



December 8, 2021

**To:** Julia Junghanns, R.S., C.H.O.  
Director of Public Health  
41 Cochituate Road  
Wayland, MA 01778

**A&M Project #:** 2562-01B  
**Re:** Camp Chickami  
139 Boston Post Road  
(Assessor's Map 29, Lots 42)  
Wayland, MA 01778  
Response to BOH Review

**Copy:** West Suburban YMCA (by e-mail)  
Sarkis Sarkisian, Town Planner (by e-mail)

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Dear Ms. Junghanns,

Allen & Major Associates, Inc. (A&M), on behalf of our client, West Suburban YMCA, is providing the following responses to the Board of Health review comments related to the proposed improvements to Camp Chickami. A&M's responses are indicated in bold italic below the Town review comments.

**Town of Wayland Health Department Comments, dated December 6, 2021**

1. A detailed review of the septic system design must be conducted by the Health Department staff (this is in process).

***Response: Understood. The applicant has received the review comments related to the septic system design has revised the design accordingly.***

2. The trench drain around the proposed tent shows an offset of 10 from the edge of the proposed leaching area. We are unsure of the design details of the trench drain and whether the offset needs to be greater such as described in Title 5 for drains that leach into the ground.

***Response: The trench drain does not leach into the ground. The trench drain collects the surface runoff and conveys the stormwater away from the tent structure. A detail of the solid bottom trench drain is provided on Sheet C-502, Detail 3.***

3. It appears that part of the new road that is proposed to access the area of the property being developed is owned by Temple Shir Tikva, is a purchase of this land planned?

***Response: The applicant intends to record a permanent access easement through the property owned by Temple Shir Tikva. The documents have been prepared and are undergoing final review. A copy of the letter of intent from the Temple Shir Tikva to the applicant is attached for reference.***

4. We have questions regarding the planned use for the new space and what will be prepared in the new "kitchenette". Will the kitchen be used for food prep and to what extent? Will the space be rented out and what types of events and food preparations will be held there? What types of kitchen appliances will be included in the kitchen? This is important information and has a direct impact on the design flow. As a note, there is no grease trap shown in the detailed design.

**Response: The kitchenette will include a refrigerator, a microwave, and a sink. There will be no food preparation. Regarding future uses of the building, the property is governed by the ZBA Special Permit. Regardless of the use, the kitchenette is not intended or equipped for food preparation.**

5. The design flow is shown as 10 gallons per day per camper on the septic design plans with a total flow of 1,500 gpd. Depending on the future use of the new space and how much food prep is done in the kitchenette, the flow as per Title 5 could be considered 13 gpd per camper with a total of 1,950 gpd for the design flow, or more. Clarification is needed to verify the flow. It is important to get accurate information on these details to avoid problems such as the leaching area being undersized to meet the flow of the proposed use of the new facility.

**Response: There will be no food preparation at the proposed facility. The Title 5 use is "Day Camp with washroom and toilets". There is no "mess hall", so the 10 gpd per person is the most appropriate value.**

6. We recommend that a Title 5 inspection be done on the existing septic systems on the property.

**Response: The applicant has performed routine maintenance on the two other septic systems and there is no evidence of failure. The applicant requests that the Title 5 inspections be deferred until such time that there is work proposed at the two other locations.**

7. A peer review is being done on the drainage report by consultant Fred King on behalf of Conservation. We would like to receive a copy of the review once it is completed.

**Response: Understood.**

#### **Town of Wayland Health Department Comments, dated December 7, 2021**

1. The 10 gpd/day camper assumes no food is being prepared and there is no mess hall associated with the building. The addition of a mess hall would add 3 gpd/camper for a total of 13 gpd/camper.

**Response: The kitchenette is not intended or equipped for food preparation at this location. There will be no "mess hall" associated with the building. The 10 gpd per person is the most appropriate value.**

- a. Additionally, we were wondering if this structure has planned to be rented out or used by other people not directly associated with a Day Camp at times when it is not being used by the Day Camp, and what that might be?

**Response: Any use of the building is governed by the ZBA Special Permit. Regardless of the use, the kitchenette is not intended or equipped for food preparation.**

2. I also see what appears to be a proposed shower and wonder who will have access to it? It has the potential of adding significant flows if campers or staff have access to it as the T5 flows mention only a "washroom and toilets". It also could be a mop sink so please clarify.

**Response: There is a shower stall within the multi-use building. This is for occasional use by the staff only. Campers would not use the shower.**

3. I am slightly concerned with the speed leveler proposed on the vent back to the tank, in that it may restrict airflow. Can we come up with something different, perhaps an up angled, slightly steep for a short run vent pipe initially out of the d-box, then a down bend so any condensation will drain either way (back to the tank or back to the d-box)?

**Response: The speed leveler has been removed from the vent back to the tank as requested. The d-box detail has been revised to show a high point in the vent line just outside the box. See Sheet SSDS-3, Detail 3.**

4. Your second tank outlet riser over the effluent filter should have "Filter" on the sewer cover.

**Response: The second tank outlet riser cover has been revised to require the word "Filter" on the cover. See Sheet SSDS-3, Detail 2.**

5. I don't see a weep hole above the check valves to drain the force main, please add.

**Response: A weep hole has been added above each of the check valves as recommended. See Sheet SSDS-4, Detail 1.**

6. Could you please add the wetland delineation info to the plan (who did it and when)?

**Response: Note 22 has been added to Sheet SSDS-1 regarding the wetland delineation.**

7. We are assuming the building will have a slab on grade foundation with no basement/cellar (please confirm).

**Response: Confirmed. The building is a slab on grade foundation (there is no basement or crawl space).**

8. I am concerned about the groundwater elevation being so close to the tank seam of both septic tank #1 and the pump chamber. Could you please spec a 3000-gallon monolithic tank #1 & pump chamber (I believe at least Lamarre makes a 3000-gal mono tank, but not Shea)?

**Response: Based on our research, it appears that neither Shea nor Lamarre (or other pre-cast suppliers) have a 3,000-gallon monolithic tank. As an additional waterproofing measure, the tank details have been revised to use a Bituthene waterproofing membrane applied to the exterior of the tank seam, which is in addition to the butyl resin used in the tongue and groove joint of the tanks. We are confident that these two measures will prevent groundwater inflow. See Sheet SSDS-3, Detail 1 and SSDS-4, Detail 1.**

9. Your trench cross section A-A shows a 2' wide trench, please correct detail to show 3'.

**Response: The trench cross section A-A has been revised to reflect the 3' wide trenches. See Sheet SSDS.**

10. Please revise, recertify, and resubmit four copies of the plan, one of which (at least) that bears a wet stamp and wet signature.

**Response: Enclosed with this response letter are the requisite copies.**

**ALLEN & MAJOR ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Brian D. Jones", with a long horizontal line extending to the right.

Brian D. Jones, PE  
Senior Project Manager

Enclosures:

1. Easement Letter of Intent regarding permanent access easement
2. Camp Chickami Septic System Plans, SSDS11 through SSDS-4, revised as of December 8, 2021 (four copies, one bearing the wet stamp/signature)