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TOWN OF WAYLAND
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TOWN BUILDING
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June 30, 2011

BY HAND

Frederic E. Turkington, Jr.
Town Administrator
Wayland Town Building
41 Cochituate Road
Wayland, MA 01778

RE: Town-owned Land on Pond Drive, Curtis Road, Cross Street
and Doran Road, Wayland, Massachusetts

Dear Fred:

This letter confirms my recent advice to you and Town Planner Sarkis Sarkisian that I have reviewed the titles relative to the above-referenced Town-owned parcels of land and found that the Town has clear title to all of these parcels as shown on the plan entitled "Plan of Land in Wayland, Massachusetts Prepared For Doran Road ~ Dudley Pond Comprehensive Feasibility Study" dated September 30, 2010, prepared by the Town Surveyor Alfred Berry.

The parcels shown on this plan as "tax title" or "municipal" are held in the custody of the Board of Selectmen. The parcels designated "Park & Rec." are held by the Recreation Commission for recreation purposes. The parcel designated "Highway" is held by the Board of Public Works. None of the parcels are restricted to park use. The municipal use restrictions placed on the parcels so restricted may be changed by a two-thirds vote of a town meeting. Additionally, the town board having custody of the land must determine by a majority vote that the land is no longer needed for the purpose for which it was acquired. A two-thirds vote of a town meeting would also be required to sell or lease any of the parcels of land. No vote of the State Legislature is required for a change of use or sale or lease.

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Board of Selectmen
Town of Wayland

The 1975 Annual Town Meeting vote under Article 27 and the January 19, 1977 Special Town Meeting vote under Article 2 authorizing the Board of Selectmen to transfer and convey these parcels of land to the Wayland Housing Authority authorized, but not change the use of or effectuate a transfer of the land. The transfer and conveyance was never consummated.

Please let me know if further clarification is needed.

Very truly yours,



Mark J. Lanza
Town Counsel

MJL/ms
cc Town Planner