

Wellesley West Gateway



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Town of Wellesley Planning Board
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Prepared by:

MetroWest

Growth Management Committee

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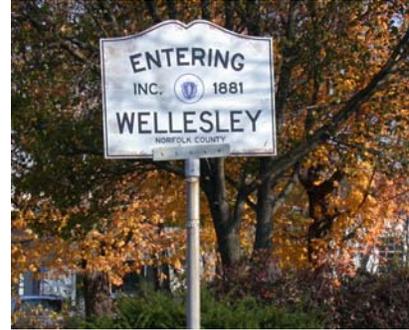
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I. Project Overview

The Town of Wellesley Planning Board is proactive in its efforts to plan for the future of Wellesley. In addition to the completion of a Comprehensive Plan, the Planning Board has successfully completed several specific area plans. During the process of developing the comprehensive plan, additional areas were identified for further study as small specific area plans. The Wellesley West Gateway Study Area was one of the areas identified.

Entering Wellesley at Natick Town Boundary – Photo P1

The Town of Wellesley contracted with the Metropolitan Area Planning Council, the regional planning agency, and the MetroWest Growth Management Committee to undertake and perform all appropriate tasks to produce a plan for the area along Route 9 generally from the Route 9 Weston Road intersection to the Route 9 Oak street intersection but with special attention to the land in Wellesley. The Town's "Statement of Work Request" dated October 24, 2006, is included as Appendix A.



Entering Natick at Natick/Wellesley Town Boundary – Photo P2

The MetroWest Growth Management Committee (MWGMC) is a unique collaborative partnership of municipalities created in 1984. MWGMC serves as a think tank and advocate for locally initiated regional solutions to policy and planning challenges shared by MetroWest communities. We regularly bring together elected officials and planning staff from neighboring communities to address regional growth management issues. MWGMC is the oldest of the eight subregions of MAPC.

“MetroWest” is a cluster of communities lying west of Newton and east of Westborough. While regional definitions of MetroWest may vary, the MetroWest Growth Management Committee, of which Wellesley is an active member, defines MetroWest as the communities of Ashland, Framingham, Holliston, Marlborough, Natick, Southborough, Wayland, Wellesley and Weston.

A gateway, is defined as an entrance or access point. The objective of the study is to develop a design for a welcoming town entrance from both the easterly and westerly directions along Route 9. The West Gateway Study Area is an ideal location to demonstrate many of the new and emerging zoning tools that can assist the community in preservation of open space, protection of key natural resources, and the creation of walkable neighborhoods that offer cultural and recreational opportunities, and a mixture of housing choices in addition to shops and offices that provide goods and services in close proximity to residential neighborhoods.

The suggestions developed as a result of the study attempt to synthesize the redevelopment opportunities within the study area and the major themes and desires expressed by stakeholders

during the planning process with the realities of the study area. It presents a specific blueprint to act as a guideline for future decision-making and private development and redevelopment.

At project commencement, a steering committee was formed by the Planning Board. The first task was to define the study area. As defined for this study, the Wellesley West Gateway extends along Route 9 from just east of the Weston Road exit in Wellesley to Oak Street in Natick.

The Steering Committee organized a series of meetings with stakeholders. Included were two public forums held in December 2006 and June 2007. This report is based on the input received from the residents, business owners, developers, and town staff and officials.

Study Area - Figure P1



A larger version of the study area is included as Appendix B.

