

Linda L. Segal
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Edwin Madera
Raytheon Integrated Defense Systems
528 Boston Post Road
Mail Stop 1880
Sudbury, MA 01776

April 14, 2005

RE: Public Comment on March 9, 2005 PIP Meeting and Draft Phase II Comprehensive
Site Assessment SOW (dated March 8, 2005)
RTN 3-22408, former Raytheon Facility, 430 Boston Post Rd., Wayland, MA

Dear Ed:

Thank you for this opportunity to provide public comment on this draft Phase II SOW (Scope of Work) as presented at the March 9, 2005 PIP meeting held in Wayland Town Hall. Please understand that my comments represent only my own personal lay opinion and are not related in any way to any organization, board or committee with which I am currently or have been previously affiliated.

INTRODUCTORY REMARKS

As always, I thank Raytheon for your company's consistent efforts to make pertinent documents available to the public for this PIP site. Your website and the town's two PIP repositories provide excellent access to information. I understand that you are aware the 5-drawer filing cabinet you provided several years ago to the Board of Health by now is filled, which is understandable given the quantity of material this project keeps generating. I also understand you plan to put some of the older documents on a disk to create more storage for the more recent hard copies. That is a practical solution given space constraints in Town Hall.

I also wish to restate my personal appreciation for Raytheon's ongoing support for funding the Town's LSP, Ben Gould, of CMG Environmental, Inc. He continues to provide invaluable independent expertise to the acknowledged benefit of all stakeholders in this matter.

COMMENTS FROM THE PIP MEETING

For the record, I wish to restate my comments/questions offered at the March 9 PIP meeting. On page 4 of the hard copy of your Powerpoint presentation that evening, I suggested that you please consider changing the annotations on the overview photograph. A layperson reading "Completed Groundwater Remediation" would not necessarily understand what "completed" really means in that context for those locations. For those unfamiliar with the DEP process, "completed" could be innocently and logically misinterpreted as indicating that cleanup is complete in those locations, which is not the case.

On page 18 of the same document, titled Deed Restriction, it seems perfectly logical to add a deed restriction for the Former Hamlen Property, which Raytheon has acquired, given the wetlands remediation activity that has occurred in that area.

During the PIP meeting, I asked for clarification of what appears on the bottom of that same page 18: "Raytheon may elect to file a Class C RAO for the Former Raytheon Facility." I asked whether the RAO would be for the entire property or for particular RTNs. It is my recollection that your response was that the RAO filing being considered would be for the entire property, for all RTNs associated with your ongoing cleanup project.

In my PIP comments filed on December 4, 2003, I expressed my concerns that Raytheon be able to successfully complete its evaluation and remediation of all site issues as required by MCP regulations. Since that time, various interested parties have made progress on concept plans for redevelopment of the existing office park.

I recognize that it is possible to continue the cleanup under various RTNs during the permitting process for redevelopment and even during project construction. My concern about the statement in this Powerpoint is based partly on the fact that the most recent RTN 3-22408 is still at the Phase II SOW stage with a great deal of information and decision-making that will likely be forthcoming. My concern is also consistent with my long-term interest in protecting groundwater and our town's drinking water. As I stated in 12/4/03, "It seems paramount to the integrity of this overall cleanup effort that Raytheon be able to proceed to address all environmental issues stemming from the past uses of your former research facility, no matter where your site investigation takes you."

It appears from the attached documents, of which the general public has limited awareness (no announced formal permitting process has begun that I know of), various stakeholders are interested in a project that seems to include demolition of the existing office building. It is my understanding that Raytheon has not attempted to test for the presence of hazardous waste under much of the building for obvious reasons - the existing building is in the way. Razing the building would provide an ideal opportunity to conduct a more complete site investigation, which I hope all stakeholders would welcome and support.

No doubt you and others continue to grapple with this matter, and through this public comment opportunity, I simply wish to state my common sense view of this, that filing an RAO (even a Class C RAO) for the entire property right now seems a bit premature.

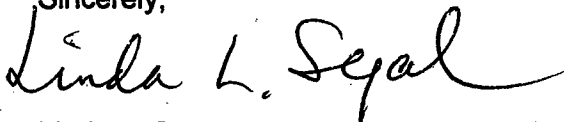
COMMENTS ABOUT THE DOCUMENTS

Appendix A of the Draft Phase II SOW contains the DEP Transmittal Form BWSC108. The Wayland zipcode on Section A of the form should read 01778. I also note that later sections of the form are not signed, dated, or stamped by the LSP or Raytheon.

CONCLUDING REMARKS

Thank you again for this opportunity to comment on your draft documents and the PIP meeting where they were publicly presented. I will transmit this cover letter via email followed by a hard copy, with various attachments, in the US mail. I hope these comments are helpful. If you have any questions about this submittal, please do not hesitate to contact me.

Sincerely,



Linda L. Segal

**cc: Wayland Town Boards
Wayland Public Library PIP file
Karen Stromberg, DEP PIP Coordinator, Boston
John Drobinski, LSP, ERM, Boston
Ben Gould, LSP, CMG Environmental, Inc.**

Attachments to follow with the hard copy



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TOWN OF WAYLAND

41 COCHITUATE ROAD
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AFR
4/11/05

BOARD OF SELECTMEN
BETSY CONNOLLY
DOUGLAS J. LEARD
BRIAN T. O'HERLIHY
MICHAEL L. TICHNOR
WILLIAM D. WHITNEY

Board of Selectmen Meeting Minutes April 4, 2005

Attendance: B. Connolly, D. Leard, B. O'Herlihy, M. Tichnor, W. Whitney
Also Present: Executive Secretary J. Ritter, Secretary M. DiNapoli

B. Connolly called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Selectmen's Meeting Room.

A1. Announcements B. Connolly announced the week's meetings and reviewed the evening's agenda for the viewing audience.

A5. Joe Laydon, Town Planner, Commonwealth Capital Grant Application and Wayland Business Center Update Joe Laydon, Town Planner, appeared before the Board to present and review the Commonwealth Capital Grant application. W. Whitney moved to approve the grant application. D. Leard seconded. Voted 5-0. J. Laydon provided an update on the Wayland Business Center; he said the owners of the property will be making a presentation tomorrow to the Planning Board on the potential redevelopment of property. He said they are considering tearing down the existing building and creating a new town center; and a zoning change will be necessary, as the property is currently zoned as limited commercial.

A3. Public Comment Lynne Dunbrack, 7 Brackett Way, said the town should provide a community calendar to residents. Richard Turner, 7 Nob Hill Road, distributed pictures of the current WayCam studio space and described its future needs should it be forced to relocate. Bill Bowhens, 85 Woodridge Road, said he was looking for an update on the Department of Public Works committee. He also volunteered space at the town pool for WayCam; however, R. Turner said the space was not suitable for a broadcast studio. Linda Segal, 9 Aqueduct Road, encouraged the town to join with the MMA in lobbying the state to reverse the cuts in state aid.

A4. Consent Calendar B. O'Herlihy moved to approve the Consent Calendar items 1, 2 and 4, with a correction to item 4 to \$2,886.90. (Warrants 1734-P, 1735-P, 5714-S, and 5718). M. Tichnor seconded. Voted 5-0. B. O'Herlihy reviewed and made corrections to item 3, the executive session minutes. B. O'Herlihy moved to approve the release of the executive session minutes with corrections. W. Whitney seconded. Voted 5-0



TOWN OF WAYLAND
MASSACHUSETTS
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PLANNING BOARD

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3615
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PLANNING BOARD
AGENDA
TUESDAY, APRIL 5, 2005

The Wayland Planning Board will meet on Tuesday, April 5, 2005, at 7:30 p.m., in the Senior Center, Wayland Town Building, 41 Cochituate Road, Wayland, MA, relative to the following agenda items:

1. Opportunity for Public Comment

2. General Business

- Department Payroll and Bills
- Correspondences
- Meeting Minutes

7:45 PM

3. 2005 Annual Town Meeting Zoning Article Hearing: The Planning Board will be holding a public hearing on the five articles that have been submitted for consideration by the 2005 Annual Town Meeting.

8:05 PM

4. Wayland Business Center Redevelopment Plan: Presentation by Congress Group on a plan to redevelop the Wayland Business Center into a "new" town center.

8:45 PM

5. Preliminary Subdivision Application – 115 Lincoln Road, John McCauley, Applicant: Review of the draft decision for the two-lot preliminary subdivision application accessing Lincoln Road. Meeting continued from March 22, 2005.

9:00 PM

Public Hearing

6. Definitive Subdivision Application – Wayland Hollow (182 Concord Road), Charles Gadbois, Applicant: Review of draft decision for the three-lot definitive subdivision application accessing Concord Road. The hearing was closed on March 15, 2005.

7. Other Business

- Review of Draft Zoning Bylaw Legal Services Contract
- Discussion of Override
- Future meeting agenda items
- General Updates

Adjournment

Make repairs and improvements to memorials and monuments	5,000
Acquire land for affordable housing at former Nike site and fund clean up of site	600,000
Administrative fees for the Community Preservation Committee	10,000
	\$ 730,000

In addition, \$600,000 has been set aside for future open space acquisition.

PLANNING BOARD

The mission and the responsibilities of the Planning Board are specified in the state laws known as "Improved Methods of Municipal Planning" and "The Subdivision Control Law," and are described as follows: to undertake planning and land use studies, including needs studies and comprehensive plans; to prepare plans of the resources and future development scenarios for the Town; to report annually to the Town regarding the condition of the town; to prepare an official map of the public and private ways and public parks within the Town; to report on the layout, alteration, relocation, or discontinuance of public ways; and to adopt regulations for, and administer the processes of, dividing and subdividing land into building lots and other parcels.

Accomplishments and Activities

The Board met approximately 35 times during the year to review and approve applications for new building lots in residential subdivisions, applications for several new residential building lots not requiring subdivision approval (known as ANR lots), several site plans for non-residential development; and to oversee the construction of various residential and non-residential developments for which approval had been granted.

In FY 2004, the Board welcomed Rebecca Regan and Christopher Seveney, who were elected the Board in April 2004 and replaced members David Todd, who resigned in July 2003 and Gretchen Schuler who served 13 years on the board and did not seek reelection.

On behalf of the Planning Board, the Master Plan Advisory Task Force has continued to work with Daylor Consulting to complete Town's first Master

Plan since 1962. Two public forums, out of a total of seven during the master plan process, were held as well as numerous Task Force meetings. The final draft report was posted on the Town Website and there has been a lengthy review and comment period on that part of the final product as well as the recommendations. This task will continue into the next fiscal year.

Another recently established sub-committee of the Planning Board is the newly appointed Town Center Committee, which is has begun work to develop a Plan for Wayland Center. The Committee is chaired by former Planning Board Gretchen Schuler.

The Town Planner advised the Planning Board and assisted the Town in coordinating information about and responses regarding the potential adverse affect of the proposed Natick Mall Expansion.

Special Activities

Planning Board members Maureen Cavanaugh, Rebecca Regan, and Ira Montague continued as members of the Master Plan Advisory Task Force. Associate Member Anette Lewis Task Force also served on the Master Plan Advisory Task Force as a representative of the Board of Road Commissioners. Ms. Regan serves as the Board's representative to the MetroWest Growth Management Committee and the Community Preservation Committee. Ira Montague represented the Board on the Nike Site Advisory Committee and also served as Co-Chair of the Committee.

Goals

The major activities for the upcoming year will be to commence implementation of the Master Plan, formulate a Town Center Plan, and finalize the review and adoption of the revised subdivision regulations.

BEAUTIFICATION COMMITTEE

Since its inception in 1998, Wayland Beautification has dedicated its efforts to beautifying highly visible areas of Wayland with garden spaces and trees. The garden spaces, which are primarily designed for low maintenance and multi-season interest, are routinely maintained April through October by a core group of volunteers. Twenty-eight barrels are also planted along the main roads and at the entrances to parks, the landfill and Town Hall each June.

boston.com

THIS STORY HAS BEEN FORMATTED FOR EASY PRINTING

Developer proposes a Wayland town center

The Boston Globe

Project would be the town's largest

By Matt McDonald, Globe Correspondent | April 10, 2005

A developer plans to demolish the large office building at Wayland Business Center on Route 20 and replace it with an ambitious mix of housing, retail space, and offices. The project would be the largest ever built in town.

Dean Stratouly, president of The Congress Group Inc. in Boston, which is the majority owner of Wayland Business Center, presented the plans to the Planning Board last week, town officials said.

The Congress Group and another developer called Streetscape, also of Boston, would build the project in partnership, said Alison Moore, managing director of Blue Point Marketing of Lexington, who is serving as community liaison for Streetscape.

Details remain sketchy, but Stratouly told town officials that plans call for building a large amount of retail space for stores and restaurants, and about 100 residential units for people 55 and older. Some commercial space also may be set aside for offices for small businesses.

Some land also would be set aside for municipal use so the town later could construct a new building, such as a town office building, a community center, or a library.

In addition, the developer would build a connector road through the parcel between routes 20 and 27, which town officials hope would alleviate some of the traffic congestion at the difficult intersection of Route 20 with routes 27 and 126. The developer also hopes to convert the nearby abandoned railway into a trail.

In an interview, Moore said the project includes small parking areas and pedestrian-friendly footpaths designed to encourage walking and socializing.

"The idea is to create something that is like a Concord Center in Wayland," Moore said. "It isn't a collection of buildings as much as it is a whole streetscape. The whole idea is to get people out of their cars and see their neighbors face to face."

Most town officials contacted last week were enthusiastic about the proposal, noting that a survey of more than 1,000 residents in 2003 showed that many Wayland residents would like to see the town have a vibrant town center comparable to those in Concord, Wellesley and Weston.

"I think Dean is responding to what he's heard from the town," said Planning Board chairwoman Maureen Cavanaugh. "The question will be if this is it, if this accurately captures what people want in town."

Gretchen Schuler, chairwoman of the Wayland Town Center Committee, which is appointed by the town Planning Board, praised the concept, but she suggested that residents and town officials might question the number of housing units and probably will want any housing to include a below-market-rate component.

But having housing there makes sense, Schuler said. "If you want to have a vibrant town center," she said, "you have to bring people in and have people there 24 hours a day."

The property is currently in the town's limited commercial zoning district, which doesn't allow residential or retail uses, so the project would require a zoning change, said town planner Joe Laydon. Economic factors are pushing developers to request that town officials call a Special Town Meeting to consider a zoning change soon, perhaps in June.

"The vision is pretty exciting," Laydon said, "but there's a lot of work that needs to be done to determine any zoning bylaw changes that would be needed, and so the town can understand, control, and mitigate any impacts that could be associated with the project."

The Planning Board has scheduled a public presentation on the proposed project, which may include the Board of Selectmen and other boards and committees, for April 19 at the Wayland Town Building. *

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Wayland Town Center Project



Current Situation:

The Polaroid building has stood mostly vacant for more than two years, providing little tax revenue for Wayland, and raising concern that it could be reused in a way that is not in the best interests of the community. Working with the Town Center Committee, the building's owners and a respected developer propose creating a real Town Center on the property. This new Town Center would create a "sense of place" for Wayland, complete with pedestrian walkways, tree-lined parks, shops, restaurants and cafes.

Wayland Town Center Proposal Highlights:

- Fully complies with the town's Master Plan
- Unanimously endorsed by the Town Center Committee
- Significantly increases the tax base
- Improves traffic flow without additional town money by creating a connector road through the property from Rt. 20 to Rt. 27
- Offers low-impact housing for people 55 and older
- Supported by area businesses
- Offers the Town a high level of control over design and architectural issues because of special permit process/approach

For more information, contact Ariel Sarousi at (508) 287-9514



04/13/05

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