

TWENTY WAYLAND, LLC

c/o KGI Properties
45 Broad Street, 4th Floor
Boston, MA 02109
617-357-9300 (telephone)
617-357-9990 (facsimile)

RECEIVED

AUG 1 2006

PLANNING BOARD

August 1, 2006

Wayland Planning Board
Town of Wayland
41 Cochituate Road
Wayland, Massachusetts 01778

Re: Town Center Concept Plan Submittal
Mixed Use Overlay District
400 – 440 Boston Post Road
Wayland, Massachusetts

Dear Planning Board Members:

On behalf of Twenty Wayland, LLC, this is to transmit to the Planning Board our Concept Plan submittal for the referenced project as required by Article 2304.2 of the Mixed Use Overlay District Zoning (MUOD Zoning) approved by the Attorney General on June 27, 2006. Given that the Planning Board does not have Rules and Regulations at this time, we are submitting one copy of this letter to the Town Clerk for record purposes.

As required in Section B4 of the executed Development Agreement we have deposited \$10,000 with the Wayland Treasurer pursuant to MGL Ch 44 Section 53G for the Concept Plan Review

We are providing twenty (20) copies of the plans listed in Table 1.

Table 1 – MUOD Concept Plan Submittal Requirements

MUOD Zoning Section Requirement	Description	Provided?
2304.2.1.1	Preliminary Site Development Plan	Yes
2304.2.1.2	Preliminary Utility Plan	Yes
2304.2.1.3	Preliminary Lighting Plan	Yes
2304.2.1.4	Preliminary Signage Plan	Yes
2304.2.1.5	Preliminary Subdivision Plan	Not Applicable
2304.2.1.6	Preliminary Layout Plan	Yes

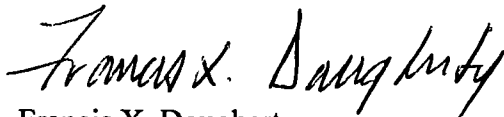
The Concept Plan submittal depicts the proposed residential and commercial uses. The commercial spaces are noted as "Retail" which could be the grocery store (for the 45,000 sf space), restaurant uses, or other uses allowed by the MUOD Zoning. We have also shown a suggested location for the municipal building.

Finally, we have reviewed the draft Rules and Regulations that are currently being contemplated by the Planning Board and we have attempted to address the following items that we expect may be in the final regulations:

- **Limits of Environmental Constraint.** The attached figure provides the areas that we believe Raytheon will allow residential uses to be developed.
- **Locus Map.** Our Cover Sheet provides a locus map depicting the general site layout and abutting property. Drawing EX-2 provides the GIS information of adjacent properties;
- **Existing Conditions Plan.** The existing site features, easements, utilities, wetland resource areas; and buildings are provided on the Existing Conditions Plan; and
- **Wastewater Disposal Facility Information.** We plan to discharge 45,000 gallons per day (gpd) into the Wayland Wastewater Management District Commission wastewater treatment plant and also develop some on-site septic systems. We have noted the primary and reserve leaching areas for the potential septic system. No reserve areas are required to be shown for the treatment plant because the facility is municipally owned.

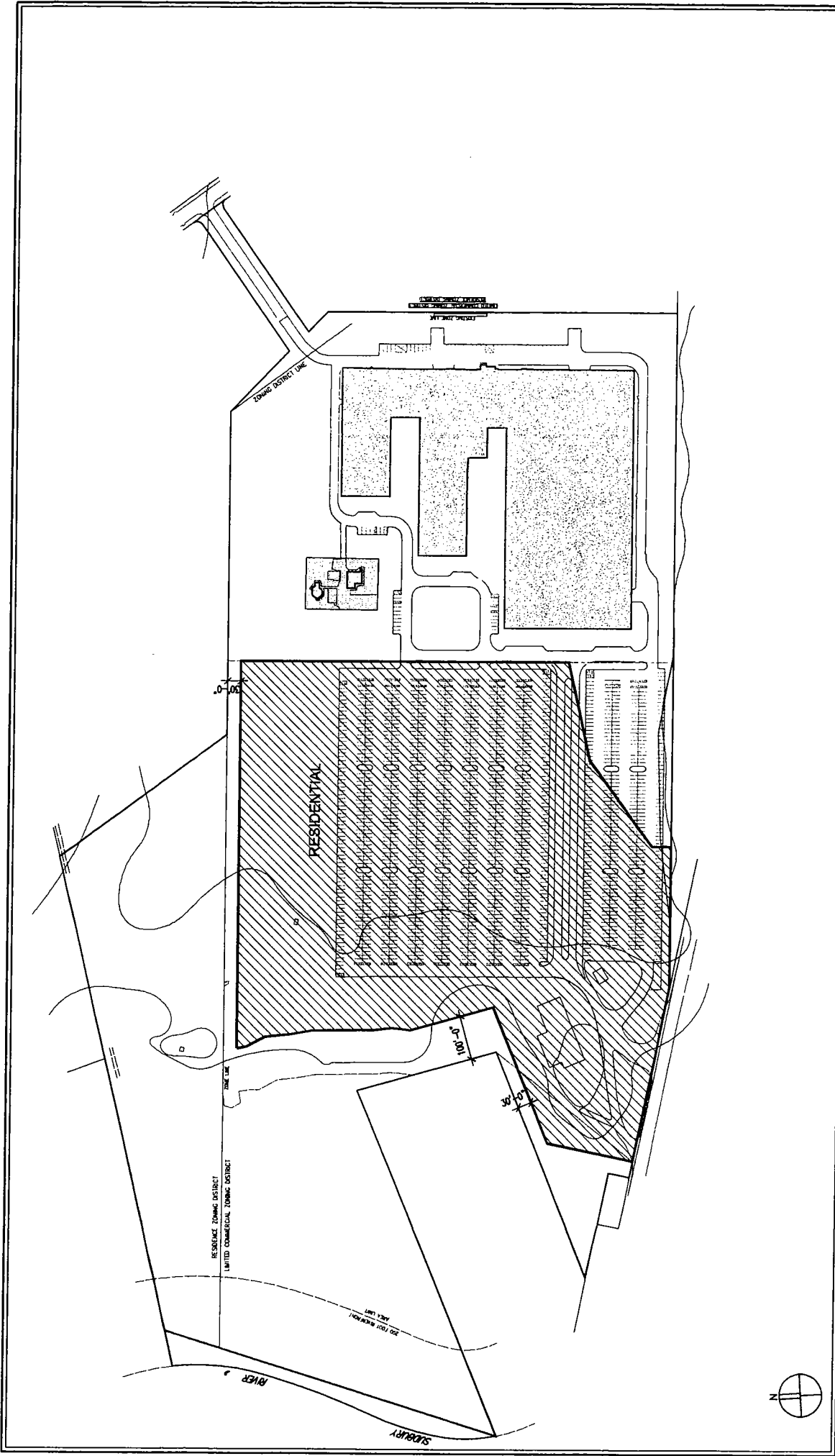
Please do not hesitate to contact me should you have any questions.

Very truly yours,



Francis X. Dougherty
Twenty Wayland Authorized Representative

cc: C. Irving, KGI
D. Stratouly, Congress Group
A. Weisenber, Goodwin Proctor



400-440 BOSTON POST ROAD WAYLAND, MA MAY 24, 2006

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August 1, 2006

Wayland Treasurer
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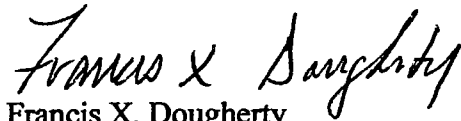
Re: Town Center Concept Plan Submittal
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Wayland, Massachusetts

Dear Sir/Madam:

Pursuant to applicable sections of the executed Development Agreement for the referenced project, attached is a \$10,000 check that we are depositing with the Wayland Treasurer pursuant to MGL Ch 44 Section 53G for the Concept Plan Review.

Please do not hesitate to contact me at 617/548-8416 should you have any questions.

Very truly yours,



Francis X. Dougherty
Twenty Wayland Authorized Representative

cc: C. Irving, KGI
D. Stratouly, Congress Group
A. Weisenber, Goodwin Proctor