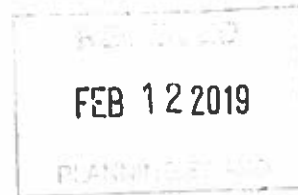


FROM THE DESK OF

ROBERT CASTLE

February 12, 2019

Mr. Daniel Hill, Chairman
Wayland Town Planning Board
41 Cochituate Road
Wayland, MA 01778



Dear Mr. Hill,

My name is Robert Castle, and I am the owner and resident of 57 Shaw Drive. My family and I have lived here for almost 30 years making this property our home. I appreciate the opportunity to communicate with you about the proposals that have been brought before you to develop some of the land adjacent to our home. Specifically, I would like to present my reactions and suggestions regarding the proposals being put forward by the applicant, Mr. Wilkenson. I have spoken to some of the other adjacent home owners in the area and while I do not speak for them, I think I understand how some of them feel as well.

With respect to plan #2, which I believe was the first one brought to you for consideration, I believe the proposal contains elements that are of concern on a number of fronts. First, I believe this plan will have a very negative impact on the physical appearance and character of this neighborhood. The combination of the planned roadway, and the number of envisioned new houses will, I believe, promote a severe clear cutting of the trees that are an important part of this property. We all saw what happened to 41 Shaw, just down the street, as the developer removed the entire tree coverage of the property. The result certainly is in stark contrast to the character of the rest of the street and the adjacent neighborhoods including those on Deer Run and Fox Meadow. As you know, even better than I, Wayland residents have long felt that this should be a community that has a certain character of semi-rural charm. I, like so many other residents, voted in favor of the purchase of Hamlin farms just around the corner from this property for precisely that purpose. I believe any effort to develop this property must preserve as much of its wooded character as possible.

57 SHAW DRIVE, WAYLAND MA 01778

Coupled with this esthetic impact of such a de-forestation is the potential for problems in drainage and land erosion. This land is steeply contoured and the trees are a crucial part of the natural mechanism that keeps the ground intact. I believe the implied impact from the site preparation that will accompany this plan will have both short and long term negative affects including erosion throughout the neighborhood.

On another front, the envisioned roadway described in the plan will be an eyesore, consume a considerable portion of this land and will ultimately require the Town to spend funds in development and maintenance. This use of Town resources for the establishment of a private development raises a number of questions of propriety to me. In addition, the implementation of electrical, gas, water and sewer services will ultimately impact the maintenance and surface of Shaw Drive itself, something the Town only recently spent considerable funds restoring to its current pristine state.

Speaking of water, I recently invested heavily in having a well dug on my property in an effort to minimize the impact on scarce town water resources. If one or more of the properties envisioned in this plan should also seek such a solution, I believe there is every possibility that the water table below ground will be impacted forever.

My understanding is that the applicant has requested waivers from the town because their proposal, among other things, does not meet the setback requirements of Town regulations. And they are also asking for a waiver to allow a shared driveway. I believe that the board should not approve these waivers. The proposal simply does not fit within the available land. The rights of the abutters to have normal setbacks should not be ignored just to facilitate these proposals. I believe these regulations are designed to protect all the land owners and the board should insure the proposals conform to existing zoning restrictions. The reality is that the nature of the land is much better suited to a two house proposal. In fact, at the time when my family purchased our home from the applicants parents, in addition to the restriction written into the purchase and sale agreement limiting the number of homes that would be built on this remaining land, there was a verbal agreement that only two homes would be allowed on the west side of the property. While I am aware that this may not legally binding, it reflects the awareness of all the participants that this land should only contain at most two

houses. The board should recognize that these setback restrictions are in place to protect all of the stakeholders in the proximity of the proposed development.

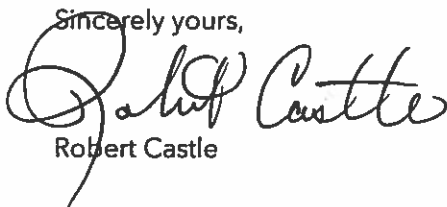
Moving on to plan #3 as presented to the Board on January 22, I think there are some improvements in the concerns I have raised above, but ultimately, I think the requests for waivers including requests for modified setbacks, and shared driveways that the applicant has requested speak to the fundamental question of the number of home lots in both proposals. I believe the Board should encourage the applicant to scale back his proposal to only include two home sites. This will ultimately reduce most of the adverse impact issues I see in this proposal.

Finally, I can tell you that this land is an important part of the natural environment that supports the indigenous wildlife population as they move safely back a forth between the SVT conservation land and the properties of both 57 Shaw and the applicant's property. This proposal will certainly have an adverse impact there. By limiting the proposal's environmental impact, the Board can help insure the character of the town and this neighborhood in particular remains consistent with the traditional and historic nature of this land.

For all of these reasons, I believe the Town should move slowly and carefully in evaluating these proposals. Once initiated, this historic property, the core land of the Shaw family will be irrevocably changed. For this reason, I have initiated conversations involving the applicant and another nearby land owner that would focus development activity on the east side of 57 Shaw with the development of a Conversation Cluster instead of either of the development proposals that the applicant has brought to the attention of the board. I encourage the board to give time for these conversations to develop before making its feelings known. With respect to the proposed developments, I encourage the board to recommend a two house solution. I believe this will facilitate an outcome to become a reality that is ultimately better for the Town and those who live in this area.

Thank you for your time and consideration of these points.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert Castle". The signature is fluid and cursive, with the first name "Robert" and last name "Castle" clearly distinguishable.

Robert Castle