

# North 40 Steering Committee First Public Forum

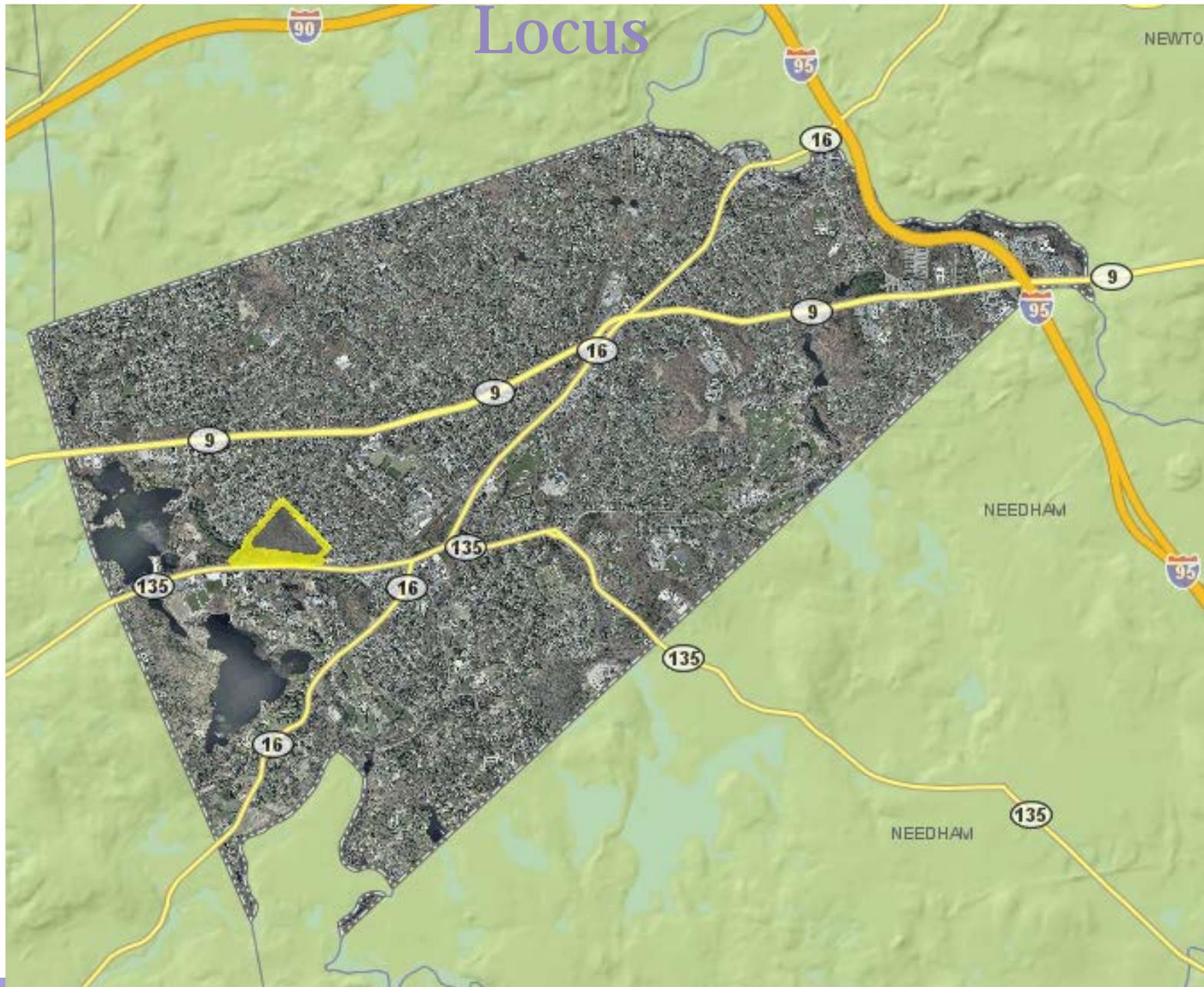
**JUNE 18, 2014 – 7:00PM**

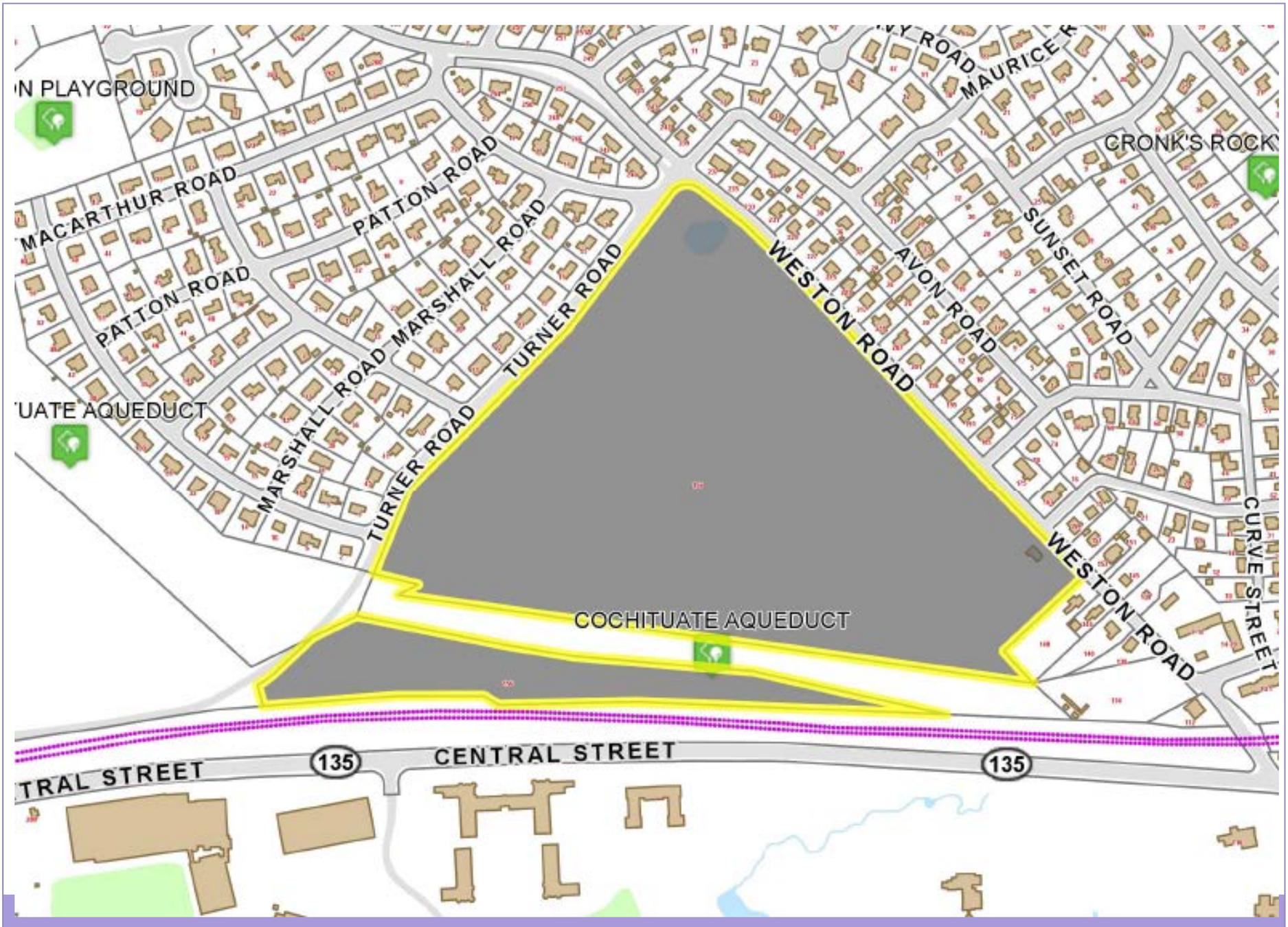
# AGENDA



- **Site Orientation and Overview**
- **History**
- **Current Zoning**
- **North 40 Steering Committee**
- **Initial Activities**
- **Q&A -Focusing on both Issues and Opportunities**

# Locus





IN PLAYGROUND

MAURICE K

CRONK'S ROCK

MACARTHUR ROAD  
PATTON ROAD

PATTON ROAD

MARSHALL ROAD  
TURNER ROAD

COCHITUATE AQUEDUCT

COCHITUATE AQUEDUCT

WESTON ROAD

AVON ROAD

SUNSET ROAD

CENTRAL STREET

135

CENTRAL STREET

135

WESTON ROAD

CURVE STREET

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



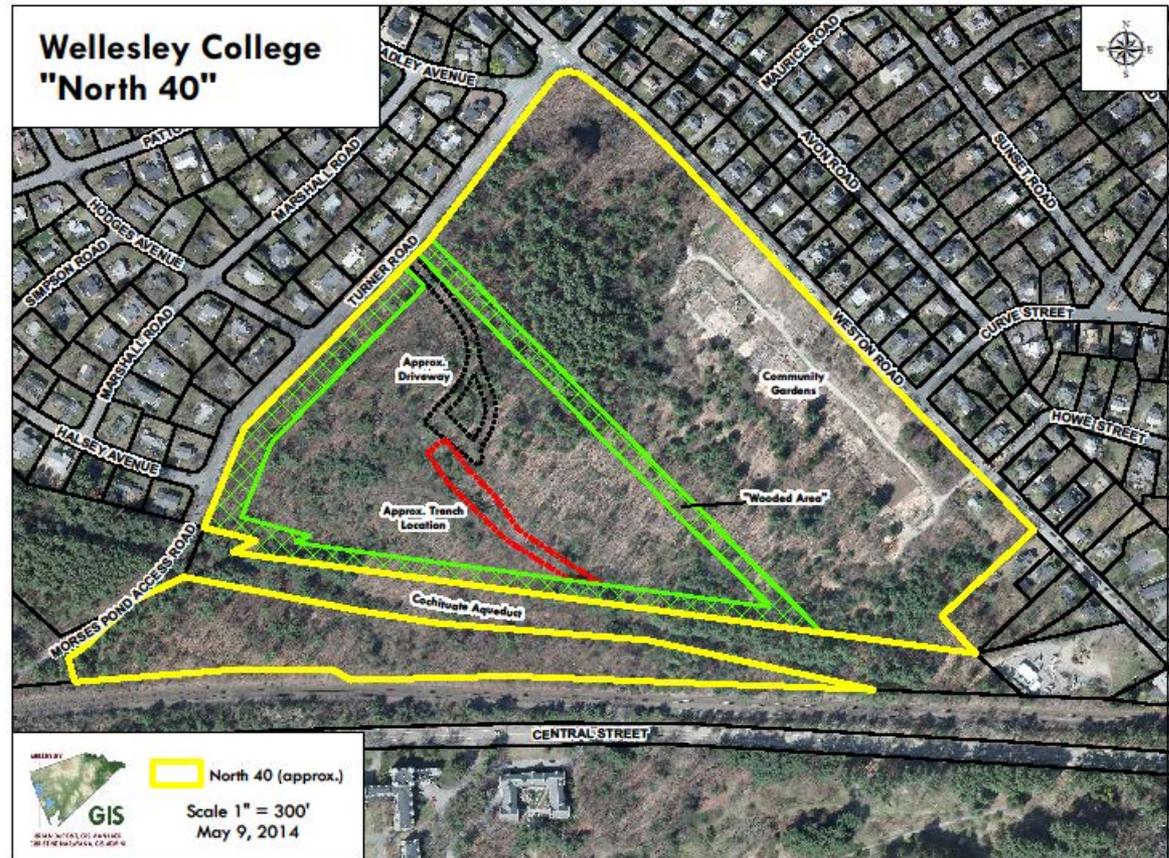
- Site was largely formed by land acquired through transactions in the 1860s and was placed in an indenture to limit the use to college purposes.
- 1946 a portion of Wellesley College land and B&A Railroad land was acquired to construct the “Woodlands” neighborhood
- 1955-1960 Town leased 22 acres for 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.

1955-1960

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 almost 2000 trees were planted.

## Site History



# North 40 - Development Potential



- **Zoned Single Family Residential with 15,000 square foot lot requirements.**
- **Zoned 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

# Natural Resource Protection Development



- **Natural Resource Protection (NRP) Development required as a matter of right for any property that would yield 5 or more residential lots**
- **Purpose is to create context-sensitive subdivisions to achieve permanent preservation of Open Space and Natural, Historical and Cultural Resources**
- **A minimum of 50% of the site to be preserved as protected open space, which allows for reduced lot sizes and setbacks (minimum of 7,500 in SRD15)**
- **Up to 50% of total site area will be preserved as open space**

# 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 Director
- 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

# Initial Activities



- **Formed Committee to Report to Selectmen**
- **Defined Scope of Work**
- **Developed Initial Work Plan**
- **Working on Preliminary Budget**
- **Engagement of Consultants**

# Selectmen Responsibility



- **Selectmen have begun discussions with the College**
- **Will negotiate with College on potential sale**
- **Will have appraisal conducted for the property**
- **Will review Section 21E Issues**

# Key steps and Sequencing



| <b>Action</b>   | <b>Timing</b>              |
|---|----------------------------|
| 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                       |

# Questions

