

North 40 Steering Committee

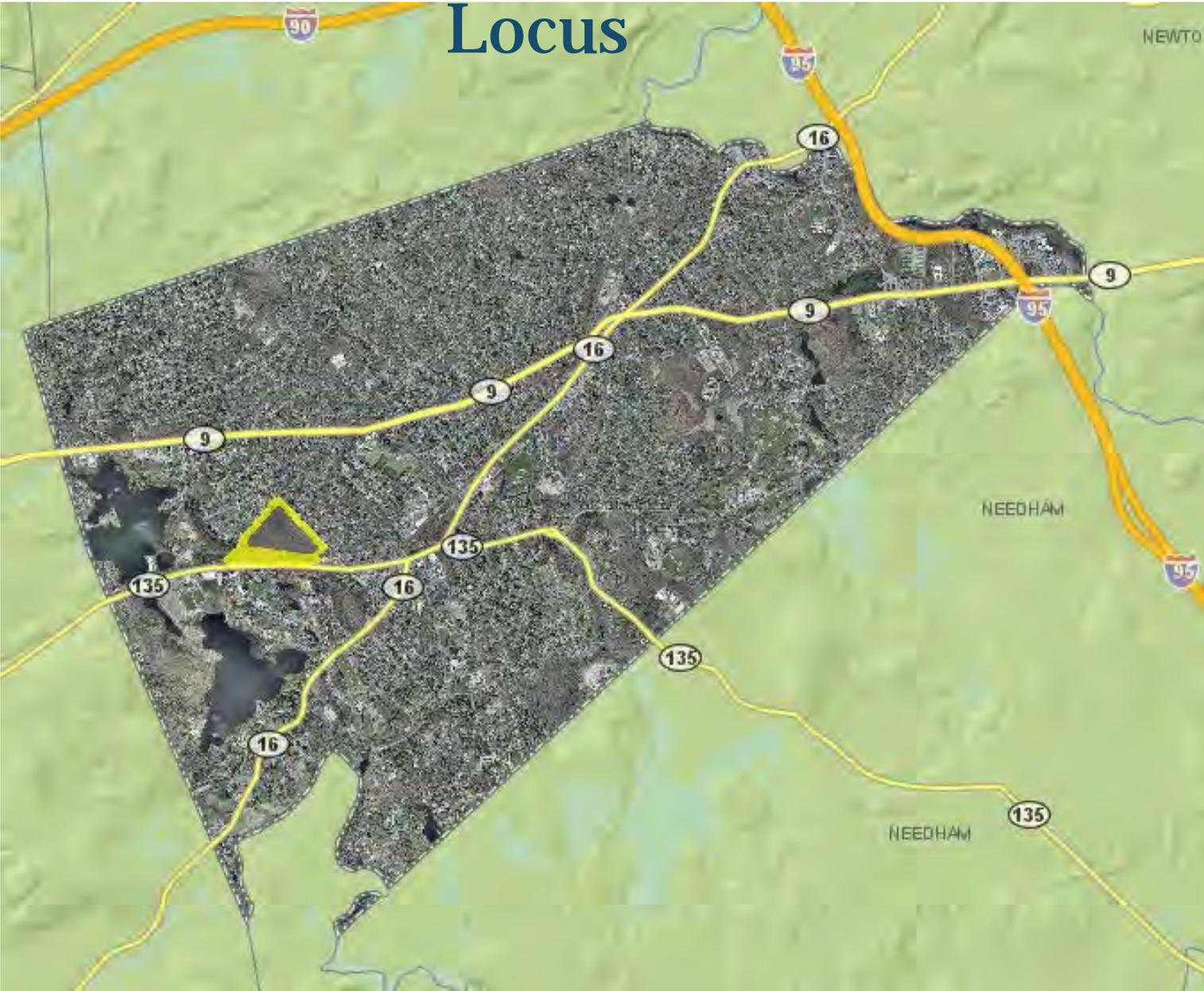
**PRESENTATION TO ADVISORY COMMITTEE
JULY 23, 2014 – 7:05 PM**

AGENDA



- **Site Orientation and Overview**
- **History**
- **Current Zoning**
- **North 40 Steering Committee**
- **Primary Issues**
- **Request for allocation of Reserve Funds**

Locus





WELLESLEY COLLEGE NORTH:
EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

Turner Road

Weston Road

Cochituate
Aqueduct

Central Street

North 40 - General Land Use



- **Land Owner: Wellesley College**
- **Total Land Area: 46 acres, bisected by Cochituate Aqueduct (Town Owned) – northern tract approx. 40 acres, southern tract approx. 6 acres**
- **Location: Parcels are delineated by Weston Road to the east, Turner Road to the north, Rt.135 to the south, and Morses Pond/Town Land to the west.**

North 40 - General Land Use



- **Current Use:** Generally wooded with community gardens (approx. 7 acres) along Weston Road; vernal pool located in northern corner (Turner & Weston intersection)
- **Community Assets:** Community Gardens and extensive trail network as authorized by Wellesley College.
- **Surrounding Area:** Walking distance to Wellesley Square, Wellesley Square Commuter Rail, site on MWRTA Bus Route

Site History



- Site was largely formed by land acquired through transactions in the 1860s and was placed in an indenture to limit the use to college purposes.
- 1946 a portion of Wellesley College land and B&A Railroad land was acquired to construct the “Woodlands” neighborhood
- 1955-1960 Town leased 22 acres for a sanitary land fill
- Late 1980s-1990s Wellesley College attempted to permit a CCRC (Continuing Care Retirement Community)
- 2014 College petitioned SJC for approval to sell the land and was approved.

Site History



- 22 acres of the site was leased by the Town from the College and used as a sanitary landfill.
- Landfill closed in 1960. Site was covered in soil and 13,800 pine tree seedlings were planted.

Wellesley College "North 40"

Area of disturbance at close in 1960 (red)



North 40 - Development Potential



- Zoned Single Family Residential with 15,000 square foot lot requirements.
- Subject to Natural Resource Protection Zoning
- Within the Water Supply Protection Overlay District
- One-Family Dwellings, Religious, and Educational uses allowed by-right.
- Municipal uses allowed with Special Permit

North 40 - Development Potential



- Under conventional subdivision development, over 100 Single-Family Dwellings could be constructed.
- Any development would be subject to permitting
 - Subdivision Control or Project Approval including Project of Significant Impact and Site Plan Review.
 - Permitting includes municipal systems impact analysis and comprehensive traffic analysis and mitigation

Timeline



- April 16 -College informs Selectmen of filing with SJC to make land available for sale.
- April 16- Town Meeting Dissolves
- April 18 – Case filed with SJC
- April 23 – College informs Neighbors
- April 30 – Selectmen issue statement on property
- May 2 – SJC Rules to release restriction on N40
- May 27 – First meeting of N40 Steering Committee

Timeline



- **May 27- CPC informs N40 they have appropriated \$25,000 to study the site**
- **June 18- Public Forum at Library**
- **June 30 – Meeting with College to understand their timeline, anticipated offering in September.**
- **July 14 – Selectmen vote to seek \$75,000 from Advisory Reserve Fund**

North 40 Steering Committee



Representatives

- Don McCauley, Selectmen
- Deborah Carpenter, Planning Board
- Patti Quigley, School Committee
- Allan Port, CPC
- Owen Dugan, DPW
- Bob Kenney, WHDC
- Heidi Gross, NRC
- Jim Conlin, Recreation Commission
- Maria Davis, Woodlands
- Tom Fitzgibbons, Weston Rd

Staff

- Hans Larsen, Exec. Director
- Meghan Jop, Deputy Dir.
- Terrance Connolly, Deputy Dir.
- Michael Zehner, Planning Dir.
- Mike Pakstis, DPW Director
- Dave Hickey, Town Engineer
- Jack Pilecki, Deputy Chief
- Janet Bowser, NRC Specialist
- David Lussier, Superintendent

Committee Charge



To investigate, analyze, and report on the following to the Board of Selectmen:

1. ability to develop/locate municipal uses on the property
2. appropriateness of municipal uses on site, and what uses should be considered
3. If appropriate to relocate and/or consolidate existing uses on the site, what vacated sites should be repurposed for other municipal purposes or monetized to offset short term and long term costs of the acquisition

Committee Charge



4. If appropriate to utilize the site for municipal uses, what will be the impact on the potential uses to municipal systems and to neighborhoods relative to project appearance, access, noise, traffic, parking, lighting, landscape buffers, screening, etc. for the various uses proposed
5. Will relocation and/or consolidation of existing uses to the site have an impact on Town assets including maintenance costs and responsibilities
6. Are municipal uses in planning stages better located on the subject property
7. Will environmental issues negatively impact the Town's ownership and development of the property

Key Issues



- **Value of Property**
 - Appraisal and Real Estate Development Advisory Services
- **Landfill and associated liability**
- **Buildability**
 - Visioning Services (similar to 900 Worcester)
 - Wetlands and other environmental constraints
- **Traffic**
- **Other Permitting**
- **Legal**

Key steps and Sequencing



Action	Timing
Visioning	July - October
Financial and initial environmental diligence (Phase 1)	July– August
Negotiations	August-September
Public hearings	August, September, October
Town Meeting	November- December
Site diligence	November – January
Town-wide vote	December -January
Closing	February
Master site plan	2015

Importance of Studies



- Town must understand liability as a potentially responsible party to the land fill activity conducted on site.
- Town must understand liability for clean up if site is acquired or acquired by others.
- Town must understand whether additional wetlands and/or endangered species are on site.
- Town must understand value of the property through an appraisal for potential purchase as well as for potential development (tax gain/loss)

Uses of Funds

<u>Uses</u>		<u>Cost</u>
Initial Reviews		
Wetlands Site Walkthrough	\$	2,200
Phase I Environmental	\$	4,900
Vision Study	\$	24,900
Further Work		
Traffic Alternatives	\$	20,000
Phase II Environmental (2)	\$	25,000
Wetlands Identification (3)	\$	10,000
Endangered Species	\$	2,000
Acquisition		
Appraisal and Real Estate Advisory Services	\$	30,000
Legal	\$	20,000
Materials and Mailings	\$	1,000
Contingency	\$	10,000
Total	\$	150,000

Sources of Funds

<u>Sources</u>		<u>Funds</u>
CPC Administrative Funds	\$	25,000
Selectmen	\$	30,000
Planning Board (1)	\$	-
Total	\$	55,000

Request



- The Selectmen voted on July 14, 2014 to request \$75,000 from the Advisory Reserve Fund for acquisition and study of the North 40.
- Chapter 40, Section 6 Reserve Funds are “to provide for extraordinary or unforeseen expenditures”.
- Study of the North 40, which accounts for .7% of the entire Town in land area, is an unforeseen expenditure.
- Study of the North 40, which contains a former Town landfill and associated liability, is extraordinary.

Questions

