

Full Application for CPA Funding

Submit to: Community Preservation Committee

Wellesley Town Hall
525 Washington Street
Wellesley, Massachusetts 02482
Email: cpc@wellesleyma.gov

Name of Applicant/Contact Person Wellesley Planning Board/ Meghan Jop, Planning Director

Sponsoring Organization, if applicable _____

Mailing Address 525 Washington Street, Wellesley, MA 02482

Daytime Phone 781-431-1019 x 2234 **Email** mjop@wellesleyma.gov

Name of Proposal Mandatory Cluster Development Zoning **Date** November 9, 2009

CPA Category (circle all that apply): Open Space **Historic Preservation** **Recreation**
Community Housing

CPA Funding Requested \$10,000.00 **Total Cost of Proposed Project** \$ 10,000.00

PROJECT DESCRIPTION: In describing the project, please include detailed answers to the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include supporting materials and exhibits as necessary.

1. **Goals:** What are the goals and purposes of the proposed project? Who will benefit and why? How will success be measured?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town plans?
3. **Community Support:** What is the nature and level of support and/or opposition for this project?
4. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. (NOTE: CPA funds may NOT be used for maintenance.) Include a multiple-year budget, if appropriate.
5. **Funding:** What funding sources are available, committed or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.
6. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

7. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?
8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a detailed five year budget.

ADDITIONAL INFORMATION: Provide the following additional information, if applicable.

9. **Further Documentation:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.
10. **Feasibility Reports:** Any feasibility reports, renderings or other relevant studies and materials
11. **Historical Preservation:** documentation that the proposed project meets at least one of the Wellesley Historical Commission's three conditions for funding.
12. **Zoning Compliance:** Evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental, and/or plans to obtain necessary approvals.
13. **Basis of Eligibility for CPA Funds:** By State Statute, the Town may expend Community Preservation funds to
 - Acquire, create, and preserve open space.
 - Acquire, preserve, rehabilitate and restore historic resources.
 - Acquire, create and preserve land for recreational use.
 - Acquire, create, preserve and support community housing, including provide funds for the community's affordable housing trust fund.
 - Rehabilitate and restore open space, land for recreational use and community housing acquired or created with fund monies.

Please describe the basis under which the proposed project qualifies.

Other Information: Any additional information that might benefit the CPC in consideration of this project, including information which is responsive to the CPC's Decision Guidelines and is not otherwise covered in this Application. The Decision Guidelines are set forth in the "Overview" section of the Community Preservation Plan which appears in the CPC Webpage at www.wellesleyma.gov.



**TOWN OF WELLESLEY, MASSACHUSETTS
PLANNING DEPARTMENT**

To: Community Preservation Committee

From: Meghan C. Jop, Planning Director

Date: November 9, 2009

Re: Long Form Application for Landmarks Bylaw

Project Description

Goals:

The Planning Board is seeking funding from the CPC for a study to create a Cluster Development Zoning Bylaw.

Cluster development refers to a tighter configuration of houses on smaller lots with provision for preserved open space. The field of planning in general has begun looking at Cluster Development and Open Space Residential Design (OSRD) in new and innovative ways since 1970. While subdivisions typically followed the pattern of laying out roadways, then lots, and houses, under Cluster or OSRD the process begins with the identification of natural resources and conservation areas within the tract of land. Housing sites are then identified, which often capitalize on proximity to natural features such as views and frontage along wetlands, water bodies, fields or woodlands. After this, roads are laid out and finally, lot lines are drawn. The result is a thoughtfully planned development where houses are designed around the environmental features rather than over them. In addition, the thresholds for these types of subdivisions have been substantially decreased and often times are applicable to tracts of land having 2 or more acres.

The Zoning Bylaw since 1970 has had a provision for alternative area regulations or “cluster” development; but the provision has never been used and the Town has not been able to realize the potential benefits of cluster development.

The proposed study would analyze both Cluster and OSRD design options and assess what elements of each approach or a hybrid of both approaches would be successful in Wellesley. The study would also investigate appropriate incentives to encourage subdivision design which promotes open space as well as affordable housing. (Under the Inclusionary Zoning provisions of our Zoning Bylaw, any subdivision creating 5 or more lots must create 1 unit of affordable housing. With the potential for a density bonus, the preservation of open space, and the creation of a mix of housing styles.) The Planning Board believes that Cluster Development or OSRD lends itself directly to Wellesley’s efforts for sustainable design and affordable housing.

The proposed study and passage of a bylaw to allow for or mandate Cluster Development or OSRD benefits the Town by preserving open space and creating affordable housing in existing residential areas. It also reinforces many of the current Town practices of “going green”, reducing single family housing sizes, creating more sustainable design, and protecting open space.

Success will be measured by the passage at Town Meeting of a bylaw to update existing Cluster Development regulations. With the passage of the bylaw, the creation of affordable housing units within new subdivisions would become more economically feasible and the Town's holdings of permanently protected open space would be increased with every Cluster subdivision approved. It is important to note that the success of Zoning Bylaw amendments is measured in years and decades, not in months or even a few years.

Community Need:

The 2007-2017 Comprehensive Plan recommends the establishment of mandatory Cluster Development for large tracts of land. Other goals articulated in the Comprehensive Plan which would be supported by adoption of a Cluster Development and OSRD bylaw include the preservation of natural areas, minimization of non-point source pollution caused by stormwater runoff, provision/continuation of a variety in housing types, and more affordable housing. The proposed study would look at the large tracts of land, as well as smaller tracts of land (2-4 acres) in environmentally sensitive areas in Town.

Community Support:

The Planning Board conducted a survey in 2004 for the preparation of the Comprehensive Plan. The top priorities ranked by the residents were preserving existing parks and green spaces and enacting restrictions on single-family home size to maintain neighborhood character. Within the top 20 ranked desires, the promotion and development of affordable housing choices ranked 14th. All of the key elements of Cluster Development and OSRD design principles - open space preservation, smaller lot sizes, smaller home sizes, and affordable housing - have all been identified as priorities for the Town.

As is the case with most zoning changes, there will likely be opposition to the revision of the existing Cluster Development bylaw, particularly if density bonuses are included. The proposed study will assist the Planning Board in identifying various options and in assessing which option best fits the Town to ensure that the development of remaining large tracts of land is done in a manner which promotes the goals and character of the Town. .

Budget:

The total budget for this project is \$10,000.00. The funds would be spent in the hiring of a consultant to analyze various types of Cluster and OSRD Development Standards, and to tailor a new bylaw for the Town. Generally, studies of this magnitude have cost the Planning Board, through the capital budget process between \$10,000 and \$20,000. The funds requested would fund the study and drafting of a bylaw provision. There are no additional funds for this proposal being considered at this time.

Timeline:

The timeline for the completion of this project is approximately 5 months. Pending approval from the Committee and Town Meeting, the Planning Board would begin the advertising process for the RFP. After submittals have been received, generally 3-4 weeks from the date of advertisement, the Planning Board would conduct interviews of the various consultants. Once a consultant has been selected, a contract signed, the Planning Board would anticipate the analysis and drafting of the bylaw would begin and would anticipate completion within 3-4 months of the contract being signed. The Board would expect at least one public forum and three meetings with the selected consultant. (See attached project timeline.)

Implementation:

Town Meeting would need to vote to implement the final product of this study. (Approval will require a two-thirds vote.) The Planning Board would fully vet the proposed bylaw and present the proposed bylaw to Town Meeting. Should Town Meeting not vote to establish the Cluster or OSRD provisions, the Planning Board would review the comments of Town Meeting and amend the provisions, and would return to Town Meeting for passage of the bylaw. The Planning Board intends to continue presenting policies outlined in the Comprehensive Plan to protect open space, neighborhood character, and to promote the creation of affordable housing. The use of CPC will allow the Town the ability to leverage staff time and other town resources to accelerate the review and adoption of a bylaw.