

From: **Don Seltzer** <[timoneer@gmail.com](mailto:timoneer@gmail.com)>  
Date: Mon, May 25, 2020 at 10:49 AM  
Subject: Questions regarding the Thorndike Place proposal  
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To: Arlington Zoning Board of Appeals

In reviewing the recent plan and Wetlands survey submitted for Thorndike Place, I noticed a few points of concern which I bring to your attention.

1. The new survey differs from the Arlington GIS survey in one significant detail. Both show a Wetland area in proximity to the proposed location of the East Wing of the main building. The recent survey by Oaktree Development claims this Wetland to be nearly 100 feet south of the building. The GIS survey shows it to be instead almost centered on the proposed location of the building, with most of the building within the 100 foot buffer zone.
2. The southeast corner of the lot is a federally designated Regulatory Floodway. The plans make no mention of this, and indicate an altered landscape with walking path within this protected zone.
3. The extent of the FEMA floodplain as shown is somewhat less than the town GIS survey. It does show that four of the proposed duplexes to be built along Dorothy Road are within this floodplain. The design for these duplexes include garages and basements below grade.
4. The plans show that two and a half acres of the northeast corner of the lot, currently within the floodplain, will be filled in

and raised by about four to five feet. This will in effect create a levee around the property, with an exterior string of drainage ditches or moats separating it from the surrounding neighborhood. The drainage ditches will be linked by several culverts. Is there a stormwater study that analyzes whether these ditches are intended to simply handle the runoff from the Thorndike Place property, or have they been sized for handling the drainage from the surrounding neighborhood?

5. Where will the large volume of fill (18,000 cubic yards?) for raising the grade of the northeast quadrant come from? Will it be trucked in, or will it be soil excavated from other areas of the lot?

I would be glad to address the Board in greater detail on these questions at the May 26 meeting.

Don Seltzer