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October 18, 2025

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Town Office
16 Lincoln Road
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Re: Agenda Item – Carroll School Wayland Campus Expansion Proposal

Thank you for including discussion of the Carroll School Wayland campus expansion on the agenda for Monday's meeting. Our home is directly across from the Carroll School Wayland campus. The interest from the Select Board and the forum for public dialog in Lincoln are very much appreciated. Below are a few items for the Board to consider for discussion:

1. *Significant Changes.* The Carroll School's proposed construction would result in new two-story structures nearly double the square feet of Donelan's Supermarket in the Lincoln mall.¹ The massive structures are proposed in the setting of a quiet, residential neighborhood. This, along with a projected increase of daily traffic on Old Sudbury Road from an estimated 1900 to over 2800 vehicle trips per day and traffic overflow onto Longmeadow Road, Linway Road and other Lincoln roads,² will have a lasting negative impact on the residential character of the neighborhood and safety for drivers and pedestrians.
2. *Transparency.* Details of the school's ultimate plans for the Wayland campus is needed to fully evaluate the impacts on the community. At a meeting last week with the Wayland Planning Board, a Carroll School speaker described the current project as one of multiple phases of projects. One of the school's spokespersons also seemed to suggest that a new septic system would be designed for greater capacity than needed for the 5x increase in enrollment contemplated. Both the Lincoln and Wayland communities deserve transparency from the school about their long-term plans and the next phases of development, in addition to the current proposal. Such plans should be considered as a whole, as the full impact on the community (including safety related to traffic) cannot be evaluated through isolated review of a segmented plan.

¹ According to the Lincoln Assessor's FY2026 Property Record Cards

² Figures provided in the Carroll School's [Traffic Impact and Access Study](#)

3. *Lincoln's Role.* Wayland's approval for the Carroll School's initial 2016 development of the Waltham Road/Old Sudbury Road campus included a number of conditions, including periodic review by Wayland and follow-on traffic studies. If Wayland approves the current proposal, it is expected that the 2016 conditions will be updated. Lincoln should have a role in monitoring compliance with any conditions impacting Lincoln. Please consider coordinating with your Wayland counterparts to ensure Lincoln has an ongoing voice if the construction proposal is approved and that our town's role is memorialized in any such conditions.

As mentioned in prior communications, these comments in no way reflect any negative sentiment about the Carroll School. The school is a valued member of the Lincoln community and clearly has an important educational mission. These and other comments, however, reflect concern that the school's proposed construction project will have lasting negative impacts and place burdens on Lincoln well beyond what is reasonable for a single member of the community to impose.

Sincerely,

Colin & Julia Sullivan

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	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 12 Longmeadow Road
	Kerry & Stephanie Chase 11 Longmeadow Road	Hannah & Jeff Sias 109 Old Sudbury Road	Kelly Anne O'Connor 80 Old Sudbury Road
	Lisa Freedman Mark Dutkewych 15 Linway Road	John Dumont Patti Wells 14 Linway Road	Philana Gnatowski Jake Lehrhoff 11 Linway Road
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	Peter Quandt 18 Waltham Road		