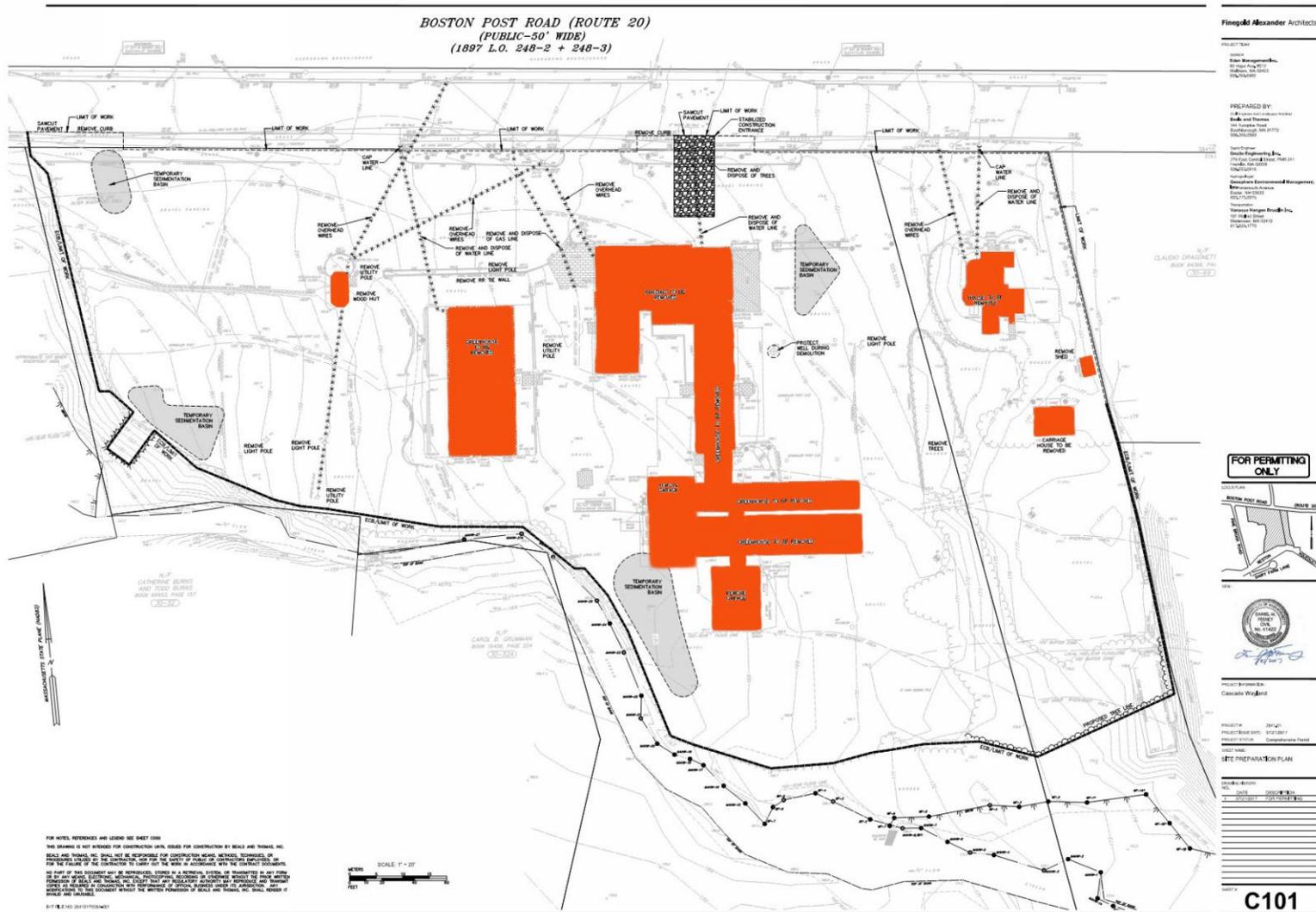
Here is the first floor plan:



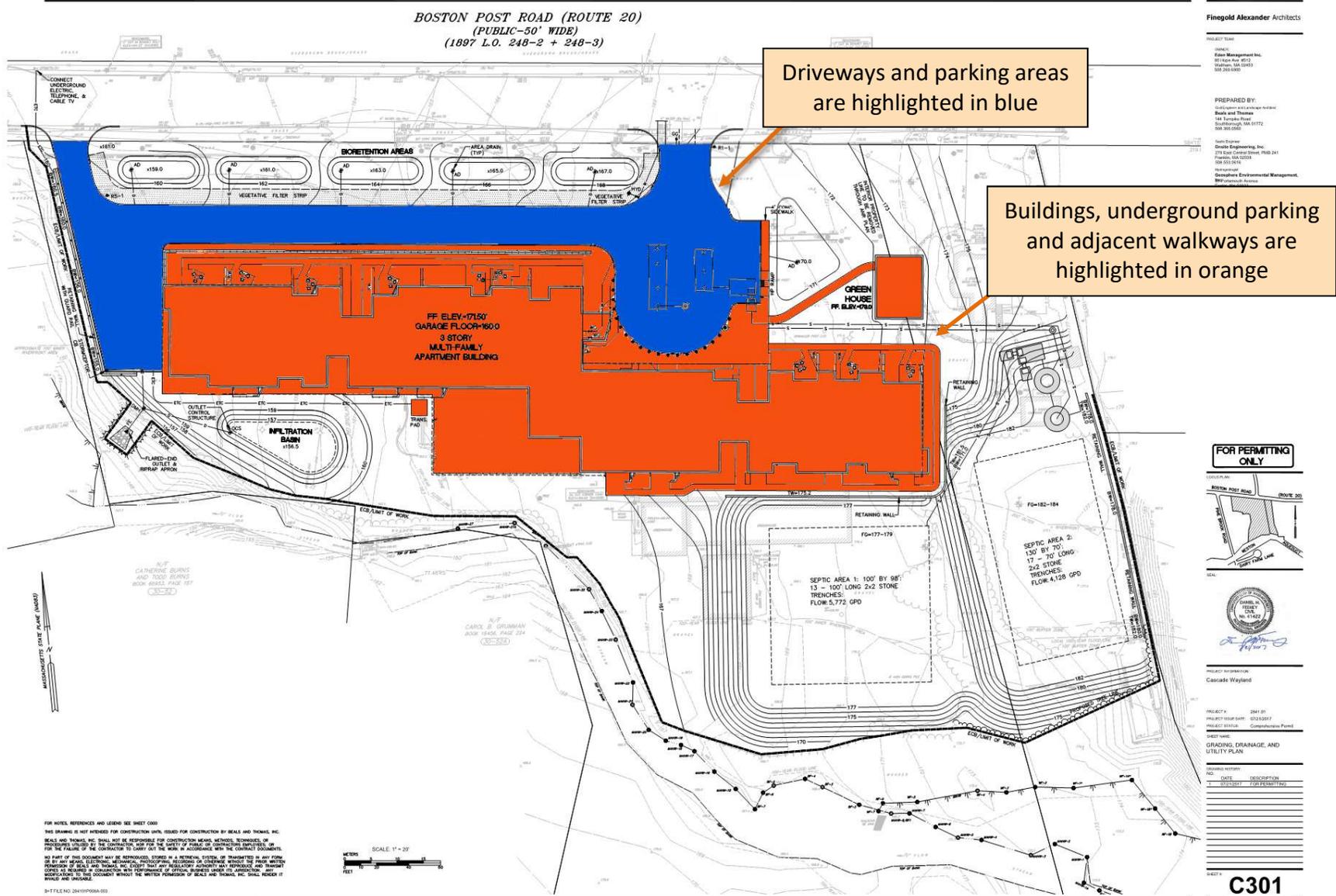
You would need to travel to Route 9 in Natick and Framingham to find a structure of similar size, e.g. the Home Depot in Natick or Walmart in Framingham.



**Existing Mahoney's Garden Center buildings cover a small percentage of the property.** Eden Management's Comprehensive Permit application does not include the square feet of impermeable area for these existing buildings or their new apartment complex, although this is required by 760 CMR 56.05(2)(d), so we calculated the square footage based on the Applicant's plan drawings. Existing buildings and greenhouses cover 4,690 square feet, leaving ample area for absorption to limit runoff.



The Applicant's plan more than triples the amount of impermeable area, including 11,121 square feet of buildings and 4,949 square feet of pavement and concrete:



Finegold Alexander Architects

PROJECT NAME:  
OWNER:  
PREPARED BY:  
DATE:

PREPARED BY:  
DATE:  
OWNER:  
DATE:

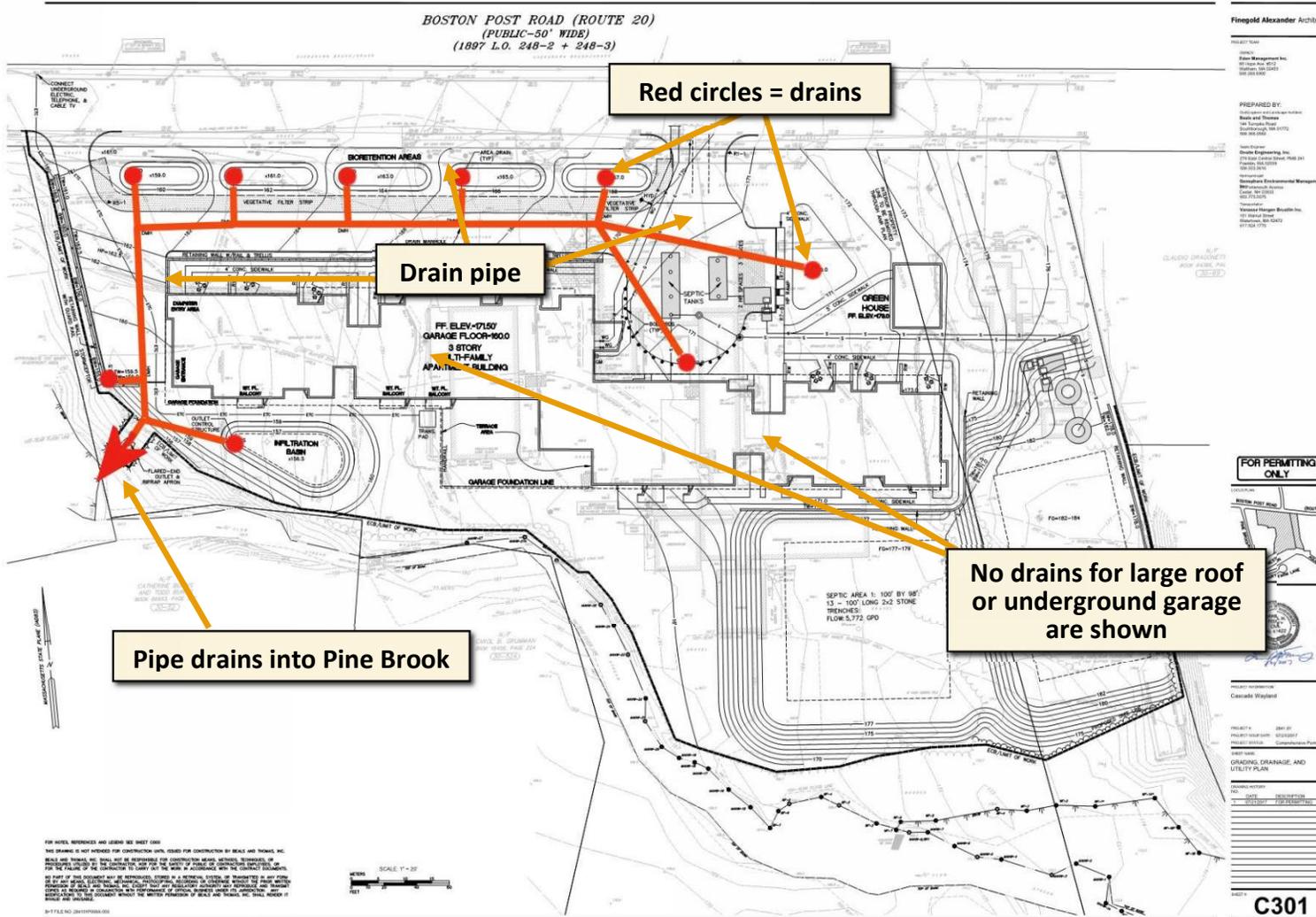
FOR PERMITTING ONLY



PROJECT NO. 03230017  
PROJECT NAME: Commercial Parcel  
SHEET NAME: GRADING, DRAINAGE, AND UTILITY PLAN  
DATE: 11/20/2017  
DESCRIPTION: FOR PERMITTING

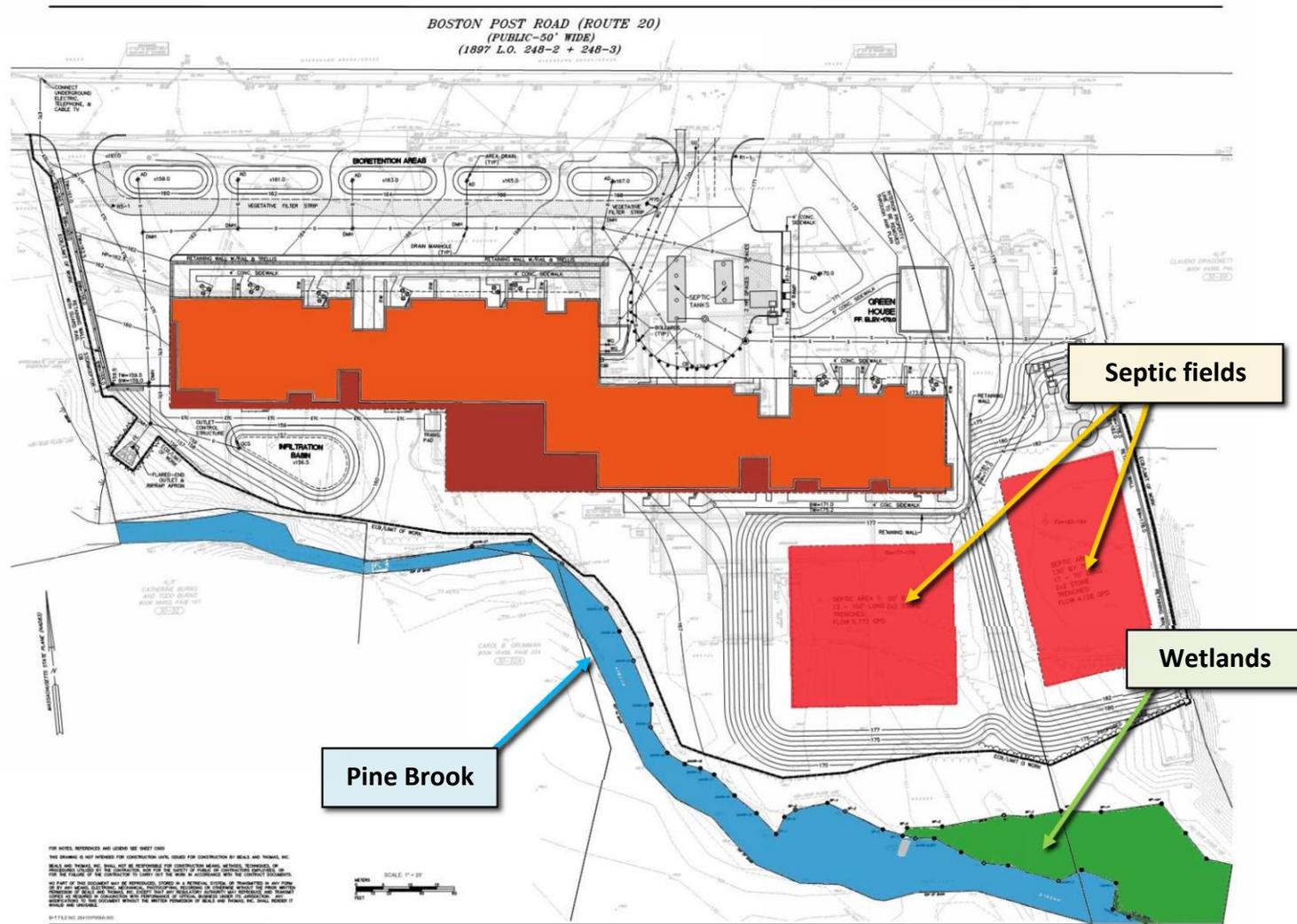
NO.	DATE	DESCRIPTION
1	11/20/2017	FOR PERMITTING

**This necessitates a runoff collection system for the apartment complex, driveway / parking areas and basins along Route 20 with this contaminated runoff piped directly into Pine Brook. The apartment complex and sidewalks would create 310,800 gallons of runoff per year, plus 138,310 gallons from the driveways and parking areas, based on TR-55 NRCS/USDA and Wayland's average annual precipitation:**



**Important note:** We could not find a drainage plan for the ~10,000 square foot roof of this large apartment complex or the underground parking garage. This runoff will probably be connected to the same pipe system – into Pine Brook.

The plan includes 60 units and 96 bedrooms which require large septic leach fields. The size of the building pushed these leach fields to the wettest corner of the lot, into the flood zone and close to Pine Brook and wetlands.



96 bedrooms could produce 3.85 million gallons of sewage per year in this small space. The application notes that an “innovative technology” septic system or “private waste water treatment facility” will be installed. The Applicant told the Wayland Board of Health that the latter is too costly. The former could reduce nitrogen load, but will not reduce the enormous flow of water contaminated by bacteria, viruses and chemicals – so close to Pine Brook.

**This will create a significant risk for children at YMCA Camp Chickami, directly downstream – and for the Sudbury River and Great Meadows National Wildlife Refuge one mile to the west in Wayland:**



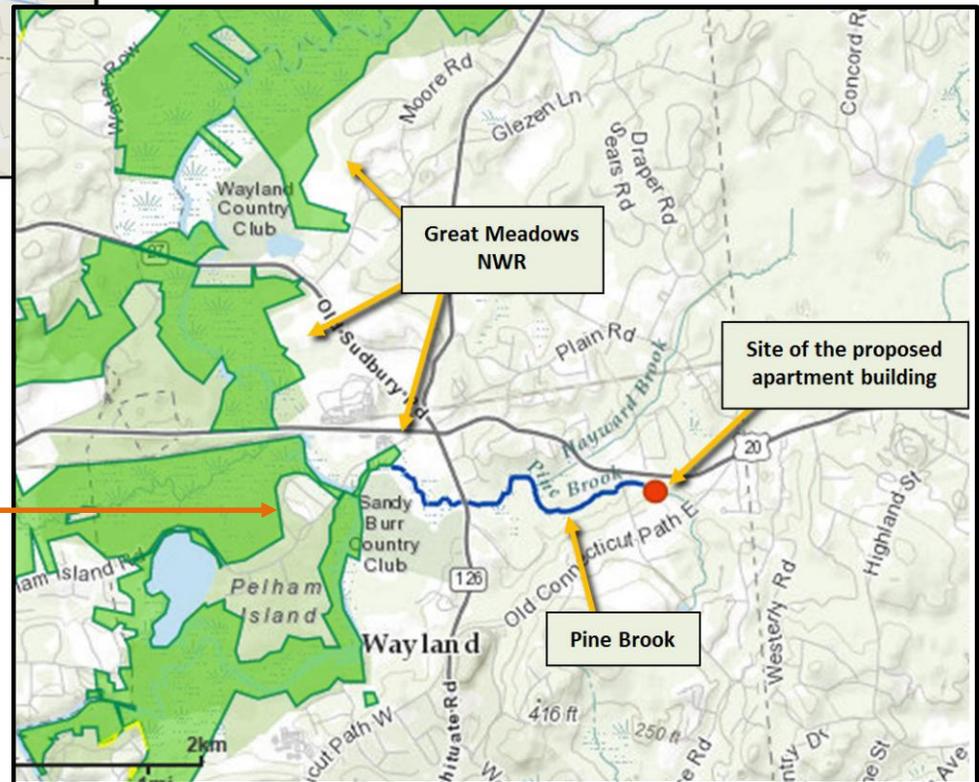
Hundreds of children play around Pine Brook and adjacent ponds every summer at YMCA Camp Chickami – which is only a few hundred yards downstream from the large septic leach fields planned by this developer.

3.85 million gallons of sewage is the equivalent of 20 New England Aquariums – dumped on this small lot every year. The water table on the property is high so where will it go? Downslope into Pine Brook, then into Camp Chickami, the Sudbury River and Great Meadows National Wildlife Refuge.

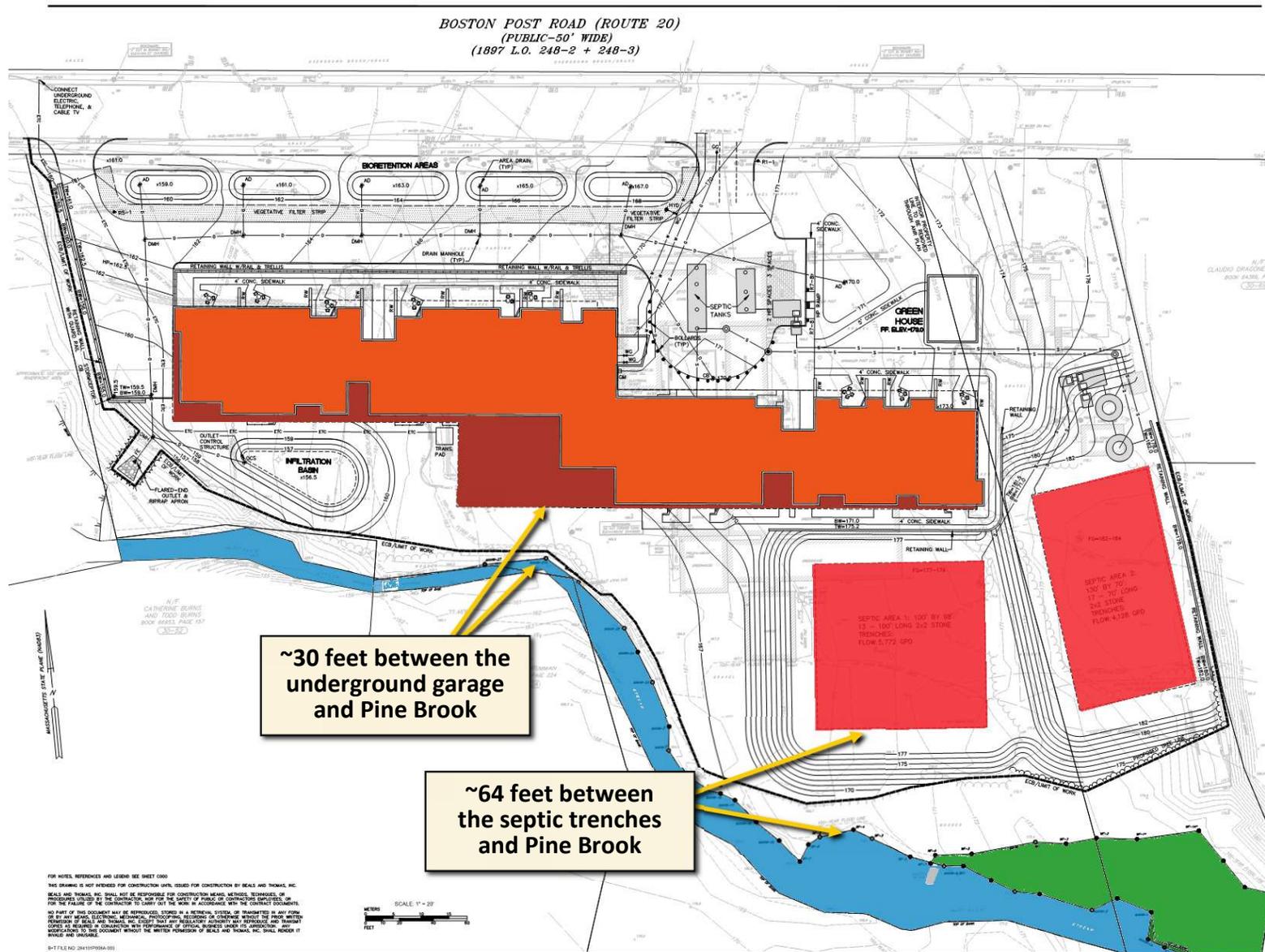
The Sudbury River is recognized for outstanding ecology, history, scenery and recreation values, and designated as a part of the National Wild and Scenic Rivers System.

The U.S. Fish and Wildlife Service manages Great Meadows as nesting, resting and feeding habitat for wildlife, with special emphasis on migratory birds – with over 220 recorded species. This is a unique and valuable resource for everyone in Massachusetts.

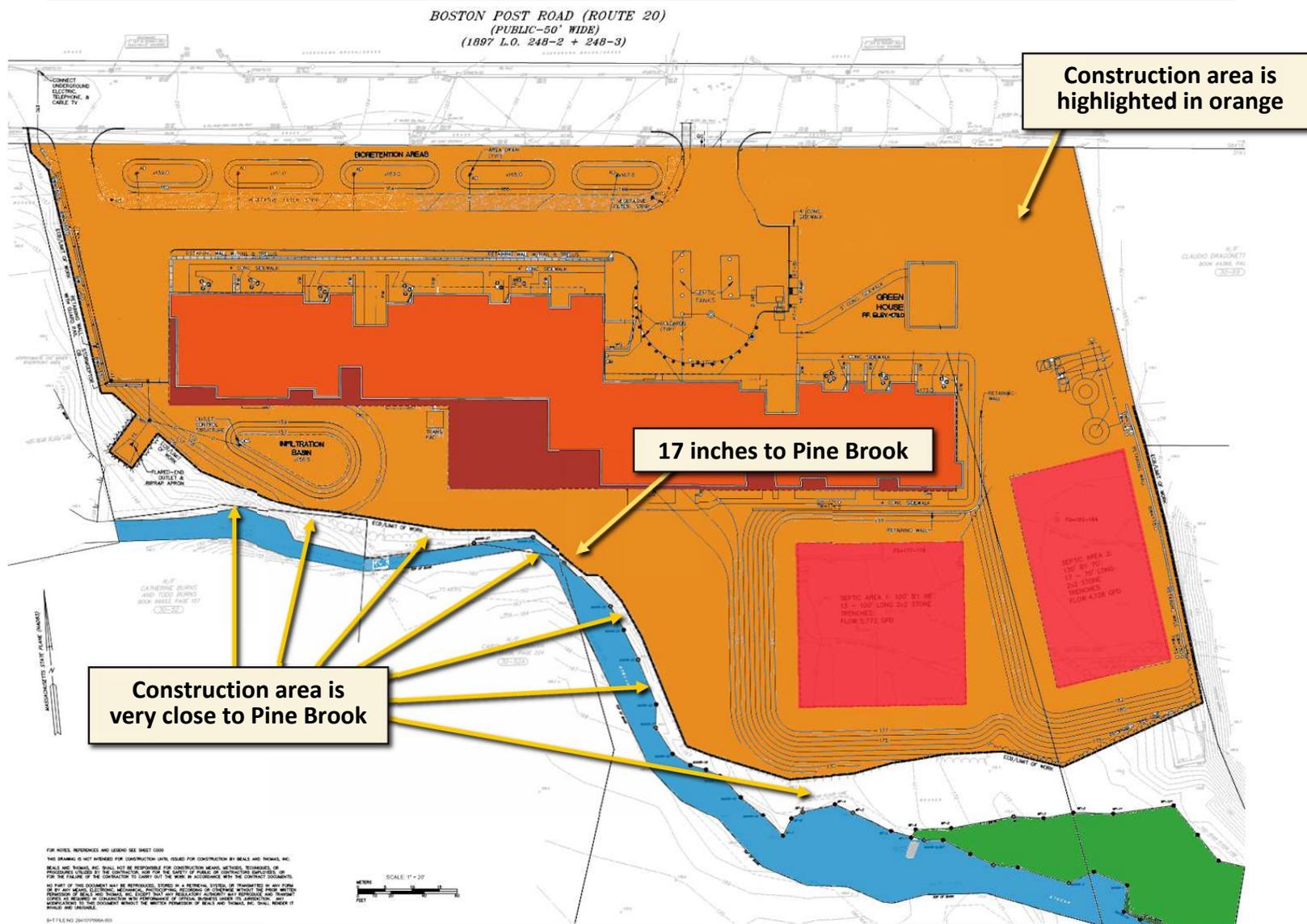
Pine Brook is an integral and important part of this natural waterway. Pollution would harm significant resources downstream.



**Packing this large building and septic system onto the small Mahoney lot means that everything must be very close to Pine Brook and declared wetlands – well inside the 200 foot ‘riverfront’ area specified in the Massachusetts River Protection Act and the 100 foot resource area defined by the Massachusetts Wetlands Protection Act. Excavation and heavy construction will occur within 30 feet of the Brook for the underground parking garage:**



**Construction would extend to the edge of Pine Brook and wetlands.** The construction boundary is only a few feet away in many locations – closing to *just 17 inches* from Pine Brook. This would be an extreme intrusion on the RPA Riverfront Area and WPA Resource Areas, clearly harming both. Contamination would also pollute the Sudbury River and Great Meadows National Wildlife refuge – just one mile downstream to the west in Wayland.



## The Eden Management proposal would:

1. **Require construction within a few feet of Pine Brook** with heavy excavation and construction with 30 feet, creating a significant risk of silting and pollution during construction – exactly what the Rivers Protection Act (RPA) and Wetlands Protection Act (WPA) were designed to prevent.
2. **Permanently damage the Riverfront Area** and Wetland Resource Areas designated by the RPA and WPA, with extensive construction well within the 200' and 100' setbacks, very close to Pine Brook and designated wetlands.
3. **Increase the impermeable area** on the property and polluted runoff into Pine Brook, violating the WPA and Stormwater Management Standards provided in 310 CMR 10.05(6)(k) through (q).
4. **Pipe contaminated runoff from the driveways, parking areas and apartment building into Pine Brook**, polluting the Brook and raising the water temperature. The apartment complex and sidewalks would create 310,800 gallons of runoff per year, plus 138,310 gallons from the driveways and parking areas, based on TR-55 NRCS/USDA and Wayland's average annual precipitation.

Note: the StormCeptor located near the parking garage entrance cannot filter out salt and other chemicals that form aqueous solutions in runoff. The drain in the parking / driveway area on the east side is not filtered and the five swales along Route 20 will be vulnerable to loading with salt and other pollutants as plows fill them with piles of contaminated snow. There is no apparent provision for snow storage / removal that would prevent more contamination of Pine Brook – which would be difficult given the density of development on this property.

5. **Push an underground garage and two large septic leach fields into the flood zone** next to Pine Brook, increasing the risk of major contamination during a flood event – like the flood that hit Wayland in 2010.
6. **Fail to meet the definition of “redevelopment” in 310 CMR 10.04** and 310 CMR 10.58, with no restoration of the area – only extensive new construction in WPA Resource Areas close to Pine Brook.
7. **Create a significant risk of bio and chemical pollution in Pine Brook** from large septic leach fields only 64 feet from the Brook – filled with 3.85 million gallons of contaminated sewage every year. Given the high water table, particularly in this part of the property, there is only one place contamination will flow: downslope into Pine Brook, one of two ‘cold water’ streams in Wayland and home to native brook trout. It is clear that basic Title V compliance is not sufficient in sensitive locations like this.

8. **Exceed the 10,000 gallon per day** threshold in 310 CMR 15.006, with 96 bedrooms which equals 11,520 gallons per day, requiring the developer to (a) ascertain the actual design flow of their system and (b) contact MassDEP regarding a groundwater discharge permit pursuant to 314 CMR 5.00. The developer has not specified any “innovative technology” septic system approved by MassDEP in accordance with 310 CMR 15.000 through 15.296 – and has apparently not provided the required answers to Wayland or MassDEP.
9. **Create an attendant and significant risk to the Great Meadows National Wildlife Refuge** and Sudbury River, just one mile downstream to the west, a valuable natural resource that is home to many threatened, rare and endangered species. 3.85 million gallons of sewage and 450 thousand gallons of runoff will not stay on the developer’s property; this contamination will flow downstream to damage this nationally recognized resource.
10. **Put hundreds of children at risk in YMCA Camp Chickami** – a short distance downstream from the large septic leach fields. Bio and chemical contamination will reach the children at Camp Chickami first.

**In summary:** all of these problems highlight the basic problem – Eden Management’s development plan is simply far too large for this property.

## 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  
Malcolm Astley  
Ron & Pami Terren  
Marisol Tabares & Jorge Alzate  
Jane Shulman-Griffin  
Lisa & Stephen Breit  
Amelie Gubbels  
Ray & Lucille Nava  
Nancy Boyle  
Kathy Heckscher  
Tejal & Avi Shetty  
Laura Wung & Erik Thoen  
Matt & Alexandra Gill  
Joy & Dr. Alfred Viola  
Sheila Rosalyn Deitchman  
Howard & Ann Cohen  
Jennifer Phoenix  
William Rothschild, M.D.  
Susan Pope  
Bettina and Douglas Siegel  
Markey & Tom Burke  
Marty McCullough

Edward Henry  
David & Emily Weinschel  
Tom & Lee Raymond  
Christopher & Katie Riffle  
John & Susan Kadzis  
Joseph & Laura Schwendt  
Garrett Larivee  
Aina Lagor  
Colin & Ginny Steel  
Angela & Leon Zachery  
Susan and Emory Ford  
Deborah Stubeda & Whitney Wolff  
Richard Shapiro & Penelope Wayne-Shapiro  
Rabbi Katy Z. Allen & Gabi Mezger  
Janot Mendler de Suarez  
Cindy Leonard  
Richard & Barbara Stanley  
Alison Zetterquist  
Elizabeth Gifford  
Mai-Lan & Hendrik Broekman  
Robert & Michelle Shields  
Catherine & Todd Burns  
Joanne Tarlin  
Matt & Amanda Kosko  
Chris Palsho  
Karen & Ken Krowne  
Adam & Gret West  
Scot & Bethany Furlong  
Samantha & Justin Huddleson  
Stephen Dirrane  
Paul Matto  
Sarah Ryu  
Annabella Jucius

Chris Farrell  
Patricia Starfield  
Stacia Boyajian  
Lynn M. Connelly  
Adam & Nicolette Mascari  
Larina Mehta  
Marie Schaff  
Kaushal and Kamine Mehta  
Adam Janoff  
Chris and Katie Demo  
Katherine Bassick  
Reagan Beck & Emad Tinawi  
Don & Michele Apruzzese  
Lana Carlsson-Irwin  
Gina & Drew Dallin  
Donald Hindley  
Peter Bochner  
Margaret Ingolia & John Gunshenan  
Devon & Haleigh Regan  
Gordon Wilkie  
Bob and Miranda Jones  
Dr. James Burns