

Town of Wayland  
Planning Board  
105 Plain Road Development Application

*Joint Statement by the owners of the adjacent properties*

The undersigned are the owners of all the properties surrounding 105 Plain Road, including the original Draper houses numbered 104, 110, 111 and 116, as well as homes at 101 and 106.

Our neighborhood is on a designated Scenic Road and is subject to the most highly restricted zoning rules in Wayland. It encompasses the area settled by the Draper family in the early 1800s and five of their original six homes still remain. It is a charming part of Wayland.

We wish to preserve as much as possible the present sense of the neighborhood - the scenic road; the stone walls, the historic Draper houses; the Pine Plain Stand after which the street is named; the many mature deciduous trees; and overall, the quiet nature of the surroundings. These objectives would seem to align closely with the published Priorities of the Planning Board, number one of which is to preserve the semi-rural nature of our Town.

With this as background, we believe any plan to develop the 105 site should:

- 1) Preserve the existing street view, including the stone wall, trees and 110-year-old Draper home;
- 2) Preserve to the maximum degree possible the Pine Stand to the rear of the property, as well as other mature deciduous trees;
- 3) Utilize existing driveways to minimize both disturbance along Plain Road and the addition of pavement and impervious surfaces; and
- 4) Include house styles and massing consistent with other homes in the neighborhood.