

Attention Residents!

The Planning Board invites you to attend the...

Cluster Development Public Forum

On

DECEMBER 5, 2011

8:00 PM – 9:30 PM

GREAT HALL

WELLESLEY TOWN HALL

The Planning Board will be holding a public forum to discuss Cluster Subdivision Development in Wellesley. The Public Forum is an excellent opportunity to discuss existing and proposed development patterns in Wellesley, to see how planning techniques can be used to preserve open space and provide affordable housing in a thoughtful and design driven manner.

Attendees can expect to:

- Learn about Cluster Development
- See Cluster and Open Space Design Concepts
- Learn about design strategies
- Discuss application in Wellesley

**For More Information Contact
Wellesley Planning Department**

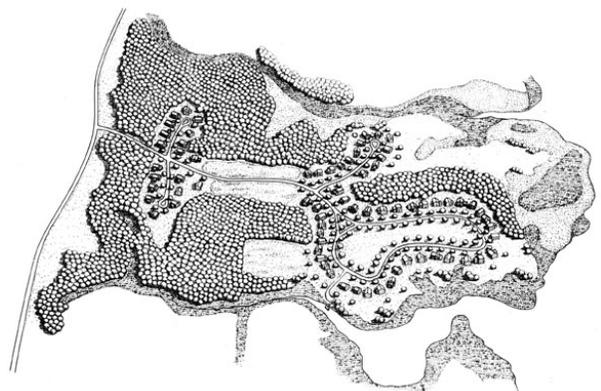
www.wellesleyma.gov

781.431.1019 x. 2232

Traditional Subdivision



Cluster Subdivision



What is Cluster Development?

Cluster development is a planning technique that allows for subdivisions to site homes on smaller lots with less emphasis on meeting the minimum lot size. While the total number of homes/density may remain the same as in a traditional subdivision, or is modestly increased to provide incentive, the Town and public benefit from lessened development impacts and increased open space protection. Homes would be “clustered” on a smaller portion of the larger site, with the remaining land, which would normally be allocated to individual home sites, now being converted into protected open space shared by the residents of the subdivision and possibly the entire community.