

April 14, 2019

**Dear Members of the Weston Conservation Commission,**

I was out of town and unable to attend the Conservation Committee meeting on March 13 regarding the proposed 40B project at 518 South Avenue. I have serious concerns about the impact of this proposed development which I have summarized below. As you may know, I am extremely supportive of the Weston Forest and Trail Association and I consider the conservation land in Weston and the rural nature of the Town to be one of the things that make this town special. This project will negate much of what the Conservation Commission has worked so hard to preserve over the past 50 years of development in Weston and I believe it will have an extremely negative impact on the wetlands, streams and groundwater of Weston. Here are my concerns:

- I believe that the Application to MA Housing for this project has understated the acreage of this project and that most of this additional acreage is in the wetlands area of the project site at 510 South Avenue. The total acreage for the project as detailed on the 2019 Assessors Maps 43 and 44 for 510, 518 and 540 South Avenue is 10.12 acres (see attached maps). The total acreage for the project as detailed on the Application to MA Housing is only 9.54 acres. This is a substantial difference in acreage of 0.58 acres (6.1% of the total acreage for the project). I believe that most of this missing acreage lies in the wetlands contained on 510 South Avenue. This is a very significant variance and, at 6.1% of the proposed project site, is certainly substantial enough to warrant review in order to determine the full impact of the development on the wetlands, streams and aquifer contained within the project's boundaries.
- The wetlands map on the Weston Town website clearly shows that a portion of the Blaney Aquifer Overlay Protection District sits directly underneath the property at 510 South Avenue. Please see the attached wetlands map. This project when completed will have very little permeable surface to absorb the runoff from the massive building, sewage treatment plant and paved areas. The application to MA Housing did not contain an estimate of the permeable surface contained on the 6.74 acres of buildable land for the project. My estimate of the permeable surface based on "eyeballing" the site layout contained in the MA Housing Application is approximately 5-10% of the total buildable site area and most of this permeable surface area lies over the leaching field for the massive sewage treatment facility. The permeable surface area is certainly an aspect of the project which should be calculated accurately and evaluated carefully. With the apartment building, sewage system and paved areas sitting adjacent to wetlands and streams which overlay the Blaney Aquifer and flow southwards towards the Norumbega Reservoir, this development could have disastrous implications for the wetlands, streams and groundwater of Weston.
- There has been no analysis of whether the wetlands at 510 South Avenue contain vernal pools or streams and I believe that this should be part of the environmental analysis required for this project. All town maps show this area to be part of a flood plain district and they also show a stream flowing from behind

my barn property at 412 Highland Street through 10 Dibenetto Drive and 525 South Avenue, underneath Route 30 and then across 510 South Avenue and southward towards the Norumbega Reservoir. I will send you a separate package containing videos of the water flowing down from the higher conservation land behind my barn and across Route 30 onto the wetlands contained at 510 South Avenue. If this massive development covers approximately 90-95%(?) of the surface area of 518 and 540 South Avenue with cement and asphalt, the environmental impact of this development on the adjoining wetlands, streams and groundwater certainly deserves close scrutiny from the Weston Conservation Commission.

- During the presentation to the MA Planning Board on April 10<sup>th</sup> the developer stated that the closest abutting structure to the apartment building would be the Seminary (I cannot recall the exact number of feet but believe it was stated as 150 feet). What the presentations to the Town and the Application to MA Housing fail to state is that the proposed sewage treatment plant would lie 14.5 feet from the abutting neighbor's property line at 246 South Avenue and approximately 50-75 feet from their residence! The distance between the sewage treatment plant and the neighbor's residence is again my estimate from "eyeballing" the site layout contained in the MA Housing Application and the presentation to the Board of Selectmen on the Weston Town website as the developer has not provided this information. The Application also contains no description of the sewage treatment plant and no evaluation of its potential impact on the environment and the abutting neighbors. The Application does show an extremely small leaching field that is no bigger than the leaching field for my home which contains 4-10 people at one time. We need to understand how a leaching field of this size could accommodate the wastewater from 600-800 people per day (approximately 48,000-80,000 gallons per day based on 80-100 gallons water use per person per day according to the United States Geological Survey website (<https://water.usgs.gov/edu/qa-home-percapita.html>) and what the impact of distributing 48,000-80,000 gallons of wastewater per day would have on the adjoining wetlands, stream and the Blaney Aquifer. Also, we need to understand how the solid wastes from this treatment plant would be disposed of and how a large truck would be able to access the sewage treatment plant (on a daily, biweekly or weekly basis?) given that the proposed site layout contains only one combined ingress and egress and no separate access for the sewage treatment plant itself.
- The Application to MA Housing also does not contain any discussion of the water supply to this massive apartment building. The Town of Weston has recently launched an upgrade project for water mains across town, but Route 30 was not included. Does Route 30 have sufficient water main capacity for such a large development or will this be an additional disruption to the environment that needs to be considered as part of the environmental review for this project?
- Lastly, I would like to suggest that a thorough study of the native species contained in the wetlands and stream at 510 South Avenue be conducted before this project is approved.

Thank you for your time in reviewing this letter. I hope the Conservation Commission acts slowly and deliberately with respect to this very complicated and massive proposed development. Even at 200 units (which is the smallest number of units the developer has stated that he would consider) this project could be an environmental disaster for the south side of Weston.

Sincerely,

Lise Revers

cc: Weston Board of Selectmen  
Weston Planning Board  
Weston Zoning Board of Appeals