

NORTH 40 PROPERTY TERMINOLOGY

Active Recreational Use: Facilities for structured or unstructured outdoor and indoor recreation activities such as sports fields, play areas, golf courses, marinas, waterfront, swimming pools, skating rinks, outdoor theaters, gyms, meeting space, or game rooms.

Affordable Housing: Generally, under U.S. Department of Housing & Urban Development guidelines, a household's housing costs are considered to be affordable when they are equal to or less than 30% of gross household income.

Affordability Gap: This means the difference between prevailing home prices and what households in a given income range can afford to pay for housing costs. A comparison is made between median single-family home sale prices to the home buying power of a town's median family income.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, recreational facilities, historic buildings or less tangible factors such as tranquility could all be considered as amenities.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act gives civil rights protections to individuals with disabilities and guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications. Title III of the Act covers public accommodations, which include facilities such as restaurants, hotels, grocery stores, retail stores, etc., as well as privately owned transportation systems. The ADA requires that all new public facilities construction and modifications must be accessible to individuals with disabilities. For existing municipal facilities, barriers to services must be removed if readily achievable.

Aquifer: A water-bearing geologic formation, sometimes confined between clay layers and sometimes on the surface. The source of ground water for drinking and irrigation.

Best Management Practices (BMP): Best Management Practices, used here in terms of protecting water quality, are an effective way of addressing existing high-risk land uses, non-point sources of pollution and development practices and are the best available methods to prevent or mitigate a contaminated release to the environment. BMPs can be structural, non-structural or managerial techniques used to prevent and reduce non-point source pollution. Many BMPs are low or no cost efforts as they focus on a change in general practices. An example of BMP initiative for Wellesley would be to provide local plant nurseries with information related to proper fertilizer and pesticide application to reduce runoff that could be distributed to customers.

Bicycle Lane: a dedicated lane for cycling within a moderate-speed vehicular thoroughfare, demarcated by striping.

Bicycle Route: a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail: a bicycle way running independently of a vehicular thoroughfare.

Biodiversity: The variety and essential interdependence of all living things; it includes the variety of living organisms, the genetic differences among them, the communities and ecosystems in which they occur, and the ecological and evolutionary processes that keep them functioning.

Bioretention System: The bioretention system (also referred to as a "rain garden" or a "biofilter") is a stormwater management practice to manage and treat stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. The method combines physical filtering and adsorption with bio-geochemical processes to remove pollutants. The system consists of an inflow component, a pretreatment element, an overflow structure, a shallow ponding area (less than 9" deep), a surface organic layer of mulch, a planting soil bed, plant materials, and an underdrain system to convey treated runoff to a downstream facility.

Brownfield: An abandoned, idled, or underused property where expansion or redevelopment is complicated by real or perceived contamination. Brownfield sites include abandoned factories and other industrial facilities, gasoline stations, oil storage facilities, dry cleaning stores, and other businesses that formerly dealt with polluting substances.

Buffer Zone: A strip of land created to separate and protect one type of land use from another; for example, as a screen of planting or fencing to insulate the surroundings from the noise, smoke, or visual aspects of an industrial zone or junkyard.

Carrying Capacity: The level of land use or human activity that can be permanently accommodated without an irreversible change in the quality of air, water, land, or plant and animal habitats. In human settlements, this term also refers to the upper limits beyond which the quality of life, community character, or human health, welfare, and safety, will be impaired, such as the estimated maximum number of persons that can be served by existing and planned infrastructure systems, or the maximum number of vehicles that can be accommodated on a roadway.

Chapter 40B Housing: "Chapter 40B" refers to Sections 20-23 of Chapter 40B of the Massachusetts General Laws, which is also referred to as the Comprehensive Permit Law. The law allows a developer to qualify for waivers of local zoning and permitting rules if the developer's proposed project constitutes "low or moderate income housing", which means housing subsidized under any state or federal government program. This flexible definition means that low or moderate income housing can include rental housing financed with tax exempt bonds where 20% of the units are affordable to households earning no more than 50% of the area median income, a low income housing tax credit project in which 40% or more of the units are affordable to households earning no more than 60% of the area median

income or a local-initiative homeownership project in which 25% of the dwellings are sold to households earning no more than 80% of the area median income.

Under Chapter 40B, a Town's zoning board of appeals can issue a so-called comprehensive permit for low or moderate income housing. The comprehensive permit covers all local permitting requirements, including any necessary zoning relief. If a Town's zoning board of appeals denies a comprehensive permit and the Town's housing stock is less than 10% affordable (Wellesley's current inventory of qualified affordable units is 6.1%), the developer may appeal the denial to the Commonwealth's Housing Appeals Committee, which will generally reverse such denial absent compelling health and safety reasons for the denial unless the project is a "large project" in which case a denial is likely to be upheld. The Chapter 40B regulations (760 CMR 56.00) define a "large project" as a project containing more than 300 units in a town the size of Wellesley. See additional description of the Chapter 40B regulations in separate memorandum as part of the North 40 Visioning Report.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic space are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their buildings.

Cluster Development: A pattern of development in which industrial and commercial facilities, and homes are grouped together on parcels of land in order to leave parts of the land undeveloped. Cluster development is often used in areas that require large lot sizes, and typically involves density transfer. Zoning ordinances permit cluster development by allowing smaller lot sizes when part of the land is left as open space.

Cluster Subdivision: A form of development for single-family residential subdivisions that permits a reduction in lot areas and built requirements, provided there is no increase in the number of lots permitted under conventional subdivision and resultant land area is devoted to open space.

Community Character: The image and perception of a community as defined by its built environment, landscaping, natural features and open space, types and style of housing, and number and size of roads and sidewalks. (See also: Sense of Place).

Community Development Corporation (CDC): A form of community-based organization engaged in local housing and economic development activities. Although CDCs vary in size and scope, most are nonprofit, tax-exempt 501(c) 3 organizations. Under Massachusetts's law, CDCs must be located in and serve a designated community where the median family income is below 85% of the regional median family income. There are 67 CDCs operating in Massachusetts today but none currently in Wellesley.

However, the Wellesley Housing Development Corporation (WHDC) has a mission to sponsor and assist in the development of affordable housing opportunities for persons of low and moderate income in the community in order to implement the Town's Affordable Housing Policy.

Community Preservation Act Funds and Acquisition of Land: Municipal land acquired with Community Preservation Act funds must be permanently protected as open space through the placement of a conservation restriction on the land that is granted to a non-profit conservation organization, land trust or a Town Conservation Commission.

Commutershed: The general geographic area in which commuters will travel for the purposes of working.

Compact Development: A development model achieved by locating buildings more closely together and building multi-story structures so that square footage needed is accommodated vertically rather than spread out on the land in single-story buildings. This model includes mixed uses on smaller lot sizes with reduced distance between buildings. The limited distance between buildings encourages utilization of a range of transportation options including public transit, walking, and biking, as alternatives to private automobiles.

Compact Building Design: Refers to the act of constructing buildings vertically rather than horizontally, and configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. Compact building design reduces the footprint of new construction, thus preserving greenspace to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into our streams, rivers and lakes. Compact building design is necessary to sustain transit ridership at levels necessary to make public transit a viable transportation option.

Complete Streets: Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods. The term is often used by transportation advocates, urban planners, traffic and highway engineers, public health practitioners, and municipalities. Benefits of Complete Streets can include improved safety, health, economic, and environmental outcomes. Complete Streets also emphasize the importance of safe access for all users, not just automobiles.

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest.

Conservation Easements: Similar to conservation restrictions and sometimes used interchangeably. Conservation easements are voluntary, legally binding agreements for landowners that limit parcels of

land or pieces of property to certain uses and provide an express right allowing certain stated activities or uses. Easements generally, but not always, allow public access. Land under conservation easements remains privately owned, and most easements are permanent (note that some easements only run for a period of 30 years and those lands are, therefore, not permanently protected open space).

Conservation Land: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest. These areas are maintained in their natural state and are intended to protect water quality and recharge, plant life and wildlife. These areas, also known as “Reservations” in Wellesley, support “passive recreation” that has minimal impact on the environment and include activities such as walking, fishing, swimming and environmental education. To be protected as conservation land, the deed acquiring such land must specify that it is to be held for conservation purposes only.

- Conservation land is unique because it is designated and managed in a manner that protects the environmental functions and values of the particular area. It is the policy of the NRC to maintain and enhance the Town’s conservation land as natural areas featuring flora and fauna native to New England, with emphasis on native plants that provide food and/or shelter to resident species.
- See the NRC’s *Law, Policy & Regulations Handbook* sections entitled “Basic Annual Maintenance Standard for Conservation Land” p. 3-9 and “Maintenance of Conservation Land Explained” p. 3-10-11 located on the NRC’s website for more info on how the NRC manages and maintains conservation land (www.wellesleyma.gov/NRC).
- See the NRC’s “Inventory of Lands of Conservation and Recreation Interest” located on the NRC and North 40 website for a complete listing of Wellesley’s conservation land (www.wellesleyma.gov/NRC).

Conservation Restrictions (CRs): Conservation restrictions are voluntary, legally binding agreements for landowners that limit parcels of land or pieces of property to certain uses and are designed to protect the natural or environmental characteristics of the land by limiting development. In Massachusetts, the majority of CRs meet the requirements and claim the benefits provided by the *Conservation Restriction Act* (MGL Ch. 184). CRs can be placed on public or private land and may allow limited development of the land and must provide some public benefit, but are not required to permit public access. The CR must name a land trust or conservation organization/department as the “holder” of the restriction who is responsible for enforcing the terms of the restriction. CRs often result in a reduction of real estate taxes and may provide additional tax benefits. CRs are generally considered permanent, but may be released under specific circumstances. (See the NRC’s “Inventory of Lands of Conservation and Recreation Interest” located on the NRC and North 40 website for a complete listing of conservation restrictions in Wellesley www.wellesleyma.gov/NRC).

Context Sensitive Design (CSD): A collaborative, interdisciplinary approach that involves all stakeholders to develop a facility that fits its physical setting and preserves scenic, aesthetic, historic, and

environmental resources. CSD is an approach that considers the total context within which a project will exist.

Co-Operative Housing: (co-op): A form of shared ownership housing where all residents own stock in the corporation that owns the property. They do not own their own units, but co-op share ownership entitles a resident to a long-term lease on a unit and a vote in the governance of the property. Limited equity cooperatives are a form of affordable, resident-controlled homeownership in which the individual share purchase prices are very low so that the resident does not need mortgage financing to buy in. Like rental properties, co-ops may be syndicated to raise money for the construction. Ownership and design may take a variety of forms.

Corridor Access Management: Corridor access management is a range of ways to preserve the safe, efficient traffic operations character of roads through application of land use control measures and design standards. It requires the coordination of land use and transportation planning to ensure that existing and future roadway environments are accessible, safe and provide adequate traffic operations. Proper access management provides a balance between movement of traffic, preservation of community character and access to land.

Corridor access management can help improve safety, preserve capacity on the transportation system, and help maintain mobility. This can preclude or delay the need to construct new infrastructure, reducing fiscal and environmental impacts. Proper use of these techniques can provide easier access to land parcels, increase transit of property abutting travel corridors. The basic principles that should be considered in implementing corridor access management are:

- Managing the regulating land uses along corridors
- Limiting access points on high volume roadways
- Applying proper site driveway design and location criteria
- Minimizing vehicle conflict points along roadway corridors
- Using appropriate roadway design and traffic control devices (signs, pavement markings, traffic signals) to maintain or improve traffic flow and safety
- Encouraging use of alternate modes of travel (transit, bicycle, walking)

Curb Cut: Any access point onto a roadway. This may include, but is not limited to, an entrance to a parcel, or an intersection with another roadway.

Curb Radius: The curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Deed Restriction: A provision in a deed that imposes limits on the use of the property such as a conservation restriction or easement. Private lands are generally permanently protected lands if the deed is restricted by a Conservation Restriction, Agricultural Preservation Restriction, Historic Restriction, or Wetlands Restriction. Those restrictions running in perpetuity are protected under Article

97 of the Articles of Amendment to the State Constitution (see reference below). Deed restrictions are generally considered permanent, but a landowner can appeal the restriction under specific circumstances (i.e. Wellesley College and the North 40 parcel).

Density: The average number of people, families, or housing units on one unit of land. Density is also expressed as dwelling units per acre.

Downzoning: The process of changing the zoning of an area, usually to allow less density. Since the term is sometimes used to mean the opposite—changing the zoning to increase density—it is important to clarify which way the term is being used. (See also: Upzoning).

Ecological Footprint: The impact of humans on ecosystems created by their use of land, water, and other natural resources. Ecological footprint used as a complex sustainability indicator that answers the question: How much of the Earth's resources does your lifestyle require?

Ecosystem: The species and natural communities of a specific location interacting with one another and with the physical environment.

Environmental Impact Statement (EIS): A comprehensive study of likely environmental impacts resulting from major federally-assisted projects; statements are required by the National Environmental Policy Act (NEPA).

Eutrophication: The natural aging process of water bodies, by siltation and organic decomposition, which reduces both water volume and oxygen levels. Surface run-off or airborne deposition of nitrogen and phosphorus accelerate this.

Fair Market Value: The price an owner willing, but not under compulsion, to sell, ought to receive from a buyer willing but not under compulsion to buy.

Fiscal Impact Analysis: The analysis of the estimated taxes that a development project would generate in comparison to the cost of providing municipal services demanded by that project.

GIS (Graphic Information Systems): GIS technology is used to develop maps that depict resources or features such as soil types, population densities, land uses, transportation corridors, waterways, etc. GIS computer programs link features commonly seen on maps (such as roads, town boundaries, water bodies) with related information not usually presented on maps, such as type of road surface, population, type of agriculture, type of vegetation, or water quality information. A GIS is a unique information system in which individual observations can be spatially referenced to each other.

Green Building: A green building is a building that has been constructed or renovated to incorporate design techniques, technologies, and materials that minimize its overall environmental impacts. Among

these reduced impacts are reduced fossil fuel use for electricity and heat, minimal site disruption, lower water consumption, and fewer pollutants used and released during construction and occupation. The term “high-performance building” is often used when referring specifically to the energy efficiency and productivity benefits of a building, including high- performance aspects.

Green Development: Development that uses environmentally friendly building practices and energy efficiency. There are a number of public and private incentives for green development, and increasingly, nonprofit developers use green construction as a way of increasing the expendable resources of lower income persons.

Greenfield: A site in a rural or urban area that has not experienced previous development. The term includes forest and agricultural land and buildings, as well as previously developed sites which have now blended back into the natural landscape over time.

Greenway: A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

Groundwater: All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells.

Growth Management - A central tenet of sustainable development that espouses the idea that uncontrolled growth cannot be sustained over time and that communities should intentionally plan the ways they want to develop.

Habitat: Living environment of a species, that provides whatever that species needs for its survival, such as nutrients, water and living space.

Impervious Surface: Surface that prevents or significantly reduces the entry of water into the underlying soil, resulting in runoff from the surface in greater quantities and/or at an increased rate when compared to natural conditions prior to development (as opposed to pervious surface). Examples of places that commonly exhibit impervious surfaces include parking lots, driveways, roadways, storage areas, and rooftops. The imperviousness of these areas commonly results from paving, compacted gravel, compacted earth, and oiled earth.

Inclusionary zoning: A system that requires a minimum percentage of lower and moderate income housing to be provided in new developments. Inclusionary programs are based on mandatory requirements or development incentives, such as density bonuses. The Town of Wellesley adopted an inclusionary housing bylaw in 2005 and requires a minimum ratio of Assisted Units on the project site in accordance with the following formula: .02 Assisted Units per each 1,000 square feet of floor area in the project devoted to any allowed use other than dwelling units; and .20 Assisted Units per each dwelling unit in the project. The Town does not provide for density bonuses but will allow flexibility in the

provision of on-site Assisted Units by special permit such as alternate sites, payment-in-lieu of, sequence of construction, and land contributions.

Infill Development: Infill projects use vacant or underutilized land in previously developed areas for buildings, parking, and other uses.

Infrastructure: Water and sewer lines, roads, urban transit lines, schools and other public facilities needed to support developed areas.

Intermodal: Those issues or activities which involve or affect more than one mode of transportation, including transportation connections, choices, cooperation and coordination of various modes. Also known as "multimodal."

Land Trusts: Nonprofit organizations interested in the protection of natural resources and historic areas. Activities include public education, purchase and coordination of conservation easements, and planning services.

Lands Under Special State Taxation Programs, Chapter 61, 61A, or 61B: Land that is actively managed by the property owners for forestry, agricultural, horticultural, or recreational use. The community has the right of first refusal should the landowner decide to sell and change the use of the land (see Chapter 61 guide at www.mountgrace.org). In Wellesley, the Country Club and some of the Hunnewell Family Estate land is managed under Chapter 61 programs.

Land Use: The manner in which a parcel of land is used or occupied.

LED: Light-emitting diode. This very energy efficient lighting technology uses 80 to 90% less energy than conventional lights.

LEED: Leadership in Energy and Environmental Design Green Building Rating System is a nationally accepted benchmark for the design, construction, and operation of high performance green buildings. Administered by the U.S. Green Building Council LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Level of Service (LOS): A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level A denotes the best traffic conditions while Level F indicates gridlock. An Environmental Impact Report (EIR) for a development proposal evaluates the impact the development will have on the LOS standards for police, fire, utilities, parks, schools and traffic in the affected area.

Lot Area: area is the total square footage of horizontal area included within the property lines. Zoning ordinances typically set a minimum required lot area for building in a particular zoning district.

Low Impact Development (LID): An approach to environmentally friendly land use planning. It includes a suite of landscaping and design techniques that attempt to maintain the natural, pre-developed ability of a site to manage rainfall. LID techniques capture water on site, filter it through vegetation, and let it soak into the ground where it can recharge the local water table rather than being lost as surface runoff. An important LID principle includes the idea that stormwater is not merely a waste product to be disposed of, but rather that rainwater is a resource.

Mass. Constitutional Protection of Conservation Land and Parkland Under Article 97: Public park, recreation and conservation lands may be permanently protected open space (“Article 97 land”), provided that they have been dedicated to conservation or recreational use by deed. In Wellesley, municipal properties may be protected by a vote of the NRC, Community Preservation Committee (if CPA funds are used) and Town Meeting to acquire them.

Mass. Executive Office of Energy Environmental Affairs (EOEEA)

www.mass.gov/envir/

Directs and coordinates all state policy aimed at preserving and protecting the natural resources and the environmental integrity of the Commonwealth. Administers an online database of financial and technical resources, which provide assistance with land acquisition, water resources, coastal issues, and infrastructure costs: www.mass.gov/envir/grant_loan

Mass. Department of Environmental Protection (MassDEP): Administers state laws and regulations aimed at preventing pollution, protecting natural resources including wetlands, promoting safe disposal and recycling of wastes, and ensuring timely cleanup of contamination. DEP policy and guidance documents are available online:

www.mass.gov/dep/ . General information

www.mass.gov/dep/water/laws/policies.htm. Electronic maps, including orthophoto maps with “photo-interpreted” wetland delineations are available online:

www.mass.gov/dep/service/compliance/maps.htm and

www.mass.gov/dep/water/resources/wlossmap.htm

Mass. Office of Land and Forest Conservation Services: A consolidation of the Division of Conservation Services and the Office of Land and Forest Policy that implements land protection efforts on the most important habitat, farms, forests, water supply lands, and outdoor recreation sites.

Mass. Natural Heritage and Endangered Species Program (NHESP): Responsible for the conservation and protection of hundreds of species that are not hunted, fished, trapped, or commercially harvested in the state. A primary responsibility is the regulatory protection of rare species and their habitats under MESA and the Wetlands Protection Act. Interactive Estimated Habitat maps for rare wetlands wildlife are available online:

www.nhesp.org natural.heritage@state.ma.us. General information

www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm. Information about vernal pools and certification procedures are available online: www.mass.gov/dfwele/dfw/nhosp/nhveralcert.htm

Mass. Division of Conservation Services (DCS)

www.mass.gov/envir/des env.internet@state.ma.us

Administers Self-Help, Urban Self-Help, federal Land and Water Conservation Fund grants programs, approves conservation restrictions and Open Space and Recreation Plans and sponsors conservation education programs.

Metropolitan Statistical Area (MSA): A geographic entity designated by the federal Office of Management and Budget for use by federal statistical agencies. A metropolitan statistical area (MSA) is a metropolitan area (MA) that is not closely associated with another MA. An MSA consists of one or more counties, except in New England, where MSAs are defined in terms of county subdivisions (primarily cities and towns). Wellesley is considered part of the Boston-Cambridge- Quincy MSA.

Mixed Income Housing Development: Development that includes housing for various income levels. In urban neighborhoods, it is a tool to de-concentrate poverty. In suburban neighborhoods, it is a design principle that designates a percentage of housing to different price ranges and may include persons with very low-income.

Mixed Use Development: Development that is created in response to patterns of separate uses that are typical in suburban areas necessitating reliance on cars. Mixed use developments include residential, commercial, and business accommodations in one area.

Mobility - The ability to move or be moved easily.

Modal Split: A term that describes how many people use alternative forms of transportation. Frequently used to describe the percentage of people using private automobiles as opposed to the percentage using public transportation.

Mode - A way people or goods get from one place to another, such as using cars and trucks, freight and passenger trains, walking, bicycling, and riding buses.

National Environmental Policy Act (NEPA): A comprehensive federal law requiring analysis of the environmental impacts of federal actions such as the approval of grants; also requiring preparation of an Environmental Impact Statement (EIS) for every major federal action significantly affecting the quality of the human environment.

Natural Resources Commission (NRC): Elected five member board of volunteers charged with the statutory responsibilities of Park Commissions, Conservation Commissions, Tree Wardens, Shade Tree and Pest Control Officers, and Town Forest Committees under Massachusetts General Laws Chapters 40, 45, 87, 131 and 132.

Natural Resource Protection (NRP) Zoning: The Natural Resource Protection (NRP) Development bylaw was approved at the 2013 Annual Town Meeting and applies to any subdivision generating 5 or more

lots. This bylaw requires a minimum of 50% of the property be preserved as open space in exchange for reduced lot sizes (to a minimum of 7,500 square feet in the SRD15 district, in which the North 40 property is located) without increasing density. Subdivisions that have a development potential of 5 or more lots are also required to comply with the Town's Inclusionary Zoning bylaw, which requires the creation of .20 affordable units for each dwelling unit created, i.e., 20% of the units must be deemed affordable (also see Inclusionary Zoning).

Neo-Traditional Development: A traditional neighborhood, where a mix of different types of residential and commercial developments form a tightly knit unit. Residents can walk or bike to more of the places they need to go and municipal services costs are lower due to the close proximity of residences. A more compact development also reduces the amount of rural land that must be converted to serve urban needs.

NIMBY ("Not In My Backyard"): NIMBY is an acronym for the "Not in my backyard" sentiment that exists among some people who do not want any type of change in their neighborhood.

Non-Point Source Pollution (NPS): Pollution that cannot be identified as coming from a specific source and thus cannot be controlled through the issuing of permits. Storm water runoff and some deposits from the air fall into this category.

Open Space: can mean many different things, including natural areas supporting biodiversity and natural functions; water resources; farms, orchards, and other 'working landscapes'; recreational areas and trails; the scenic and visual resource of undeveloped and agricultural lands; and historic resources, including historic views and landscapes. *Open Space*, is defined by the Mass. Executive Office of Energy and Environmental Affairs (EOEEA), and the Division of Conservation Services (DCS) in the Open Space and Recreation Planner's Workbook (2008) as follows:

"Conservation land, forested land, recreation land, agricultural land, corridor parks, and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation. The term can also refer to undeveloped land with particular conservation or recreation interest. This includes vacant lots and brownfields that can be redeveloped into recreation areas. "

Open Space Residential Development (OSRD): A form of residential subdivision that maximizes resource protection and conservation of natural areas through the use of design strategies that result in permanent open space preservation.

Overlay Districts: Zoning districts in which additional regulatory standards are superimposed on existing zoning. Overlay districts provide a method of placing special restrictions in addition to those required by basic zoning ordinances.

Parkland: Land that is designated, managed, or developed specifically for active recreational purposes and often includes structured recreational facilities such as playgrounds, playing fields and athletic courts. Such land tends to be open lawn areas that are “manicured” and mowed to allow for active sports and group activities. To be protected parkland, the deed acquiring such land must specify that it is to be held for parkland purposes only.

- See the NRC’s *Law, Policy & Regulations Handbook* section 3 on “Parkland Policy and Regulations” located on the NRC’s website for more info on how parkland is managed and maintained (www.wellesley.ma.gov/NRC).
- See the NRC’s “Inventory of Lands of Conservation and Recreation Interest” located on the NRC and North 40 website for a complete listing of Wellesley’s parkland.

Passive Recreational Use: Public or private conservation lands with selected amenities set aside for low-impact non-intrusive public use, e.g., trails and picnic areas.

Path: a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the sidewalk network.

Payment in Lieu of Taxes (PILOT): Generally refers to arrangements under which governments exempt certain properties (e.g. public housing) or entities from real property or other taxes, but entity agrees to make some type of annual payment to the taxing entity, usually at a lower level than would be due under full taxation.

Pedestrian-Oriented Design: The arrangement of land-use activities in a way that encourages travel on foot rather than by car. Elements include compact, mixed-use development patterns with facilities and design that enhance the environment for pedestrians in terms of safety, walking distances, comfort, and the visual appeal of the surroundings. Pedestrian-oriented environments can be created by locating buildings close to the sidewalk, by lining the street with trees, by buffering the sidewalk from traffic with planting strips or parked cars, small shops, street-level lighting and signs, and public art or displays.

Pedestrian Shed: An area that is centered on a common destination. Its size is related to average walking distances for the applicable areas:

- **Pedestrian Shed, Linear:** A Pedestrian Shed that is elongated along a mixed use corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its mixed use portion.
- **Long Pedestrian Shed, Long:** a Pedestrian Shed that is an average 1/2 mile radius or 2,640 feet, used when a transit stop (bus or rail) is present or proposed as the common destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace.

- **Network Pedestrian Shed:** a Pedestrian Shed adjusted for average walk times along thoroughfares or dedicated sidewalks and pathways.

Pervious Surface: A surface that allows water to soak into it (as opposed to impervious surface).

Planned Unit Development (PUD): PUDs are areas that are planned and developed as one entity, by a single group. Planned unit developments usually include a variety of uses, including different housing types of varying densities, open space, and commercial uses. Project planning and density is calculated for the entire development rather than individual lots.

Preservation: A term largely used by the Federal Dept. of the interior to differentiate the fragility of the land and its historic assets in order to ascertain the required protections and the consequent usages allowed.

Project of Significant Impact (PSI): Project of Significant Impact means any construction project having an aggregate total of: newly constructed floor area of 10,000 or more square feet; or renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use as determined by the Commonwealth of Massachusetts Property Type Classification Codes (April 1991 edition). In addition to Design Review and Site Plan Review, a PSI requires a Special Permit issued by the Planning Board and the submission of Municipal Systems Impact Analysis (MSIA).

Purchase of Development Rights: Programs through which local governments may purchase development rights and dedicate the land for conservation easements, protecting it as open space or agricultural areas.

Recharge: Water that infiltrates into the ground, usually from above, that replenishes groundwater reserves, provides soil moisture, and affords evapotranspiration.

Release or Exchange of Conservation/Parkland Under Article 97: If the NRC is asked to release or exchange constitutionally-protected public open space for other purposes, municipal or private, such disposal or exchange requires the following under the Constitution and laws of Massachusetts:

- 1) a majority vote of the Natural Resources Commission;
- 2) a two-thirds vote of Town Meeting;
- 3) a two-thirds roll-call vote of the Massachusetts Legislature.

Because open space in Wellesley of equivalent value and usefulness to the town's present holdings is virtually unobtainable, proposals to release or exchange constitutionally-protected town-owned open space, it is the policy of the NRC to consider such proposals only on the basis of a 2 : 1 exchange ratio favoring open space.

Renewable Energy: Generation of power from naturally replenished resources such as sunlight, wind, and tides. Renewable energy technologies include solar power, wind power, hydroelectric power, geothermal, and biomass.

Runoff: The water that flows off the surface of the land, ultimately into our streams and water bodies, without being absorbed into the soil.

Smart Growth: A land use planning technique in response to the problems associated with unplanned, unlimited suburban development. Smart growth principles call for more efficient land use, compact development patterns, less dependence on the automobile, a range of diverse housing opportunities and choices, equitable allocation of costs and benefits of development, and an improved job/housing balance. Examples of smart growth development and planning include:

- Providing for mixed-use development in an near town and village centers
- Locating housing in close proximity of public transit
- Allowing higher density mixed use development near transit stops, along commercial corridors, or in town and village centers
- Redeveloping environmentally impacted or brownfield sites
- Restoring vacant, underutilized or abandoned building for productive use
- Encouraging the development of housing and preservation of open space so that the goals of each will be mutually satisfied using techniques such as cluster zoning, transfer of development rights, or other innovative zoning or regulatory devices
- Promoting the redevelopment of vacant infill parcels
- Participating in regional responses to addressing housing, natural resource, transportation, public service, and employment needs

Street Classifications: In a neighborhood context, residential streets are classified according to their design, use (actual or intended), their relationship to other streets in the hierarchy and their residential character in the following categories: Arterial Street; Collector Streets; Minor (Access) Streets.

Streetscape: The space between the buildings on either side of a street that defines its character. The elements of a streetscape include: building frontage/façade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc.); signs; awnings; and street lighting.

Special Permit: A use that would not be appropriate generally, or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as special permits, where specific provision for such special permits is made in a Town zoning bylaw.

Subdivision: A subdivision occurs as the result of dividing land into lots for sale or development.

Subdivision Rules and Regulations: Procedures, requirements, and provisions governing the subdivision of land that is specified in formal Rules and Regulations promulgated by a city or town under the authority vested in the Planning Board by section 81-Q of Chapter 41 of the General Laws of Massachusetts.

Sustainability: A sustainable society is one that is healthy, vital, resilient, and able to creatively adapt to changing conditions over the long-term. Sustainable Seattle defines it as the long-term health and vitality of cultural, economic, environmental and social systems.

Sustainable Development: The United Nations Commission on Environment and Development defines it as “development which meets the needs of the present without endangering the ability of future generations to meet their own needs” (*Our Common Future*, 1987). Sustainable Seattle describes it as economic and social changes that promote human prosperity and quality of life without causing ecological or social damage.

Traditional Neighborhood Development: Traditional neighborhood development emphasizes two broad goals: to reduce the destruction of habitat and natural resources, and to reduce dependency on automobiles and their associated impacts; and to reduce polluting emissions, excessive use of energy and fragmentation of the landscape. Traditional neighborhood design is a development approach that reflects historic settlement patterns and town planning concepts such as gridded, narrow streets, reduced front and side setbacks, and an orientation of streets and neighborhoods around a pedestrian oriented "town center." Such an approach usually requires modifications to zoning and subdivision regulations.

Trails Committee: A volunteer board appointed by the NRC charged with developing, enhancing and maintaining the Town’s trails system and exploring ideas for interconnecting Wellesley’s open spaces.

Traffic Calming: Measures to reduce the negative effects of vehicles, and improve conditions for walking or bicycling. A familiar example is the orange barrels with the warning to stop for pedestrians.

Transfer of Development Rights (TDR): A system that assigns development rights to parcels of land and gives landowners the option of using those rights to develop or to sell their land. TDRs are used to promote conservation and protection of land by giving landowners the right to transfer the development rights of one parcel to another parcel. By selling development rights, a landowner gives up the right to develop his/her property, but the buyer could use the rights to develop another piece of land at a greater intensity than would otherwise be permitted.

Transportation demand management strategies (TDM): TDM is a general term for strategies that result in more efficient use of transportation resources, including incentives to reduce driving, use alternative

options, and improve transit.

Travel and Design Speed & Sight Distances: As speed increases the need for safe stopping sight distance (SSD) and corner sight distance (CSD) also increases. The table below presents these values for different design speeds as recommended by the American Association of State Highway Transportation Officials (AASHTO) for design purposes for passenger cars:

Acceptable Sight Distances			
Speed (mph)	SSD (ft)	LTCS D (ft)	
35	250	390	335
40	305	445	385
45	360	500	430
50	425	555	480
<i>Note: LTCS D is turning left at an intersection from a stop. Values for trucks are significantly higher.</i>			

The **Design Speed** is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane (access street) width is determined by desired Design Speed.

Universal Design: Products and buildings that are accessible and usable by everyone, including people with disabilities.

Upzoning: The process of changing the zoning in an area, usually to allow greater density or commercial use. Since the term is sometimes used to mean the opposite—changing the zoning in a broad area to limit growth and density—it is important to clarify which way the term is being used. (See also: Downzoning).

Variance: The relaxation of requirements of a zoning district for a specific parcel or tract of land. Variances are often issued to avoid unnecessary hardships to a landowner.

Vernal Pools: Also called vernal ponds are unique wildlife habitats best known for the amphibians and invertebrate animals that use them to breed. Vernal pools, also known as ephemeral pools, autumnal pools, and temporary woodland ponds, typically fill with water in the autumn or winter due to rainfall and rising groundwater and remain ponded through the spring and into summer. Vernal pools dry completely by the middle or end of summer each year, or at least every few years. Occasional drying prevents fish from establishing permanent populations, which is critical to the reproductive success of many amphibian and invertebrate species that rely on breeding habitats free of fish predators. Some vernal pools are protected in Massachusetts under the Wetlands Protection Act regulations, as well as

several other federal and state regulations, and local bylaws. More information about vernal pools in Massachusetts can be found in the [Field Guide to the Animals of Vernal Pools](#) .

Walkability: The following factors are commonly used when judging “walkability”: proximity to destinations, aesthetics of the environment, availability of sidewalks, sidewalk width, separation from traffic, the presence of other pedestrians, the condition and availability of crosswalks, street lighting, presence of street trees, and compliance with the Americans with Disabilities Act.

Walkable Neighborhood: A place where people live within walking distance to most places they visit on a regular basis, including schools, workplaces, grocery stores, banks, retail stores, and churches. The environment is pedestrian-friendly, including the presence of continuous sidewalks, well-marked street crossings, street lamps, and physical buffers from vehicle traffic such as street trees and tree planters. A commonly accepted measure of scale for walkability is 1/4 to 1/2 mile radius from the center of the neighborhood to most amenities.

Water Supply Protection Zoning District: The North 40 property is within the Water Supply Protection Zoning District defined in the Town’s Zoning Bylaws, which requires a special permit for projects that result in impervious surfaces over 10,000 square feet in area. The zoning prohibits specific uses that could generate hazardous wastes including petroleum products, chemicals, car repair/servicing. The intent of the zoning provision is to mandate new projects have clean fill, recharge all on-site storm water runoff, and prohibit the re-grading of soil less than 5 feet above groundwater unless it can be proven that groundwater quality will not be affected.

Watershed: The geographic area which drains into a specific body of water. A watershed may contain several sub-watersheds.

Wellesley Conservation Council: A private, non-profit land trust incorporated in 1958 to acquire and protect open space in Wellesley.

Wetlands: Area having specific hydric soil and water table characteristics supporting or capable of supporting wetlands vegetation.

Wetlands Protection Committee (WPC): Five member board of volunteers, appointed by the NRC , charged with the administration and enforcement of the State Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw.

Zoning: Classification of land in a community into different areas and districts. Zoning is a legislative process that regulates building dimensions, density, design, placement and use within each district.

TOWN OF WELLESLEY ACRONYMS

AC	Advisory Committee
ADA	Americans with Disabilities Act
ATM	Annual Town Meeting
BOH	Board of Health
BOS	Board of Selectmen
BPW	Board of Public Works
COA	Council on Aging
CPA	Community Preservation Act
CPC	Community Preservation Committee
DEP	Department of Environmental Protection
DOR	Department of Revenue
DPW	Department of Public Works
DRB	Design Review Board
FMD	Facilities Maintenance Department
FY	Fiscal Year
GIS	Geographic Information Systems
HDC	Historic District Commission
HRB	Human Resources Board
HVAC	Heating, Ventilation and Air Conditioning
IT	Information Technology Department
MGL	Massachusetts General Laws
MLB	Municipal Light Board
MLP	Municipal Light Plant
MSBA	Massachusetts School Building Authority
MWRA	Massachusetts Water Resources Authority
MWRTA	MetroWest Regional Transit Authority
NCD	Neighborhood Conservation District
NRC	Natural Resources Commission
OPEB	Other Post-Employment Benefits
P&S	Purchase & Sale
PB	Planning Board
PBC	Permanent Building Committee
PFTP	Playing Fields Task Force
PSI	Project of Significant Impact
RDF	Recycling and Disposal Facility

SC	School Committee
SEC	Sustainable Energy Committee
SFC	School Facilities Committee
SFMP	School Facilities Master Plan
SMMA	Symmes, Maini, McKee & Associates
SPGA	Special Permit Granting Authority
SRD	Single Residence District
STM	Special Town Meeting
TDRT	Town Development Review Team
TGSC	Town Government Study Committee
TM	Town Meeting
TMM	Town Meeting Member
TPC	Tolles-Parsons Center
TWFP	Town-Wide Financial Plan
WCC	Wellesley Community Center
WFL	Wellesley Free Library
WHA	Wellesley Housing Authority
WHC	Wellesley Historical Commission
WHDC	Wellesley Housing Development Corporation
WHS	Wellesley High School, Wellesley Historical Society
WMS	Wellesley Middle School
WPC	Wetlands Protection Committee
WPS	Wellesley Public Schools
WSCD	Wellesley Square Commercial District
WSHG	West Suburban Health Group
WSVD	West Suburban Veterans District
ZBA	Zoning Board of Appeals