



**TOWN OF WELLESLEY, MASSACHUSETTS
PLANNING DEPARTMENT**

To: Planning Board

From: Meghan C. Jop, Planning Director

Date: December 8, 2009

**Re: Comparable Communities with Open Space Residential Design or Cluster
Development**

With regards to the Planning Board's request for \$10,000 to study the potential and analyze the need for improved Cluster Development or Open Space Residential Design (OSRD) Regulations the CPC asked for a list of comparable communities at our last meeting.

Below is a list of communities with established OSRD provisions:

Acton	Groton	Palmer
Adams	Groveland	Paxton
Agawam	Hadley	Princeton
Amherst	Hamilton	Rockport
Ashburnham	Harwich	Rowley
Ashby	Hatfield	Salisbury
Athol	Holliston	Sharon
Auburn	Hopkinton	Shirley
Barnstable	Hubbardston	Shutesbury
Becket	Hudson	Southampton
Belchertown	Ipswich	Sutton
Beverly	Lenox	Swansea
Burlington	Lexington	Templeton
Chatham	Lincoln	Townsend
Dalton	Manchester	Uxbridge
Dartmouth	Marshfield	Ware
Deerfield	Mendon	Wareham
Dennis	Merrimac	West Brookfield
Dracut	Methuen	West Newbury
Dudley	Millbury	Westborough
Eastham	Millville	Westford
Fairhaven	Newbury	Westhampton
Foxborough	Newburyport	Westport
Gardner	Norfolk	Westwood
Georgetown	North Reading	Williamsburg
Gill	Northampton	Wilmington
Gloucester	Orange	Woburn

In addition, many communities have Cluster Development provisions and several comparable communities include:

***Andover**
***Belmont**
Billerica+
***Brookline**

Hopkington
***Lexington**
North Reading
Tewksbury+

Westborough
***Winchester+**

It should be noted that several of these communities such as Billerica, Tewksbury, and Winchester require large tracts of land over 10 acres for Cluster Development.

*Designates Wellesley Benchmark Community as designated by the Board of Selectmen.