

I recently read a letter to the editor, in which Wayland Fire Chief, Vinnie Smith has now decided that he can live with a double driveway egress from the Finnerty site to Main Street. Before the Planning Board meeting on September 4th, the chief said he was against a curb cut that would create a driveway on Main Street. A few weeks later, Chief Smith said he could live with a curb cut on Main Street. Now he can live with two large driveways on Main Street across from the Cochituate fire station. I may be naïve; I may be stupid--but I don't get it. I thought the Fire Chief was supposed to be in charge of Safety? Now he is advocating two massive driveways that would be approximately 20-30 feet across on Main Street. When middle school and elementary school children walk to school; when seniors who live in the Bent and Cochituate housing walk around the village to get their errands done; when the many joggers and walkers use Main Street as part of their daily exercise loop; when throngs of children use Main Street to get to the ball field, or ride their bicycles, skateboards, and scooters on Main Street; they will NOW have to traverse this dangerous gauntlet. All of these residents will have to survive the impatient drivers, the distracted drivers talking on their phones and possibly texting and even those cars stuck on the middle of the sidewalk waiting to make their supposedly safe right turn. In addition, large trucks that make daily deliveries will make very wide turns. There are enough casualties on our roads without this enormous new threat. 2,000-5,000 pound cars and trucks passing over our **Main Street** sidewalk is an unacceptable danger!

Chief Smith is deferring to the experts. Apparently, he doesn't want the responsibility of making the decision. Who are these experts? Who pays these experts? Will these experts invent statistics? Children will get killed and we will have periodic catastrophes at the site. It's all a numbers game. More cars driving across a busy sidewalk will result in more human tragedy. One 'bought and paid for' expert will say this large double driveway is as safe as sitting in church.

The business plan for these large box drug stores with Drive-Thrus is to get as many cars to use the Drive-Thru as possible. This is where they get most of their revenue. They do not care how or where the cars come from, even if the cars drive over our busy sidewalks. The CVS with its Drive Thru on Route 20 does not have a busy sidewalk. In fact, there is no sidewalk at all. Every resident of Wayland should take a good look at both of those Rt 20 CVS driveways. In the Village, it appears that the two driveways will be combined rather than separated. This is what Chief Smith wants for the center of Cochituate Village. I just don't understand why the Fire Chief is endorsing this.

Pedestrians used 'to have the right of way' in Wayland. Now, with Chief Smith's latest position, pedestrians, "Better get out of the Way!" Personally, I do not think that GREED should ever come before safety. I hope I am not in the minority with this thinking.

Bret Leifer

East Plain St

Sarkisian, Sarkis

From: carlos ponce <ceps@hotmail.com>
Sent: Tuesday, October 02, 2012 9:50 AM
To: Sarkisian, Sarkis; Smith, Vinnie; Turkington, Frederic;
cochituatevillageneighbors@gmail.com
Subject: Finnertys and CVS - Message is from an unknown sender

I moved to Wayland because it's extraordinary surroundings, school system and environment. I believe that economic development must be hand-on-hand with the community/environment/quality of life. I don't see how a drive-thru in pharmacy in a busy street contributes to the quality of life of this community. I support the development of that abandoned property but with something that will improve the neighborhood.

Sincerely,
Carlos Ponce
44 Edgewood Rd,
Wayland, MA

Sarkisian, Sarkis

From: Ken Isaacson <clickkeni@gmail.com>
Sent: Monday, October 08, 2012 9:49 AM
To: Smith, Vinnie; Sarkisian, Sarkis; Doug Leard; Ed Collins; Joe Nolan; John Bladon; Steven Correia
Cc: Turkington, Frederic
Subject: Cochituate development

Greetings,

I wish to make my feelings known regarding the proposal by developers to build 25,000 sq.ft. of retail and office space at the Finnerty's location. I live near the proposed development, and I think that development of that lot is important to the vitality of the community. I strongly agree with the consensus of my neighbors that the scale and positioning of the proposed project is (1) out of scale for the area; (2) poorly planned from a safety perspective with Firehouse #2 directly across the street; and (3) detrimental to the entire area due to the high traffic count that will be generated. When combined with the expected increase in traffic from the Danforth Green development which will also put excessive commuter and daytime traffic pressure on West Plain Street, East Plain Street, and Route 27 north and south, those roads will be overwhelmed by traffic.

I urge you to inform the developers that their current plan is too dense, and as unacceptable to you, the Town's leaders, as it is to the local community as it is currently configured. If they want Town and neighborhood support, they must earn it by working with us; not around us, and not against us. Then we can all appreciate and benefit by what they create.

Thank you,
Ken Isaacson
228 Lake Shore Drive

Sarkisian, Sarkis

From: Irving, Robert
Sent: Tuesday, October 09, 2012 9:51 AM
To: Sarkisian, Sarkis
Subject: FW: CVS

From: Carol Repose [<mailto:carepose@yahoo.com>]
Sent: Friday, October 05, 2012 5:05 PM
To: Irving, Robert; Smith, Vinnie; Turkington, Frederic
Subject: CVS

We are writing to express our feelings about the proposed CVS on Main St. in Cochrane. The town needs to take into consideration the huge safety issues this will present. We, along with other citizens, not to mention children, walk along Main St. daily or several times a week. Both the Fire Department and the Police Department have safety issues mentioned in their mission statements. This cannot be forgotten. CVS has proven themselves to be less than good neighbors in the north part of town and now the town of Wayland wants to bring them to Cochrane. This is shameful. It certainly sounds like greed is overtaking safety. This part of town is where the ballfields, middle school and art center are located. Large amounts of new traffic 24 hours a day will impact these child-centered locations in a very serious way. CVS cannot be allowed to build this megastore on this property. Please consider the safety of Wayland's children. Thank you.

Carol and Richard Repose 14 Dean Rd. Wayland, MA

September 24, 2012

Dear Members of the Planning Board and the Zoning Board of Appeals,

I am writing to express concern over the proposed Finnerty's development. My family lives nearby on Mitchell Street, and I grew up just down the street, on West Plain Street. Until a few years ago when the property was sold, Finnerty's was a beautiful corner landmark of Cochituate. The grounds were well-maintained and the building itself had such character – exactly the type of building Cochituate is known for.

Although the box-like design of the proposed CVS, the square footage of the proposed building, the building height, the street-scape, and the two-lane drive through concerns me, I wanted to make you aware of a concern that particularly affects our neighborhood, the neighborhood that lies directly in back of the Finnerty's site.

My paramount concern is the amount and speed of cut-through traffic on Mitchell and King Streets. Those streets have for a long time been a cut-through to avoid the lights at the intersection of Rt. 27 and West Plain Street, in front of the Fire Station. People drive extremely fast through our back streets to avoid that intersection. Cars whip around the intersection of Mitchell and King Streets, and have even driven over my grass and my neighbor's grass because of speed. On July 19th, one speeding car even hit my 104 pound black lab, Murphy. Murphy was rushed to the vet and sustained a lacerated liver, fluid in his lungs, 4 broken ribs, and stitches and a drainage tube in his right arm. Luckily, because Murphy is a 104 pound lab, he survived and is doing well now. But I don't even want to imagine what could have happened to an adult or a child, if he or she had been hit by that speeding car. There have been other dogs who have been hit by cut-through traffic on King Street and Mitchell Street as well. And unfortunately, I know you are aware of the Mitchell Street resident who was killed by a car when walking home one night.

We live in a neighborhood where young children live, where groups of women walk, where runners exercise, and where middle schoolers commute via bike or skateboard. Because Mitchell Street connects to the Ball Field, Bent Ave Cemetery, and then to Bent Ave, George St, Pine Needle, Gennaro Circle, and countless other streets, it makes it a great road to walk on and to get to the Middle School and Ball Field from. Dozens of pedestrians use Mitchell and King Streets every day.

I fear that traffic will dramatically increase on King Street and Mitchell Street so that drivers can continue to avoid the intersection of Rt 27 and West Plain Street. With increased traffic from CVS and the two-lane drive-through, our little neighborhood will inevitably feel the burden.

I understand that when the developers conducted the traffic study over a period of a mere five days, they put down the traffic markers before Mitchell Street and before King Street. They should have put down the counters before AND after those streets to count the cut-throughs in our neighborhood. Because once businesses appear at the site, drawing more traffic, the cut-throughs are sure to increase. And with increased cut-through traffic on Mitchell and King Streets, accidents will also likely increase.

Thank you for the opportunity to share my concerns as you consider the proposed development.

Sincerely,

Nell Getz
20 Mitchell St

Sarkisian, Sarkis

From: Bethann Monahan <bamonahan12@gmail.com>
Sent: Saturday, September 22, 2012 10:39 AM
To: Sarkisian, Sarkis
Subject: Finnerty's Property Proposal

Dear Mr. Sarkisian,

I am writing to express my grave concern for development plans at the property formally known as Finnerty's, 150 Main Street in Wayland.

I live on Leary street, behind the Cochituate fire station. A few years ago I, and a number of my neighbors, brought forward concerns about a previous attempt by CVS to build on the property now housing Dunkin Donuts and Viva Mexican Grill. Fortunately, CVS did not pursue plans to build at that location as the plans were way out of proportion for the area. I have the same concerns for this new proposal by CVS just across the intersection.

First of all, I do not feel we need two CVS pharmacies in this one little town. Secondly, the drive-through option seems to be very unsafe given the number of children and young adults who frequent the area after school and in the evening when games are happening at Coch. field. Thirdly, I do welcome new business to the area (it's sad that the Finnerty's building has been empty for so long) but another big-box store is not what I want to see in this quaint village area. In my opinion, small shops such as FYI are what's needed and welcomed in Cochituate Village.

Please pass this on to the Planning Board. It is my fervent wish that they take heed of the neighbors' concerns and respond accordingly.

Sincerely,

Bethann A. Monahan
16 Leary St

Sarkisian, Sarkis

From: Michele XXX <5887michele@gmail.com>
Sent: Thursday, September 27, 2012 5:26 PM
To: Sarkisian, Sarkis
Subject: CVS at Finnertys site NOT in support - Found word(s) XXX in the display name

Dear Mr Sarkisian,

I am writing to indicate I am not in favor of the CVS proposal for the Finnerty's site. This site has the same issues the site across the street did two years ago.

1. The location of a large 2 lane drive thru in an area of congestion with the fire department, school zones and ball field means too many cars in this residential neighborhood.
2. There are already 2 pharmacies in town including a CVS. I am not sure why any one would need another pharmacy let alone another CVS in such close proximity. According to the CVS website there are 5 within 5.5 miles of the proposed location. Certainly this is enough coverage for anyone with a preference for CVS over other chains. If we include Walgreen's and target there are 4 more locations within 5 miles. I do not think the public is without access to pharmacy services.
3. The concept of a 24 hour location is asking for more crime and trouble to come to the area. The majority of late night patrons at a pharmacy are not there for medicines they are hanging out because that's what's open. There is a 24 hr location within 3.4 miles if someone required a nighttime pick up. Wayland has not allowed restaurant, bars, or convenience stores to be open 24 hour. If these businesses have been prevented from collecting revenue after 11 then the pharmacy is no different.
4. The light pollution of a 24 open store is counter to Wayland's green initiatives and the quality of life for those living close to the location.
5. If trees need to be removed that will change the character of that corner as a residential street. Would they be required as homeowners fixing a septic to replace every tree inch cut? Would there be large trees to make the cut zone age and fill in quickly or all two foot scrubs in a line. A large mature planting can not be easily replaced.

I am in favor of a commercial tenant on that corner. A plan which incorporated a modest building with a outside seating area for dinning would be a welcome edition to the neighborhood. But a max space occupying 24hr CVS is not that project. The most recent renovation of the former PJ Hooper is a great example of use that fits the environment. Please do not permit this project.

Kind Regards,
Michele Cunneen
87 East plain st
Wayland,MA

Sarkisian, Sarkis

From: Quentin Nowland <qnowland@gmail.com>
Sent: Tuesday, October 02, 2012 12:09 PM
To: Sarkisian, Sarkis; Turkington, Frederic; Smith, Vinnie
Subject: Finnerty's/CVS - Thoughts as a neighbor...

Sarkis, Vincent and Fred,

I'm writing with a few quick thoughts re the Finnerty's/CVS project.

1) As a neighbor on Parkland Dr., I am in favor of a mixed use site. The development sounds promising especially one that includes at least one quality restaurant with seating outside. Having moved to Wayland about a year or so ago, we could use a lot more restaurants that serve quality food, especially with tables and chairs for outdoor seating and conversation. In addition, we have a lot of young children in the area now and walking to restaurants and sitting outside is ideal.

2) As it relates to the actual structures and improvements, there is currently a building (Wayland Dental and FYI Frozen Yogurt) at that intersection that looks too large and out of place. Two stories right along the street...I'm hoping we can avoid another mistake with the Finnerty's/CVS development. I thought there were setbacks limiting how far commercial and residential buildings can be from the street and/or property line.

I have also noticed Wayland could do a better job with functional sidewalks. Something to keep in mind for the area.

3) I'm concerned, based on the drawings, that a CVS along 27 looks like an another eye-sore. How about switching the CVS and mixed-use building so residents and people driving through town are not overwhelmed with another large 'big box' store/building on the corner?

4) By switching the two buildings, the mixed-use could have the outdoor seating along the street or facing the parking lot. The CVS would reside along W Plain.

5) Honestly, the mixed-use building also looks too large for the area. Not sure if you're working on final specs but I think the neighborhood sentiments are keeping the "village" feel (or something similar to Linden Square in Wellesley or even Wellesley Town Center).

5) Lastly, traffic and safety looks to be an issue with kids and the middle school. Sounds like the main sticking point. Switching buildings allows for traffic to flow in and out of W. Plain, thus avoiding a major intersection on Rte 27.

Again, I'm definitely in favor of having a development project that includes a good restaurant with outdoor seating, a CVS (or like store) and any other retail uses, however, I'm hoping you, developers and meeting attendees can agree that keeping safety and aesthetics are paramount to a successful town project and development.

Thanks,
Quentin

Sarkisian, Sarkis

From: Dale, Paul <pdale@hp.com>
Sent: Tuesday, October 02, 2012 11:32 AM
To: Sarkisian, Sarkis
Cc: Turkington, Frederic; Smith, Vinnie
Subject: Please don't let Main St. and Cochituate Viillage become a commercial blight -
Message is from an unknown sender

To: Sarkis Sarkisian, Wayland Town Planner
Date: Oct. 2, 2012

Hello Sarkis,

Karen and I are writing to voice our strong objections to the proposal for a large CVS drive-thru pharmacy at the site of the former Finnerty's restaurant. We ask that you use all the procedural and legal avenues available to the Town to deny this proposed use of the property. We have been citizens of the town for decades, but we are not lawyers or real estate experts. We need you to be our effective voice in defeating this proposal. As Town Planner you represent us and we believe that responding to our concerns and the concerns of other citizens of Wayland is your first responsibility. Please don't allow outside developers, with their studies and lawyers, to become your constituency.

We cherish the Cochituate neighborhood and know that there are commercial development pressures from time to time that would change the character of the area to something resembling Route 9 or commercial areas of Route 20. Why must we allow this? We were very encouraged and happy to see that the former proposal by CVS a few years ago to build near this location was defeated.

The traffic in the area is terrible. The backups to the light at the Route 30 intersection are well known and obvious. We don't need more cars in the area.

We don't need another pharmacy. There is already a perfectly good one to fill prescriptions at the Route 30 intersection. Moreover, there are commercial site options a mile away in Natick or Framingham that are not in residential neighborhoods.

We want to maintain the residential character of the area and not introduce commercial blight. A drive-thru pharmacy is not quaint or village-like. It cannot be made so.

Best regards,

Paul and Karen Dale
18 Parkland Dr.
Wayland, MA 01778

508 655-9007

Sarkisian, Sarkis

From: Jo Anne McLaughlin <jmcl8020@aol.com>
Sent: Tuesday, October 02, 2012 11:52 AM
To: Sarkisian, Sarkis
Subject: proposed CVS

Dear Sirs, Madams...

It is outrageous for anyone to think that our small town is in need of another CVS, or any other drugstore especially one of the size proposed, it does not fit into the ambiance of the area. Please come to your senses and not allow this to happen in an area where our children walk and play.

concerned citizen,
Jo Anne McLaughlin

September 24, 2012

Dear Planning Board,

I met with the Wayland Fire Chief Wednesday, Sept. 19, 2012. I also spoke with him on the phone. I asked Chief Smith about the impact of the proposed CVS/Finnerty's project on the Cochituate Fire and Emergency Response Station. He told me that he was comfortable with a curb cut that permitted traffic to head southbound on Main Street when exiting the property. Chief Smith also said that the curb cut should be constructed in such a way, so that cars traveling north on Main St **could NOT** and **should NOT** make a left turn [in front of the Fire and Emergency Response Station} into the Finnerty property. If the traffic were allowed to back up in front of the Fire and Emergency Response Station, emergency response time would be severely jeopardized. I am not convinced that this adjustment is enough to mitigate the danger. Traffic going north on Main St will be stuck, impeding every emergency vehicle from leaving the station. All of the people whose lives that will be served by the fire and emergency station will be put at unnecessary risk. This includes those who live in the elderly housing units, as well as all the young children who attend Loker School, the middle school, preschools and daycare centers in those areas, as well as the rest of us. It is a proven fact that minutes, or even seconds count when a medical emergency occurs. I am especially sensitive to this aspect, because my life was saved by two EMT's who got my heart started in the back of an ambulance after cardiac arrest.

I also asked Chief Smith what he thought about the proposed CVS **Drive Thru's** effect on traffic and emergency response time of the Fire and Emergency Response personnel. He said that he was only addressing the curb cut not the Drive Thru. There is a **huge distinction** between the egress to the property made by a curb cut and one made by a Drive-Thru that hundreds of thousands of cars will use on a yearly basis. I think the Town Planner and the Planning Board might want to ask Chief Smith what he thinks about the effect of a Drive Thru on the volume of traffic and safety at the intersection, especially since the Fire and Emergency Response building is there. Common sense would say that allowing an extremely busy driveway across a small street from a Fire and Emergency Response Station is insanity.

It is important for the Chief and the planning board to understand the amount of vehicular traffic the proposed CVS will create, before they grant any variances. I noticed that CVS's latest annual report states that more than 65 % of their revenue is generated by prescriptions from their retail pharmacies. [page23] Many people that are in a hurry will use the Drive Thru to pick up these prescriptions. If 300 cars a year used the property and the Drive-Thru, the proposed CVS drugstore would be less of a problem. However, a more realistic number would be closer

to 300,000 cars a year. That amount of traffic will overwhelm the road. Safety is of the utmost importance when dealing with roads that flow through the heart of a residential community. I urge all of the town officials involved and Town employees who will make decisions on the development of this property to carefully consider the granting of needed variances and to **focus on the safety** and future of this community and on the impact on the lives of those residents who live there. Nothing else comes close.

Bret Leifer

73 East Plain Street

|

Sarkisian, Sarkis

From: Grant, Pam <Pam.Grant@monotypeimaging.com>
Sent: Monday, October 01, 2012 5:02 PM
To: Turkington, Frederic; Smith, Vinnie; Sarkisian, Sarkis
Subject: What is planned for the old Finnerty's site

Importance: High

Dear town officials,

I write to you with great concern over the planned site build for the old Finnerty's site.

There is a very large proposed build with a drive through CVS. this intersection cannot withstand.

Cochituate is a quiet village set in a very neighborhood friendly environment. Kids ride bikes walk... people jog. This kind of build will

Create a safety issue

The proposal will bring more traffic causing dangerous crossings for students traveling to and from school.

The site is across the street from the ball fields, across from the fire dept, and down the street from the Middle school, church and Hanna Williams park.

We have already had a couple of people hit by cars crossing in the cross walks at the ball field.

There is the WHA building with seniors already struggling to cross the street to get to church. I myself continuously go out into the street and stand there so that a

Senior from way land housing authority can cross. Cars do not stop now when a child or senior steps out into the cross walks.

Hanna Williams is right up the street. I believe a child was struck there with in the last 10 years. I know it to also be very dangerous to crossing, have been in the cross with kids with a driver screeching to a halt.

The Fire dept will have trouble leaving the station!

Maria a neighbor f ours was struck and killed crossing in the walk way at the ball field.

The MS school is right up the street.... A lot of foot travel by kids.

The church has a lot of traffic especially on Sundays. Little ones run up and down the sidewalks... one slip into the street now is dangerous and cannot

fathom increasing the traffic more here.

I live at the corner of Shawmut and Main. I can say that in the last 18 years there has been an enormous increase in traffic speeding through the

Neighborhoods to miss the light at 30/27 and W(E) Plain and rte 27

Folks on my street are already concerned with people driving through speeding.

I just do not understand why this is even a thought.

This is just not the right build and will become a tremendous safety issue. I ask that you please consider these concerns.

Thank you for the help and time,

Pam

Help Preserve Cochituate Vill

September 24, 2012

Dear Neighbors,

The speculators who purchased the old Finnerty's site at the c Streets and houses adjacent to that site are proposing a massive rede sq. foot CVS Pharmacy, with a drive-thru directly across from the fire project, and a second structure would add an additional 14,200 sq. fe

While we support the responsible development of the property threat to public safety and threatens the quality of life of our village. values of Wayland as cited in the mission of our Planning Board: "... preserve the quality of life for the citizens of Wayland."

Safety is our most critical concern. CVS' annual report states th is generated by prescriptions in its retail pharmacies. The proposed d astronomical increase of cars which would overwhelm our predomina

The proposed egress on Main Street is only 2/10 of a mile from anticipated increase of traffic (240,000 annual car visits) poses an inl walk to and from school. It also affects all those using the ballparks, e elderly housing units. In addition, when traffic backs up on Main Stre the fire department would be severely jeopardized.

Additionally, the commercial lighting and round-the-clock nois and refuse trucks, and the "clear cutting" of trees to make way for suc serious impact on our village.

To see the site developed in more responsive and responsible w immediately, and encourage your neighbors to take action too! Here's:

- Come to the hearing at Town Building on **Tuesday, October** will make an important statement both to Town officials respo

Sarkisian, Sarkis

From: celia judge <celiajudge@verizon.net>
Sent: Monday, October 01, 2012 7:07 PM
To: Turkington, Frederic
Cc: Sarkisian, Sarkis

Dear Town Officials,

My family is very worried about the plans for the Finnerty's land.
We have a small village here and
the safety of our residents both old and young is at risk with the traffic that a CVS drive through will bring.

We saw the sketch of the two large buildings and it does not fit the character of Cochituate Village.
The traffic at the light is strong every morning and evening and we had one local resident killed crossing West Plain a few years ago.

The sidewalk ends after the Finnerty's parking lot on west Plain which is another safety issue in walking to the unwanted development.

We have a CVS in Wayland Center and a Rite Aid a block away with a Walgreens about a mile and half away.

We do not need a CVS DRUGSTORE and it is pushy for the huge chain to elbow their way into the quiet neighborhood corner. It just is not right that big chains
get to dominate and overrule a group of concerned citizens and families that have lived in the area for years.

Why are you allowing this development when CVS was voted down a few years ago on the opposite corner. A group of people lobbied against that and we will do everything we can to stop this too.

We do not need another drug store, more traffic and congestion
and big business at that corner. Please consider the tax paying
residents wishes rather than the profits from the sale of Drugs.

Sincerely,
Celia and James Judge (residents for 26 years at)
3 Charles Street
Cochituate, Ma

Sarkisian, Sarkis

From: coचितuate3@verizon.net
Sent: Tuesday, October 02, 2012 8:01 AM
To: Sarkisian, Sarkis; Smith, Vinnie; Turkington, Frederic
Subject: re: development of Finnerty's

I am Elizabeth Ann Patterson, 116 West Plain,Wayland. I have lived here since November 1, 1966, I am deeply concerned with the overly large scale of the proposed development on the site of the Finnerty's property. The traffic increase so close to the middle school and the fire station and the ball field is enormous. I have three grand children who walk to and from my home and the danger to all children walking in this area is of great concern to me. As those of us on West Plain Street know, there are times when we cannot go west on the street due to traffic from both route 30 and the Mass Pike. East Plain Street is also impacted by this also. Even now there are times of the day when the East and West Plain Street and Main Street intersection are totally blocked and traffic does not move. I do hope the town tries to keep the project in keeping with our village. Thank you, Becky Patterson

Sarkisian, Sarkis

From: theresa.mills <theresa.mills@comcast.net> on behalf of theresa.mills <jjtmills@comcast.net>
Sent: Friday, September 28, 2012 3:22 PM
To: Sarkisian, Sarkis
Cc: pdresens@yahoo.com; Jack Mills
Subject: Proposed CVS - Found word(s) farm in the Text body

Dear Sarkis,

We are writing to join the number of Cochituate residents that are opposed to the current plans to build a CVS on the corner of Rt. 27 and West Plain St.

Having lived on Leary St. for almost 30 years, we have seen the neighborhood modernize from when the best butcher in the area was at the Farm Stand, they sold new cars at Cochituate Motors and Finnerty's was the fanciest restaurant around. All of those enterprises are part of history now, having been replaced by Dunkin' Donuts and a bank that is open 7 days a week.

Whether or not we individually love the idea of a chain store replacing the personal attention we got from the old family run businesses, the new businesses have come and for the most part have enhanced the village. The development of Cochituate Village has made it possible to meet most of our daily needs within a ½ mile radius – a distance easily managed on foot or by bike. The sidewalks in the neighborhood have always made Cochituate friendlier to runners, walkers and others trying to maintain a healthy lifestyle. And if nothing else, the additional businesses have provided a more interesting variety of destinations for us. After all, we now have 2 places to buy fresh bagels where before there were none!

Throughout this development, what has not been compromised is our ability to get around car-less safely and comfortably. It is expected that we & our kids will walk to school and Liberty Pizza and ride our bikes to the Town Beach, not hop in the SUV for the trip. That is a big reason that we have stayed on the south side of town rather than moving to North Wayland.

We are opposed to the CVS for many reasons, most all of them related to the fact that it is not in keeping with the community feel that Cochituate has always had.

1. We don't need another drug/general store in the neighborhood. Rite-Aid is just a few blocks away at an already busy intersection and there is already a nice big CVS on Rt. 20 near the Town Center.
2. We don't need a drug/general store to encourage more through-traffic to use East-West Plain to get to Framingham.
3. We don't need any kind of store that encourages you to drive-thru to obtain your purchases!
4. The traffic light timing at the West Plain – Rt. 27 intersection is already poorly designed and dangerous. Adding lots of extra drivers who are unfamiliar with the traffic pattern will certainly increase the number of accidents, putting locals at additional risk.
5. The size and location of the building itself is out of character for the neighborhood – it will be an eyesore looming over the intersection.

Even with many more people gaining access to healthcare, I cannot imagine that Wayland is unable to meet the prescription-filling needs of its residents without this CVS. But even if we did need another pharmacy, it doesn't have to look like their big white box. Surely if CVS has its heart set on this South Wayland location, it could come up with a more modest-looking offering. If not, I urge you to reject the proposal that replaces the old Finnerty's with an unappealing building that brings unwelcome traffic to and threatens the safety of a community where walking and bike-riding is a way of life.

Thank you,
Theresa & Jack Mills
Leary Street