

October 9, 2025

Wayland Planning Board (rhummel@wayland.ma.us)
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Re: Carroll School Wayland Campus – Application for Limited Site Plan Approval

Dear all,

The Carroll School's expansion of its Wayland campus (37, 39, and 45 Waltham Road) raises serious safety and other concerns. Below are initial comments from over 35 residents (Lincoln and Wayland) impacted by the proposal. We expect that these comments will be supplemented and updated over time as the process continues.

1. *Neighborhood Character/Aesthetics.* Wayland should require that the Carroll School propose alternatives to minimize altering the residential character and aesthetics of the neighborhood, including focusing the development on the rear of their property farthest from the street. Further, alternatives should be proposed by the school to move development farther away from neighboring foundations (to limit the impact of foundation damage).
2. *Unreasonable Safety Impact.* The traffic study included in the application suggests that the proposed expansion will have a dramatic and lasting increase in traffic on Waltham Road/Old Sudbury Road – beyond what is reasonable for a single member of the neighborhood to impose, without any details on how safety for pedestrians and drivers will be maintained. The peer review should focus on appropriate remediation and mitigation measures
3. *Revised Traffic Study.* The traffic study included with the Carroll School's application provides for no details on how the design of the new campus and expected traffic increase will impact Lincoln roads and the safety of local drivers and pedestrians (specifically Longmeadow Road, Linway Road). A revised traffic study with an expanded scope is needed.
4. *Flawed Design.* The design and >5x traffic volume increase creates clear potential for traffic congestion. Attached is a diagram showing the convergence of the new entrance, the exit, Longmeadow Road's southern access/exit point, a residential driveway (37 Longmeadow Road) and a school bus stop (a Lincoln-Sudbury High School bus stop directly across from the proposed new entrance). This design creates foreseeable intersecting traffic congestion on Waltham Road/Longmeadow Road and a Lincoln-Sudbury High School bus stop, which will inevitably back-up beyond the Carroll School campus in both directions and push traffic flow down Longmeadow Road. The design also encourages increased use of Longmeadow Road for accessing and exiting the campus. This will increase likelihood of harm to children and pedestrians on Longmeadow Road and increase the likelihood of accidents generally. These issues need concrete remediation/mitigation and attention in a revised traffic study, as well as review by an independent traffic engineer.
5. *Concord Road/Waltham Road Congestion.* The traffic study submitted by the school had the Concord Road/Waltham Road intersection showing failing congestion (LOS F) in the modeled

results, but was adjusted to smoother conditions (LOS B) based on the observation during a single day in February. This adjustment needs attention.

6. *Intermunicipal Agreement.* Given the impacts of the project on the Lincoln community, Wayland and Lincoln should enter into an Intermunicipal Agreement, providing Lincoln with joint oversight/consent rights with respect to matters impacting Lincoln (see 5, 6, 7 and 8 below).
7. *Drop-Off/Pick-Up Agreement.* Wayland should require that the school adopt a binding drop-off/pick-up (traffic management) plan that provides for the following (and requires Lincoln consent to amend):
 - Wayland or Lincoln police details during pick-up/drop-off times (at the school's expense – with Wayland/Lincoln resource sharing provided for in the Intermunicipal Agreement noted above).
 - Fixed phased/staggered pick-up/drop-off schedules by grade to minimize adverse impacts on the broader community's safety.
 - Requires all vehicle queuing/staging for pick-up and drop-off to remain on the school's campus (e.g., no queuing/staging on Waltham Road, Old Sudbury Road, Lincoln Road, Linway Road or other nearby streets). Currently parents/guardians/drivers queue/stage on Longmeadow Road. This practice will increase without remediation.
 - No use of Longmeadow Road for pass-through access to Waltham Road by staff and other drivers (including delivery trucks). Currently school staff, parents/guardians/drivers use Longmeadow Road for exit and access to the campus.
 - Construction and ongoing maintenance (at the school's expense) of a sidewalk along Waltham Road to enable safe passage for pedestrians.
8. *Phased Increase.* If an expansion proposal is accepted, please require that the student and faculty increase phase-in with incremental step-ups annually over a period of at least 7 years. Annual increases should be subject to review by both Wayland and Lincoln of the traffic impact (and alignment with expectations), success of safety remediation measures, and the school's ongoing compliance with the drop-off/pick-up agreement described above. Traffic impacts outside of expectations, shortfalls in safety remediation, and non-compliance with the drop-off pick-up agreement should result in a freeze on enrollment increases until these matters have been appropriately addressed, as determined in the discretion of Wayland and Lincoln boards as part of the Intermunicipal Agreement noted above.
9. *Increased Screens.* In addition to what has been proposed in the site application, any approval should be conditioned on a thicker (2-3x) concentration of mature evergreen trees for shielding neighborhood views of any new buildings.
10. *Cessation Period.* Any approval should be conditioned on a binding agreement to cease development/improvement on the campus for not less than 25 years without both Wayland and Lincoln consent.

Thank you for consideration. We look forward to your feedback.

Regards,

Colin & Julia Sullivan
37 Longmeadow Road

Mimi & Peter Borden
36 Longmeadow Road

Matt & Sally Murphy
33 Longmeadow Road

Maureen Belt
28 Longmeadow Road

Davida & Matthew
Loewenstein
29 Longmeadow Road

Melanie & Stephen
Hoenig
25 Longmeadow Road

William Hobbs
Caroline Mitchell
26 Longmeadow Road

Gina Arons
Ronald Siegel
20 Longmeadow Road

Stu Haber
Ellen Matathia
16 Longmeadow Road

Andy Pickett
Donella Rapier
11 Longmeadow Road

Kerry & Stephanie
Chase
11 Longmeadow Road

Hannah & Jeff Sias
109 Old Sudbury Road

Lisa Freedman
Mark Dutkewych
15 Linway Road

John Dumont
Patti Wells
14 Linway Road

Philana Gnatowski
Jake Lehrhoff
11 Linway Road

Andrew & Sandra Coleman
10 Linway Road

Corey & Nicole Ciullo
8 Linway Road

Elizabeth Butler
Jonathan Everitt
7 Linway Road

Peter Quandt
18 Waltham Road

Copy:

Tim Higgins, Lincoln Town Administrator (higginst@lincolntown.org)

Jennifer Glass, Chair, Lincoln Select Board (JGlassSelect@lincolntown.org)

Kim Bodnar, Member, Lincoln Select Board (bodnark@lincolntown.org)

Jim Hutchinson, Member, Lincoln Select Board (jmhutch5@hotmail.com)

PARKING CALCULATION:

USE: MIDDLE SCHOOL
 MIDDLE SCHOOL REQUIRED RATE: 1 PER STAFF + 5% TOTAL OCCUPANCY
 OCCUPANCY: 250 STUDENTS AND 80 STAFF (320 PERSONS TOTAL)

TOTAL PARKING REQUIRED: 320 SPACES
 TOTAL PARKING PROVIDED: 118 SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED = 5 (REQUIRED FOR 118 SPACES)
 HANDICAP ACCESSIBLE PARKING PROVIDED = 5

ZONING COMPLIANCE CHECKLIST

PROPERTY ID: 37 THROUGH 45 WALTHAM ROAD, WAYLAND MASSACHUSETTS
 ZONE: R-6D
 USE: EDUCATIONAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	60,000 SF	±571,236 SF (±13.1 AC)	NO CHANGE
MAX LOT COVERAGE	20%	±22.4%	NO CHANGE
LOT FRONTAGE	210 FT	±792.5 FT	NO CHANGE
FRONT SETBACK	30 FT	±120.7 FT	NO CHANGE
FRONT SETBACK FROM ROW	55 FT	±140.7 FT	NO CHANGE
SIDE SETBACK	30 FT	±122.33 FT	±10% ±7'
REAR SETBACK	30 FT	±602.9 FT	NO CHANGE
BUILDING HEIGHT	35 FT	±35 FT	NO CHANGE

