

**Cochituate Village Neighbors Association**  
**P.O Box 5521**  
**Wayland, MA 01778**

December 4, 2012

To: The Wayland Planning Board

We hereby submit a copy of this petition, signed by more than 500 Wayland residents and neighbors who oppose the current plans to develop 150 Main Street. The project presents significant safety and traffic concerns, and is out of scale with and inappropriate for our residential neighborhood. We respectfully request that you give serious thought to our concerns as Wayland citizens and business owners and honor our requests.

As we collected signatures for these petitions, we heard many comments with a central theme: "The safety of our neighborhood and our families is threatened by a desire to increase the footprint of commercial development in the most thickly settled residential area in town. Who will profit? Who in Town is looking out for **US**?"

We ask you two questions: "Don't these plans run counter to the Planning Board's mission statement?" The Planning Board's mission statement says:

"We are dedicated to making our town a better place to live - a place where people want to raise a family and have their children raise *their* children. The Planning Board works to protect, and where possible, enhance our natural resources and preserve the quality of life for the citizens of Wayland. We stand for a commitment to the long-term interests of our community and the following guiding values that make Wayland a special place to live:

- Semi-rural Character
- Public School Excellence
- Quality Public and Senior services Excellence
- Protected Environmental Resources
- Strong Cultural and Recreational Resources"

And we ask you: **Who's in charge here...**the developers, corporate CVS, or the residents of Wayland?

Submitted by the Cochituate Village Neighbors Association

To: Selectmen; Planning Board; Public Works; Police, Fire & EMS Departments (Town of Wayland)

Subject: We respectfully urge you to reject the proposed 150 Main Street project.

Letter: Greetings,

We respectfully urge you to reject the proposed 150 Main Street project.

## Signatures

Name Location Date

Jeff Horan 2012-11-28

Carol Repose Wayland, MA, United States 2012-11-28

Pam Grant Wayland, MA, United States 2012-11-28

Ashley Welch wayland, MA, United States 2012-11-28

Pauline Ahearne Wayland, MA, United States 2012-11-29

Dr Frank Krasin Wayland, MA, United States 2012-11-29

Gretchen Dresens Wayland, MA, United States 2012-11-29

Kenneth Isaacson Wayland, MA, United States 2012-11-29

Elizabeth Cushing Wayland, MA, United States 2012-11-29

Alan Reiss Wayland, MA, United States 2012-11-29

Dalia Bernotas Wayland, MA, United States 2012-11-29

Louise Corliss Wayland, MA, United States 2012-11-29

Ed Leonard WAYLAND, MA, United States 2012-11-29

Betsy Short Wayland, MA, United States 2012-11-30

David Lang Wayland, MA, United States 2012-11-30

Bethann Monahan Wayland, MA, United States 2012-11-30

Rebecca Butler Wayland, MA, United States 2012-11-30

Megan Mazokopos Wayland, MA, United States 2012-11-30

Cecily Kiefer Wayland, MA, United States 2012-11-30  
John Penrose Wayland, MA, United States 2012-11-30  
Irene Altdorf Wayland, MA, United States 2012-11-30  
Molly Upton Wayland, MA, United States 2012-11-30  
Cheryl Kreinbring Wayland, MA, United States 2012-11-30  
Sean Sweeney Wayland, MA, United States 2012-11-30  
Alisa Frutman Wayland, MA, United States 2012-11-30  
Richard Kane Wayland, MA, United States 2012-11-30  
Jacqueline Ducharme Wayland, MA, United States 2012-11-30  
Lisa Clayton Wayland, MA, United States 2012-11-30  
Alys Nawawi Philadelphia, PA, United States 2012-11-30  
Kathie Trierweiler Wayland, MA, United States 2012-11-30

**Name Location Date**

Richard Stafford Wayland, MA, United States 2012-11-30  
Ali Shahidi Wayland, MA, United States 2012-11-30  
Elizabeth West Wayland, MA, United States 2012-11-30  
Kaat Vander Straeten Wayland, MA, United States 2012-11-30  
James Pierce Wayland, MA, United States 2012-11-30  
Heidi Pemberton wayland, MA, United States 2012-11-30  
Anne Nawawi Wayland, MA, United States 2012-11-30  
Margo Melnicove Wayland, MA, United States 2012-11-30  
Jim Ogletree Wayland, MA, United States 2012-11-30  
Theresa Mills Wayland, MA, United States 2012-11-30  
Nancy Wind Wayland, MA, United States 2012-11-30  
Tom Sciacca Wayland, MA, United States 2012-11-30

Karen Fahrner Wayland, MA, United States 2012-11-30

Karen Priscella Wayland, MA, United States 2012-11-30

Gail Shapiro Wayland, MA, United States 2012-11-30

Wendy Leacu Wayland, MA, United States 2012-11-30

Sherre Greenbaum Wayland, MA, United States 2012-11-30

Mary Magnuson Wayland, MA, United States 2012-11-30

Lewis Cohn Wayland, MA, United States 2012-11-30

Timothy McCullough Wayland, MA, United States 2012-11-30

Susan Reed Wayland, MA, United States 2012-11-30

Margaret Patton Wayland, MA, United States 2012-11-30

Andrea Case Wayland, MA, United States 2012-11-30

Spencer Shearer Wayland, MA, United States 2012-11-30

jane sciacca wayland, MA, United States 2012-11-30

Bill Yunker Cochituate, MA, United States 2012-11-30

Brian Szeremeta Wayland, MA, United States 2012-11-30

Rosalyn Golaine Boston, MA, United States 2012-11-30

Nancy Funkhouser Wayland, MA, United States 2012-11-30

Katherine Coppell Wayland, MA, United States 2012-11-30

Stephanie Howard Wayland, MA, United States 2012-11-30

Ann Drouilhet Wayalnd, MA, United States 2012-11-30

**Name Location Date**

Margaret Ingolia Wayland, MA, United States 2012-11-30

Andrea Gabriel Wayland, MA, United States 2012-11-30

Joe McGrail Wayland, MA, United States 2012-11-30

Katharina Wehrli Wildwood, MO, United States 2012-11-30

Peri Nawawi Somerville, MA, United States 2012-11-30

Elyse Ogletree Wayland, MA, United States 2012-11-30

Kent George Wayland, MA, United States 2012-11-30

Sabine von Mering Wayland, MA, United States 2012-11-30

Jeffrey Bright Wayland, MA, United States 2012-11-30

Barbara Belote Wayland, MA, United States 2012-11-30

kathleen Henderson Wayland, MA, United States 2012-11-30

alice boelter wayland, MA, United States 2012-11-30

Katherine Gundersen Wayland, MA, United States 2012-11-30

Amanda Horan Cochituate, MA, United States 2012-11-30

Wen Stephenson Wayland, MA, United States 2012-11-30

John Darack Wayland, MA, United States 2012-11-30

Gil Wolin Wayland, MA, United States 2012-11-30

Michael Murphy Wayland, MA, United States 2012-11-30

Robert Smith Wayland, MA, United States 2012-11-30

Karen Haffey Wayland, MA, United States 2012-11-30

karina gordin wayland, MA, United States 2012-11-30

marie dorr wayland, MA, United States 2012-12-01

Karen Hughes Wayland, MA, United States 2012-12-01

Susan Green Wayland, MA, United States 2012-12-01

margot stone-condry wayland, MA, United States 2012-12-01

Elizabeth Nathans Wayland, MA, United States 2012-12-01

Matthew Rijk Wayland, MA, United States 2012-12-01

Lynn McDonald Wayland, MA, United States 2012-12-01

Paula Orlandella Wayland, MA, United States 2012-12-01

Philip Badders wayland, MA, United States 2012-12-01

Diane Sall Wayland, MA, United States 2012-12-01

Rita Lash Wayland, MA, United States 2012-12-01

**Name Location Date**

Cynthia Hill Wayland, MA, United States 2012-12-01

Alison Mountford Wayland, MA, United States 2012-12-01

Lynn Paoella Wayland, MA, United States 2012-12-01

Hope Podell Wayland, MA, United States 2012-12-01

Thomas Klem Wayland, MA, United States 2012-12-01

Judy Courchine Wayland, MA, United States 2012-12-01

teralyn siller arlington, TX, United States 2012-12-01

Ian Condry Wayland, MA, United States 2012-12-01

Sandra Berardi Wayland, MA, United States 2012-12-01

Suzanne Stimpson Wayland, MA, United States 2012-12-01

Robert Murch Wayland, MA, United States 2012-12-01

caleb landis framingham, MA, United States 2012-12-01

Manya Lovesky Andersen 52 rice red, MA, United States 2012-12-02

Monika Leonard Wayland, MA, United States 2012-12-02

Neil Bernstein Wayland, MA, United States 2012-12-02

Dana Davies Wayland, MA, United States 2012-12-02

Mohammad Nawawi Waylan,, MA, United States 2012-12-02

Jennifer Dieffenbach Wayland, MA, United States 2012-12-02

Deirdre Leid Wayland, MA, United States 2012-12-02

Donna Keane Cochituate, MA, United States 2012-12-02

chris owens Wayland, MA, United States 2012-12-02

Dana Bache Wayland, MA, United States 2012-12-02  
Dennis Bache Wayland, MA, United States 2012-12-02  
Jennifer Jagolinzer Wayland, MA, United States 2012-12-02  
Nancy Leifer Wayland, MA, United States 2012-12-02  
John Flaherty Wayland, MA, United States 2012-12-02  
Andrew Stone Hudson, MA, United States 2012-12-02  
Jane Mansfield Wayland, MA, United States 2012-12-02  
Linda Cherry Albuquerque, NM, United States 2012-12-02  
Cassidy Way Wayland, MA, United States 2012-12-02  
Hannah Matthews Wayland, MA, United States 2012-12-02  
Jo Anne McLaughlin WAYLAND, MA, United States 2012-12-02

**Name Location Date**

Jane Murch Wayland, MA, United States 2012-12-02  
Andea McLaughlin Wayland, MA, United States 2012-12-02  
Toby Kopman Concord, MA, United States 2012-12-02  
Mary McCullough Wayland, MA, United States 2012-12-02  
Louise Brown Wayland, MA, United States 2012-12-02  
Laura Bushee Wayland, MA, United States 2012-12-02  
Beth Terada Wayland, MA, United States 2012-12-02  
carolyn leason malden, MA, United States 2012-12-02  
Cat Nawawi Cedar Park, TX, United States 2012-12-02  
Ralph Bryant Wayland, MA, United States 2012-12-03  
lucille nava wayland, MA, United States 2012-12-03  
Ray Nava Wayland, MA, United States 2012-12-03  
Gary Hirsch Wayland, MA, United States 2012-12-03

John Saltmarsh Wayland, MA, United States 2012-12-03

Kellie LaPierre Wayland, MA, United States 2012-12-03

John Harper Wayland, MA, United States 2012-12-03

ellen tohn wayland, MA, United States 2012-12-03

Jill Ellison Wayland, MA, United States 2012-12-03

Harvey Michaels Wayland, MA, United States 2012-12-03

Amy Michaels Wayland, MA, United States 2012-12-03

Helen Leonard (Powers) Auburn, WA, United States 2012-12-03

Beth Butler Wayland, MA, United States 2012-12-03

Dorothy Kelly Holliston, MA, United States 2012-12-03

Carol Meyer Wayland, MA, United States 2012-12-03

Ron Poore Wayland, MA, United States 2012-12-03

Lauren Amabile Wayland, MA, United States 2012-12-03

Wynn Calder Wayland, MA, United States 2012-12-03

Phyllis Dininio Wayland, MA, United States 2012-12-03

Anne Wilson Wayland, MA, United States 2012-12-03

Jeanne Zysk Wayland, MA, United States 2012-12-03

Lisa Dininio Natick, MA, United States 2012-12-03

gloria villari wayland, MA, United States 2012-12-03

**Name Location Date**

Vijaya Ramesh Wayland, MA, United States 2012-12-03

Steve Butler Wayland, MA, United States 2012-12-03

Liane Hicks Wayland, MA, United States 2012-12-03

David Goodman Wyaland, MA, United States 2012-12-03

lilly kinas Wayland, MA, United States 2012-12-03



Julia Torres Wayland, MA, United States 2012-12-03

Kathleen Lang wayland, MA, United States 2012-12-03

Mark Santangelo Wayland, MA, United States 2012-12-03

James Tiberii Wayland, MA, United States 2012-12-03

Nancy Kelley Wayland, MA, United States 2012-12-03

Mala Maurer wayland, MA, United States 2012-12-03

patrick maurer wayland, MA, United States 2012-12-03

Katy Allen Wayland, MA, United States 2012-12-03

Helen Flagg Wayland, MA, United States 2012-12-04

Debbie Butler Wayland, MA, United States 2012-12-04

irene praegeer wayland, MA, United States 2012-12-04

Susan Rufo Wayland, MA, United States 2012-12-04

Patricia Marston Wayland, MA, United States 2012-12-04

Thomas Place Wayland, MA, United States 2012-12-04

Nissa Fitzgerald Wayland, MA, United States 2012-12-04

Carolyn Meek Wayland, MA, United States 2012-12-04

Cathy Stewart Wayland, MA, United States 2012-12-04

Minnette Harrington wayland, MA, United States 2012-12-04

Debra Deveaux Wayland, MA, United States 2012-12-04

Michele Sperling Wayland, MA, United States 2012-12-04

Stu Cartwright Wayland, MA, United States 2012-12-04

Alan Marscher Wayland, MA, United States 2012-12-04

Markey Burke Wayland, MA, United States 2012-12-04

Susan Blumenfeld Wayland, MA, United States 2012-12-04

Susan Skowronski Wayland, MA, United States 2012-12-04

Richard Turner Wayland, MA, United States 2012-12-04

Matt Collett Wayland, MA, United States 2012-12-04

**Name Location Date**

susan cummings wayland, MA, United States 2012-12-04

Eric Kuhn Wayland, MA, United States 2012-12-04

Ed Powers Hansville, WA, United States 2012-12-04

Eric Ngai Wayland, MA, United States 2012-12-04

Katy Cavallo Wayland, MA, United States 2012-12-04

Sharon Desmond Wayland, MA, United States 2012-12-04

Celine Larimer Wayland, MA, United States 2012-12-04

kelly mccarthy wayland, MA, United States 2012-12-04

Rob Desmond Wayland, MA, United States 2012-12-04

Marcia Privitera Flagg Wayland, MA, United States 2012-12-04

John Flagg Wayland, MA, United States 2012-12-04

## Sarkisian, Sarkis

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**From:** Joe Polizzotti <JPolizzotti@edens.com>  
**Sent:** Wednesday, December 05, 2012 11:38 AM  
**To:** Sarkisian, Sarkis  
**Subject:** Comments from Town Planning Board Meeting - 150 Main Street - 12.4.12 - Message is from an unknown sender

Sarkis,

I attended the planning board meeting last night and I am in favor of developing the parcel. My largest concern is making sure the traffic is dealt with correctly. I am happy to hear that a traffic study is being conducted and look forward to the findings. My comments to the site plan are below.

- 1) Have the applicants sent the site plan to MA DOT for review and approval? With RTE 27 being a state road, DOT will need to weigh in especially on the "right-in-right out" and any signal work or traffic lane work.
- 2) I am concerned about the fact that the intersection on the 10/13/12 site plan calls for the "existing signal, sidewalk & curb. It is my opinion that this intersection should be brought up to current DOT standards with a new signal complete with pedestrian pedestals, new crosswalks, and new sidewalks with handicapped ramps complete with tactile warning strips. This development will clearly impact the intersection and at a minimum they should be required to complete the items stated above.
- 3) With the town's recent struggles with new development and traffic, I think it should be a conditional of approval that all "off-site" work be completed before any tenant in the development is allowed to obtain a Certificate of Occupancy. The "off site" improvements are part of the development approval and if they are not done tenants should not be able to open. I would hate to have another Town Center debacle where the Center opens and the off-site work is not complete (poles in road). The Center then generates traffic that the roads cannot handle. The only people who suffer in that situation are the residents.
- 4) I also had a comment on the landscaping. The 10/13/12 site plan shows a lot of grass. I think a more drought tolerant plan should be developed especially since Wayland has water bans every year. Grass uses a lot of water and the mowing is loud and pollutes. The grass in the "skinny" islands will never survive due to the heat generated in the parking lot even if it is watered. The developer and the residents will benefit by less grass and more trees and perennials.
- 5) The dumpster enclosures are shown to be wooden stockade fence. Wood dumpster enclosures get destroyed by waste haulers because they cannot take a large truck "banging" into it. A more substantial (steel or reinforced CMU) enclosure should be required.

I look forward to a lively development at that corner.

Thank you

Joe Polizzotti  
617.686.4960  
16 Indian Road

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## Sarkisian, Sarkis

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**From:** Home Mac <rijohoyer@gmail.com>  
**Sent:** Tuesday, December 04, 2012 6:44 PM  
**To:** Sarkisian, Sarkis  
**Subject:** Finnerty's Site - Message is from an unknown sender

Sarkis - Thanks for spending a few minutes with me this afternoon.

Please pass on to the members of the Planning Board that at least one long-time (40 year) resident of Cochituate does not agree with the objections of the Cochituate Village Neighbors Association to the plans of the developers for the Finnerty site. I find the Neighbors Association's "Top Ten Reasons", for example, to be supported by gross exaggerations and conjectures that are not believable.

I don't know if the Neighbors Association is a minority or majority of Cochituate residents, but they are certainly vocal. Those of us who support the developers' plans for the site are not, at least at this time. Nevertheless, I think the developers' plans for the site are an appropriate use and will be major plus for this part of the town.

Dick Hoyer  
15 Pine Needle Rd.  
508-655-2868

**Sarkisian, Sarkis**

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**From:** Paul and Gretchen Dresens <pdresens@yahoo.com>  
**Sent:** Wednesday, December 05, 2012 6:51 AM  
**To:** Sarkisian, Sarkis  
**Subject:** 150 Main Street Project letter to the Planning Board

To the Planning Board:

As the resident and abutter most uniquely impacted by this development, I welcome responsible and safe development at the Finnerty's site. Over the past recent years the building and landscaping have fallen into major disrepair. The property has become an eyesore for those that live in and visit the area, as well as those that drive through. Since I have lived here, residents and commercial ventures have harmoniously co-existed. I wish that to continue.

I urge the Planning Board to keep in mind it's mission as this project proceeds. In particular, we are dedicated to making our town a better place to live - a place where people want to raise a family and have their children raise their children. The Planning Board works to protect, and where possible, enhance our natural resources and preserve the quality of life for the citizens of Wayland." The board's charter mission and commitment to upholding our by-laws pertain to ALL Wayland residents.

Over the past few months I have heard NIMBY, moaning residents and other such derogatory comments directed to those who have voiced concerns about the redevelopment of the site. If you listen to the comments, really listen, you will hear people asking for responsible development, development within the by-laws established for the area. I, and any other resident of Wayland, have a right to ask for the Planning Board, and all other Wayland boards, to enforce the by-laws that pertain to the neighborhood in which we live. In this case, I ask the Planning Board to uphold the by-laws that pertain to Cochrane Village.

Wayland's By-laws were established, and are enforced, to protect the interests of all residents of Wayland. I expect that the residents of Cochrane Village be afforded the same diligence to upholding these by-laws as any other resident of Wayland. The current proposal seeks much relief from the Town. The very nature of seeking this amount of relief indicates that Cochrane Village cannot support a project of this size. The most offensive relief entails using

residentially zoned land for commercial purposes. I am not alone in asking for this enforcement.

If our by-laws are no longer relevant, or longer address current needs, then the proper recourse is to go before Town Meeting and amend the By-laws. It is not to issue this amount of special permits and variances. This is not a "no development" message, this is a "responsible, appropriate and safe development" message. Develop the site within the parameters of the by-laws.

I am asking for the Planning Board to enforce the by-laws that pertain to the area that we all bought houses and we call our home. We bought our houses expecting that the town would honor it's commitment to the by-laws. If we don't abide by these by-laws, why have them.

Thank you.

Gretchen Dresens  
155 Main Street

## Sarkisian, Sarkis

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**From:** Douglas Alongi <douglasalongi@yahoo.com>  
**Sent:** Monday, December 10, 2012 2:10 PM  
**To:** Sarkisian, Sarkis  
**Subject:** Finnerty's site - Message is from an unknown sender

I am writing regarding the proposed development of the former Finnerty's site. As a Cochituate resident, I am very excited at the prospect of having a new walking destination for my family and for all Wayland families to enjoy. The current plot is an eye-soar which brings the community negative value.

I am aware that some people in town oppose this development for reasons including safety concerns, increased traffic and not wanting a CVS in the neighborhood. I feel fortunate to be able to raise my children in a town as nice and safe as Wayland. The addition of a CVS, in my opinion, will make Wayland no less safe than it is today. In fact, after reviewing the site plans, I think the proposed development will be much safer than the current group of stores which sits across from the Finnerty's lot. The strip of stores which includes a dry cleaner, auto-body shop, pizza store and convenience store is very unsafe. I would like to see the people of Cochituate turn their attention to improving the safety standards of the current shops instead of focusing on what seems to be a safe and well thought out project.

As for traffic, the proposed development will draw more people to the area than the current empty parking lot and abandoned building. We all contribute to traffic each and every time we enter our vehicles and drive to our destinations. We live in a densely populated part of the country and traffic is and will always be present.

As for not wanting a CVS because it is a retail chain, it appears that the precedent of welcoming big businesses to Wayland has been set. When standing in the current empty lot I can see a Dunkin Donuts and can quickly walk to a Starbucks, Rite Aid, Domino's Pizza and TD Bank. Who is to say that we don't need another CVS? I happen to believe in the free market and supply and demand. CVS believes the neighborhood can and will support a new store. CVS also represents a signature anchor tenant which means financial stability. This will encourage and attract additional businesses and prevent the future scenario of having an empty building sitting on the corner of Main and West Plain.

This project brings with it a financial upside for both the town and the families who reside in Wayland. Wayland has some of the highest tax rates in Massachusetts. This project represents an opportunity to capitalize on some of the limited commercial property that exists in town. As for those of us who call Cochituate home, this project will make our neighborhood a more attractive community to future residents which will have a positive impact on the Wayland housing market.

I have met with the developers and believe they have the best interest of Wayland in mind. They are Wayland residents, dads, coaches and neighbors to many of us. They have made numerous concessions and modifications to assuage concerns and I am confident that they will do everything in their power to make this project safe and appealing. I applaud their efforts to bring much needed amenities to Wayland and look forward to enjoying the fruits of their labor for years to come. The sun currently shines often on Cochituate Village and will continue to do so once the new CVS and surrounding stores are constructed.

Regards,

Doug Alongi  
8 Bogren Lane, Wayland, MA

**Documentation of Traffic Accidents in vicinity of proposed CVS development.**

| LOCATION/Address            | Records from Wayland Police Dept., Five year span.<br>11 of 18 accidents involved injury |          |         |         |         |
|-----------------------------|--|----------|---------|---------|---------|
|                             | 2008   | 2009     | 2010    | 2011    | 2012    |
| (97) Main St (at Willard)   | 9/24/08  |          |         |         |         |
| 116 Main St (Intl AutoBody) |  |          | 5/6/10  |         |         |
| 116 Main St (Intl AutoBody) |  |          | 9/28/10 |         |         |
| 130 Main St (Gulf Sta)      |  | 2/11/09  |         |         |         |
| 131 Main St (DunkinDonut)   | 1/24/08  |          |         | 4/27/11 | 3/2/12  |
| Main/W.Plain                |  | 1/3/09   |         |         |         |
| 136 Main St (Fire Sta)      |  | 6/9/09   |         | 8/4/11  |         |
| 145 Main St (Fire Sta)      |  |          | 2/6/10  |         | 8/29/12 |
| 145 Main St (Fire Sta)      |  |          |         |         | 11/6/12 |
| Main/King St                |  |          | 5/23/10 |         |         |
| 90 Pemberton near W.Plain   |  |          |         | 2/4/11  |         |
| W.Plain at Pemberton        |  | 11/25/09 |         |         |         |
| 58 W. Plain (at Pemberton)  |  | 6/17/09  |         |         |         |
| 3 Bent Ave (at W.Plain)     |  |          |         |         | 2/13/12 |

**Wayland Fire Dept. Statistics from their Website. Additionally, Chief Smith reports 3,660 events in 2012 (as of Nov 28)**

**TOTAL INCIDENTS (emergencies and calls for service - townwide)  
YEAR TO YEAR COMPARISON**

2009/2010 3,549

2008/2009 3,105

2007/2008 3,099

**CLASSIFICATION OF INCIDENTS  
2009/2010**

Fire Emergencies 250

Medical Emergencies 1,143

Other Emergency services 482

Motor Vehicle Accidents 84

Hazardous Conditions 266

Fire Alarm System Work 249

Inspections 921

Public Education 42

Training Sessions 112

**TOTAL INCIDENTS 3,549**