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Traffic worries Sudbury: Officials say Wayland project could put a strain on town roads

By **Stacey Hart**/ Daily News Staff
Sunday, July 16, 2006

Officials in Sudbury want to be kept up to speed on future developments with the Wayland Town Center project, which they believe will cause a ripple effect of problems.

"You have this on your goals, to make sure Sudbury is as aware as possible and to try to evaluate the implications that may be negative to us and see if we can work with the town of Wayland to try to minimize those negatives," Town Manager Maureen Valente told the selectmen last week.

At Wayland special Town Meeting in May, voters approved zoning changes that would clear the way for redeveloping the former Raytheon property on Rte. 20.

The project, which still needs approvals from town boards, would be 372,000 square feet, mixing housing, offices and shops.

One of the biggest concerns of the Sudbury selectmen is traffic.

Board members acknowledge more traffic will be going into Wayland to reach the businesses and homes at Town Center, but want to know how much of that will be coming through Sudbury.

"I didn't read anything about studies of the impact beyond the Rte. 20 and Rte. 27 intersection," Selectman Larry O'Brien said. "I would have to believe there's going to be a certain amount of traffic drawn through Sudbury, through the Landham Road intersection or down Goodman's Hill Road."

The Town Center project will essentially be a mall like Shoppers World in Framingham and will attract significant amounts of traffic, he said.

"Not only do we need further traffic studies, but I think that we should be able to make a strong case for some mitigation funds for traffic flow," O'Brien said.

Selectman John Drobinski suggested the towns work together to look at traffic on a larger scale.

"This is an opportunity for collaboration on a Wayland-Sudbury Rte. 20 corridor study," he said.

Sudbury already has traffic problems on Rte. 20, especially where it intersects with Landham Road and Goodman's Hill Road. The selectmen said they believe the Town Center project will only make traffic at those intersections worse as people come from the north or south to get to Wayland.

O'Brien suggested examining potential traffic along Rte. 20 from Concord Road in Sudbury to Rte. 27 in Wayland.

Old County Road in Sudbury should also be looked at, he said, because it could be used as a cut through to avoid the Town Center. Old County Road is close to the town line and connects to River Road in Wayland, which comes out on Rte. 27 near the Wayland Country Club.

The selectmen are also concerned Wayland has not given them the courtesy of providing any information to Sudbury about the project or potential impacts.

"Maybe Jody (Kablack, town planner), could secure a guarantee that we will get meeting notices...so we don't have to read the Wayland Town Crier to find out that way," O'Brien said.

Valente said the discussion was a good starting point. She wants to set up a meeting between the selectmen of both communities to discuss Town Center and other issues affecting Sudbury and Wayland.

"It's an opportunity for both communities to work together," Drobinski said.







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