

TO: The Wayland Historic District Commission

FROM: Residents of the Historic District:
Jennifer and Ged Rice 2 Old Sudbury Road
Michelle and Courtney Purrington, 6 Old Sudbury Road
Ted and Kerri Rice, 10 Old Sudbury Road
Harry Hanson and Annie Hollingsworth, 8 Concord Road
Tripp and Robin Jones, 7 Old Sudbury Road
Josef and Dana Volman, 5 Old Sudbury Road
Tina and Warren Green, 10 Concord Road

RE: The Planned Road Changes within the Historic District

DATE: February 12, 2009

We have a number of concerns regarding the draft plans for the roadwork that is planned to accommodate the anticipated increased traffic flow from the Town Center project. As residents of the historic district we hope that the Commission will be able to represent our concerns in the approval process and create to a better plan that will preserve the integrity of the historic district as a residential neighborhood, help to reduce long term damage to already fragile older homes, and retain the wonderful historic feel of the town of Wayland embodied within this small area.

- 1) We are concerned about the installation of the proposed traffic light at the intersection of rts 126 and 27. We do not understand why the town would install a light at this junction prior to installing a light at the entrance to the Town Center further northwest on rt 27, and observe the traffic flow to determine the value of installing a light at 126/27. We have come to understand that a light at that the Town Center entrance would be more beneficial and prevent “stacking” at the 126/27 intersection. We ask that this be investigated prior to installing a light in the middle of the historic district.
- 2) We ask that the Historic Commission request a comprehensive set of drawings of all road improvements planned in the area. These are necessary for two reasons:
 - A) It is unclear from the current drawings where the sidewalks (agreed to by the 40B housing project on route 27) will be placed – they are not represented in the current planning documents. While the sidewalks may not be the “obligation” of the Town Center developers, it would seem vital to have comprehensive plans that incorporated ALL planned improvements in the area to see if they can be implemented concurrently, and if there will be space for all of the improvements planned.
 - B) Another reason for seeking a comprehensive plan is to obtain documents that indicate not only where all road signs are currently located, but also where

the new signs will be placed. There are a great many signs that have been added to this small portion of roadway in recent years and they detract greatly from the overall historic feel and from the appearance of individual homes.

- 3) We believe that the historic feel of the 126/27 intersection could best be preserved if the lanes remained consistently narrow – as allowed within a historic district – and the lanes were 10-11 feet wide rather than the planned 12 foot lanes. Older roads were narrower –the 10 foot lanes would be more “true” or similar to the historic roadways. The comprehensive plan should show the size of the anticipated lanes and preferably should be as narrow as allowable.
- 4) It seems that some opportunities for traffic mitigation have been eliminated unilaterally, prior to the full plans having been developed. Specifically, that Glezen Lane continue to be a viable alternate route for south-bound traffic. Retaining this street as a cut-through would diminish the number of cars coming through the historic district at peak times by an estimated 500 cars an hour. However, we have been told that some previously made agreement with Glezen Lane residents precludes this option from diminishing the impact on the historic district. We suggest that this agreement in particular be revisited to obtain the best solution for the town overall and not simply for a few residents of one street. We empathize with our neighbors on Glezen Lane – but believe that this agreement was reached without full consideration of the impact on the historic district and what is best for the entire town. More cars and trucks rumbling through the historic neighborhood mean more soot and shaking of fragile older houses. This directly impacts the preservation of these unique antique homes.
- 5) Finally, and perhaps most importantly, we hope that no roadwork would be initiated until the Town Center construction is fully underway or near completion. Proof of financing through to the completion of the project should be in writing and available for review prior to any road work. It is our understanding that the Town Center developers have represented that financing is in place but that there is no formal evidence of this on file with the town. In this current economic climate we suggest that no other steps or changes be initiated before proof is in hand that the project can and will be completed.

We are all proud to live in the historic district of Wayland, and chose to live here because of the warmth of the neighborhood and the charm of the antique homes. As you know, as residents in the historic district we are all required to help preserve the appearance of the area and have agreed not to change the appearance of our homes without review and approval of the district commission. We are pleased to honor this commitment to the historic tradition of our town. We hope that you will consider delaying a permit for the planned road improvements until the concerns we have enumerated are fully considered and a plan that addresses these issues can be developed.