

March 9, 2022

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

Re: Update to Special Permit and Site Plan Review Application for a Medical Marijuana Treatment Center at 526 Boston Post Road in Wayland, Massachusetts

Dear Chairman Montague:

Please accept this correspondence on behalf of Earth Well Farms, LLC (“**Earth Well**”) as a formal request for a March 15, 2022 continuation of its March 1, 2022 hearing before the Town of Wayland Planning Board (the “**Board**”) to operate a Medical Marijuana Treatment Center at 526 Boston Post Road (the “**Site**”).

Earth Well appreciated the feedback provided by the Board and has made the following changes to its proposal:

- 1. Board Request:** Please provide a Security Plan to the Wayland Police Chief.
Earth Well Response: Earth Well submitted a copy of its Security Plan to Chief Gibbons on March 9, 2022.
- 2. Board Request:** Please consult the Wayland Fire Department relative to the applicability of additional review and study.
Earth Well Response: Attorney Phil Silverman conferred with Sarkis Sarkisian regarding the inclusion of condition in the special permit which would require Earth Well to pay for the reasonable costs of a fire protection and life safety peer review as part of the Building Permit process.
- 3. Board Request:** Please provide additional information relative to traffic and parking impacts.
Earth Well Response: Please see the Traffic Analysis prepared by Fuss & O’Neill affixed to this submittal. Based upon this Traffic Analysis, it is anticipated that at a peak afternoon hour, there will be six vehicles entering the premises and 16 vehicles leaving; at a peak weekend hour, there will be seven vehicles entering and six vehicles leaving. Based upon the analysis, we believe that utilizing the space proposed by Earth Well as a Medical Marijuana Treatment Center could actually result in a decrease in vehicular traffic from what would be expected if the same 23,500 square feet of space were used entirely for an office use. Earth Well further agrees to pay the costs for up to 10 hours of work for a peer review of traffic and parking issues.

4. **Board Request:** Please provide additional information about existing tenants of the Site.
Earth Well Response: Existing tenants of the Site include:

- Daybreak Crossfit
- AI3 Architects
- New England Ballet
- Parmenter Hospice

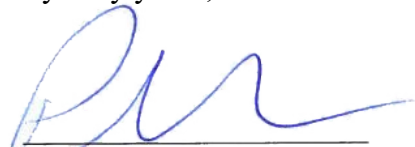
5. **Board Request:** Please confirm whether local automotive dealerships are currently leasing parking spaces at the site.

Earth Well Response: Yes, there is a month-to-month lease in place with nearby automotive facilities to utilize approximately 50 parking spaces on site. This use will be discontinued upon commencement of construction of Earth Well's project on site.

As reflected in these materials, Earth Well's proposal is limited in scope based on the existing condition of the Site, and the minimal renovations required to support Earth Well's proposed operations. Earth Well looks forward to further discussing its proposed project with the Board at the upcoming March meeting.

Should you seek additional information, please do not hesitate to contact me directly via email at philsilverman@vicentesederberg.com. We appreciate your review and consideration.

Very truly yours,



Phil Silverman, Esq.

PCS/rjr