

Town of Wayland
Planning Board
105 Plain Road Development Application

Follow up on issues raised at the Meeting of October 20th 2020

From Alan Smith and Leigh Dunworth, 111 & 117 Plain Road; the adjacent property to the East, referred to as Hayward Brook Farm

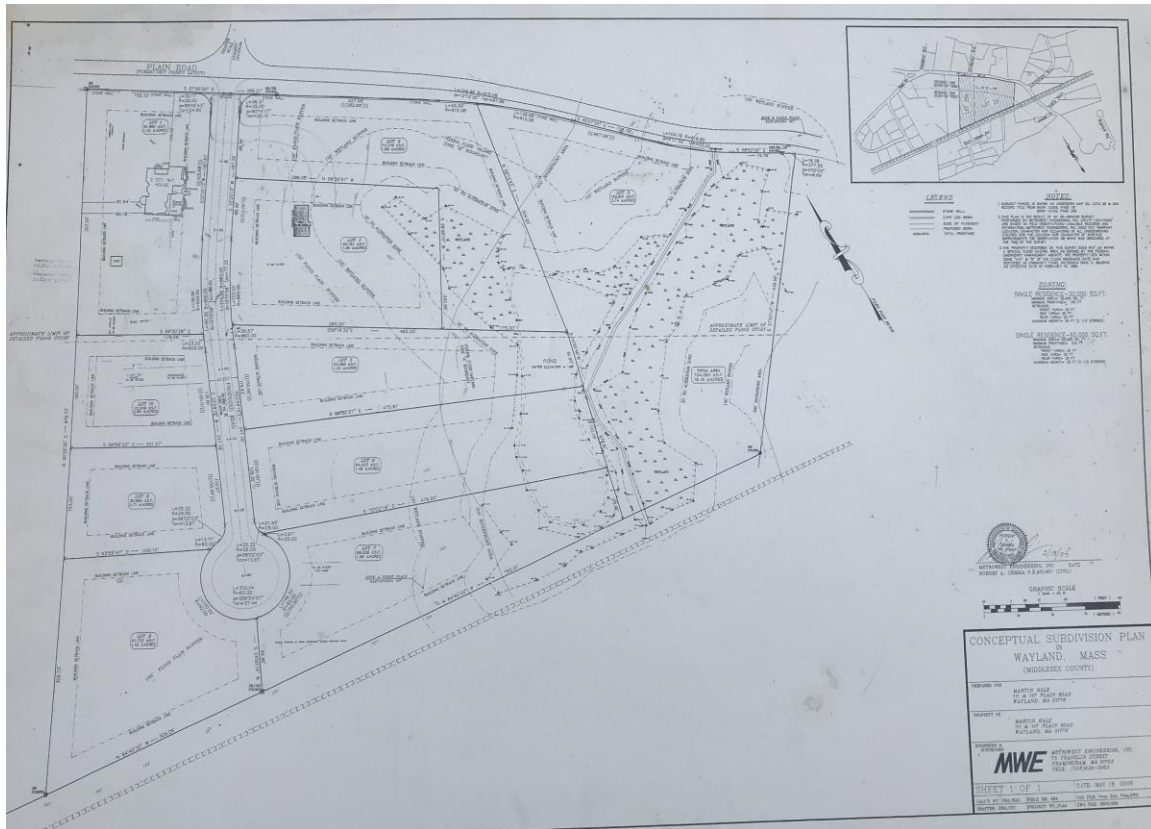
This letter follows up on issues raised at the Planning Board Meeting on October 20th. First, one board member asked if photographs of the Cottage at 111 Plain Road were available; one is attached below and more at the end. The Cottage is 2 story, 3 bedroom, with a floor area of approximately 1850sq ft.



The Cottage at 111 Plain Road looking north, 105 is to the left

Secondly, the possibility of similar developments on the adjacent properties was raised, were the 105 site developed as a regular sub-division by removal of the Historic House and Pine Stand and the building of 4 new houses, as the applicants have threatened,. This is not hypothetical in that we already have such a plan for the 111/117 site. The plan, which was developed by Metro West Engineering of Framingham, envisions a new road being created directly opposite Draper Road and a total of 9 additional houses being built on the sub

division. The plan would retain the Draper house but destroy its historic garden and require removal of many mature trees. A suitable name for the new road might be Capitulation Drive.



Perhaps, the owners of the 101 plot might also wish to cash-in, and duplicate the sub division development at 105, thus adding another side road, (perhaps to be called Wipe-out Way) and 4 houses on that site. The result would mean the quarter mile heading west from Draper Road to Claypit Hill Road, would now comprise a total of 4 side roads to the south (Capitulation Drive, Emmeline Path, Wipe Out Way and Hidden Springs Lane) and 26 houses (including 17 newly built as outlined here on new developments) and 1 roadway to the north, the Conservation Development at 104. This would decimate much of the Draper Historic house area and the Pine Plain, after which the road is named.

While we are presently not advancing the proposal, it is certainly possible in the future. The only thing preventing it is the vigilance of owners interested in conservation and the actions of the Planning Board. We urge to the Board to remain steadfast in requiring any development at 105 Plain Road to be in keeping with the historic and semi rural nature of this scenic part of Plain Road, in providing a disincentive to further inappropriate development and encouragement to those attempting to preserve this beautiful environment.



The Cottage viewed from the south east.



The Cottage viewed from the north east



The Cottage viewed from the north



The Cottage shown in juxtaposition to the horse barn and arena to the left