

**To: Wayland Zoning Board of Appeals**  
41 Cochituate Road  
Wayland, MA 01778  
Phone: 508.358.3600  
Email: ZBA@Wayland.ma.us

**From: ProtectWayland.org**

**RE: Zieff may agree to reduce the size of his 40B project**

Date: 4 May, 2019

**To the members of the Wayland Zoning Board of Appeals:**

First, we are pleased to hear that Mr. Zieff offered to reduce the size of his 40B project during the HAC mediation session – apparently by ~25%. Any flexibility is welcome.

That said, a 25% reduction in the number of bedrooms would not eliminate the biological threat to hundreds of children at YMCA Camp Chickami – or the flood zone risk:

1. **Hydrogeo study and septic contamination:** Recall that Mr. Zieff's hydrogeo study showed that sewage effluent will 'break out' (reach the surface) at a number of points along Pine Brook. This would create a significant health threat to hundreds of children who play in and around Pine Brook at YMCA Camp Chickami, a short distance downstream.
2. **The hydrogeo study was based on inaccurate LiDAR data** which distorted and raised elevations along Pine Brook. The actual surveyed elevations are approximately 1 foot lower, which means that the amount of sewage breakout would be significantly worse than shown.
3. **Leach field mound and ground water:** The ground water level on the site is high and a 'mound' of contaminated septic effluent will be created under the leach fields, which will rise close to the surface.
4. **No stormwater:** The consultant Mr. Zieff hired to create the hydrogeo report 'forgot' to include stormwater – a key omission.

5. **Stormwater is very significant:** 89 bedrooms in Mr. Zieff's original plan would create 9,790 gallons per day of septic effluent. A reduction of 25% equals 7,343 gallons per day. Compare this to a common 2-year storm which delivers 544,880 gallons across the property in 24 hours. This large volume of water would flow through the septic leach fields and mound of effluent, and flush a large amount of bio pollution into Pine Brook.

Stormwater is a rapid, high volume event. It should be clear why Mr. Zieff's consultant 'forgot' to include stormwater in the hydrogeo report. His 40B plan would need to be reduced by more than 50%, with the septic leach fields shifted away from Pine Brook, to avoid this major public safety risk.

6. **Flood zone impact:** We hope that Mr. Zieff also agreed to fund an independent study of the high risk FEMA flood zone on the site, as part of his mediation offer. He repeatedly promised to deliver a flood zone study during the ZBA hearings, then reneged. This study is essential to determine where structures can be built on the site and should have been 'Step #1' in Mr. Zieff's 40B plan. The selection of the flood zone study vendor should clearly be subject to the review and approval of the Wayland ZBA, to avoid a repeat of the problems found in the hydrogeo study. The West Suburban YMCA is very concerned about flood impacts on Camp Chickami; abutters and neighbors are also worried about flood damage to their properties.

**Given all of the above, we are very cautiously optimistic.** A much more significant reduction in the number of units is required, however; other developers told us that 20 to 24 units is the maximum this site could support given environmental and flood zone limitations.

We also hope that the Mahoney family will agree to a reduction in the price for the property, to support a significant reduction in the size of the development. Every real estate developer we spoke to said that this property is valued at no more than ~\$1.4 million due to the limitations created by Pine Brook.

**ProtectWayland.org**

## ProtectWayland.org

Rabbi Katy Z. Allen & Gabi Mezger  
Don & Michele Apruzzese  
Malcolm Astley  
Colin & Diane Bailey  
Katherine Bassick  
Peter Bochner  
Sharon Botwinik  
Stacia Boyajian  
Nancy Boyle  
Lisa & Stephen Breit  
Bridget & Ted Bridgman  
Mai-Lan & Hendrik Broekman  
Markey & Tom Burke  
Catherine & Todd Burns  
Lana Carlsson-Irwin  
Amanda Ciaccio  
Howard & Ann Cohen  
Linda & Jim Condil  
Lynn M. Connelly  
Gina & Drew Dallin  
Sheila Rosalyn Deitchman  
Chris & Katie Demo  
Stephen Dirrane  
George & Nancy Doran  
Bob & Katie Eyre  
Chris Farrell  
Dan Ferrick & Patricia Birgeneau-Ferrick  
Kevin & Kristen FitzPatrick  
Susan and Emory Ford  
Rob & Marji Ford  
Scot & Bethany Furlong  
Elizabeth Gifford  
Matt & Alexandra Gill  
Amélie & Johannes Gubbels  
Mark & Nadine Hays  
Kathy Heckscher  
Edward Henry  
Donald Hindley  
Samantha & Justin Huddleson  
Margaret Ingolia & John Gunshenan  
Adam Janoff  
Bob & Miranda Jones  
Clayton Jones  
Annabella Jucius  
John & Susan Kadzis  
Steven Kandrac  
Peter & Sue Keller  
Kerry-Ann & Brent Kendall  
Herb Kimiatek  
Matt & Amanda Kosko  
Karen & Ken Krowne  
Janet Kutner  
Aina Lagor  
Tom Largy  
Garrett Larivee  
Michelle Leinbach & Rob Travis  
Cindy Leonard  
Chris & Joan Lynch  
Jen & Jeff Manning  
Adam & Nicolette Mascari  
Paul Matto  
Marty & Bill McCullough  
Larina Mehta  
Kaushal & Kamine Mehta  
Ray & Lucille Nava  
Jasmine & Jim Newland  
Tom Nuspl  
Chris Palsho  
Tonya & Rich Peck  
Bill & Arlene Petri  
Jennifer Phoenix  
Susan Pope  
Habib Rahman  
Ellen Raja  
Debs Van Ranst  
Tom & Lee Raymond  
Ginny Redpath  
Devon & Haleigh Regan  
Christopher & Katie Riffle  
Wayne & Jeanne Robison  
William Rothschild, M.D.  
Sarah Ryu  
Marie Schaff  
Gretchen Schoenfield & Ian Zickler  
Joseph & Laura Schwendt  
Sid Sclar  
Richard Shapiro & Penelope Wayne-Shapiro  
Ransom & Carlotta Shaw

Tejal & Avi Shetty  
Robert & Michelle Shields  
Klaus & Linda Shigley  
Jane Shulman-Griffin  
Bettina & Douglas Siegel  
Stewart Smith & Kim Woods  
Richard & Barbara Stanley  
Patricia Starfield  
Colin & Ginny Steel  
Deborah Stubeda & Whitney Wolff  
Janot Mendler de Suarez  
Sara Sun  
Scott Sweeney  
Marisol Tabares & Jorge Alzate  
Joanne Tarlin

Ron & Pami Terren  
Reagan Beck & Emad Tinawi  
Rita & Richard Tse  
Joy & Dr. Alfred Viola  
Dr. Larry Weisman  
Adam & Gret West  
Kevin Whittmore  
Gordon Wilkie  
David & Emily Weinshel  
Marie Winter  
Cynthia Wisniewski & Michael Sakowich  
Laura Wung & Erik Thoen  
Angela & Leon Zachery  
Alison Zetterquist

Probable location of the flood zone on the Cascade property:

