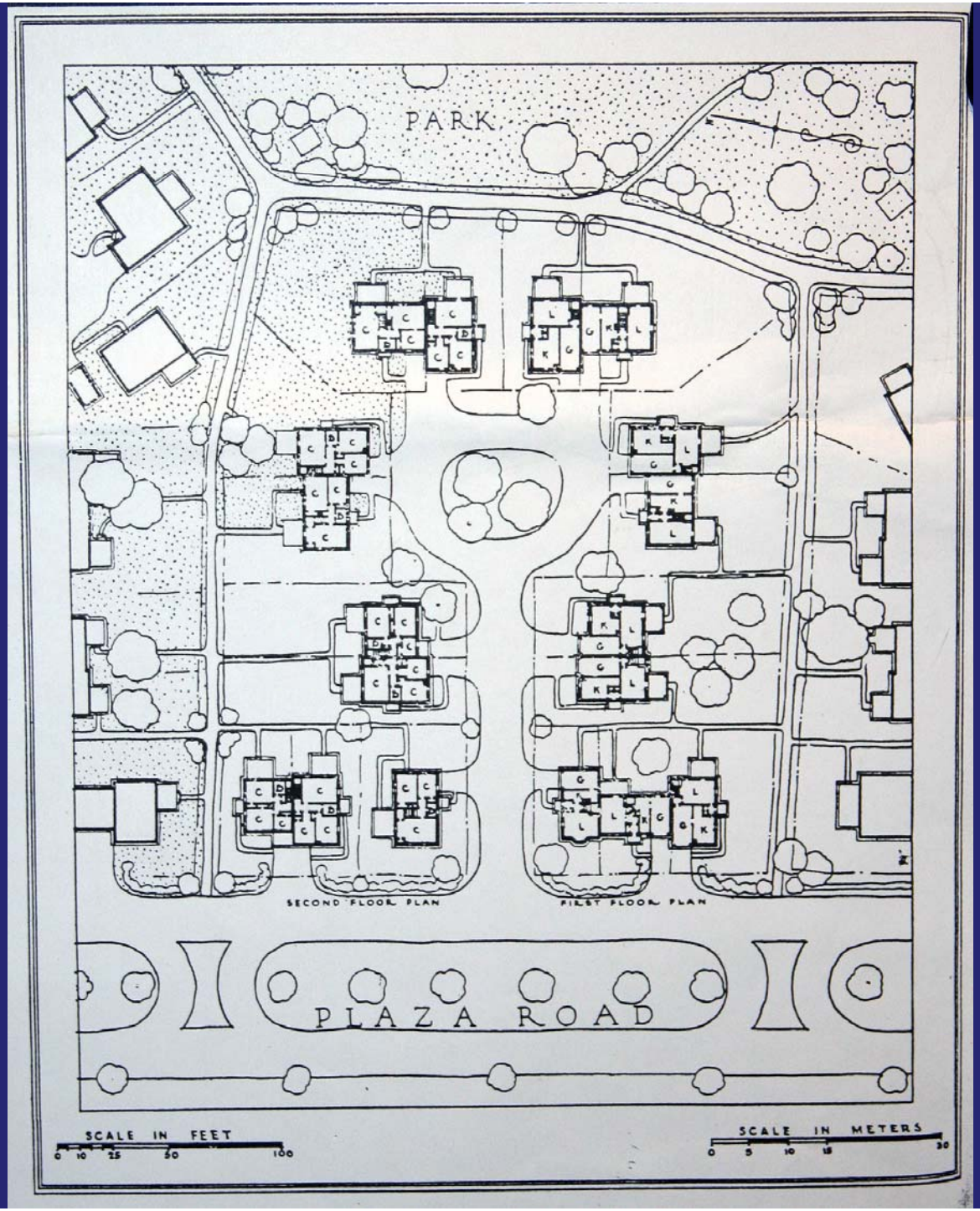
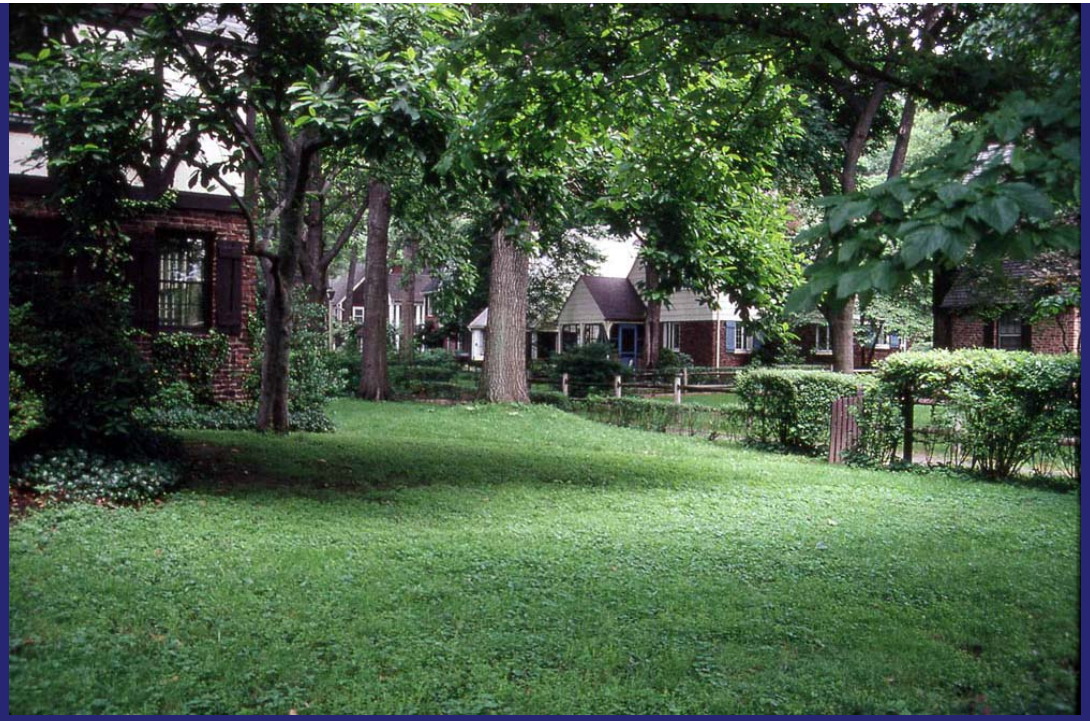
Cluster Development Workshop

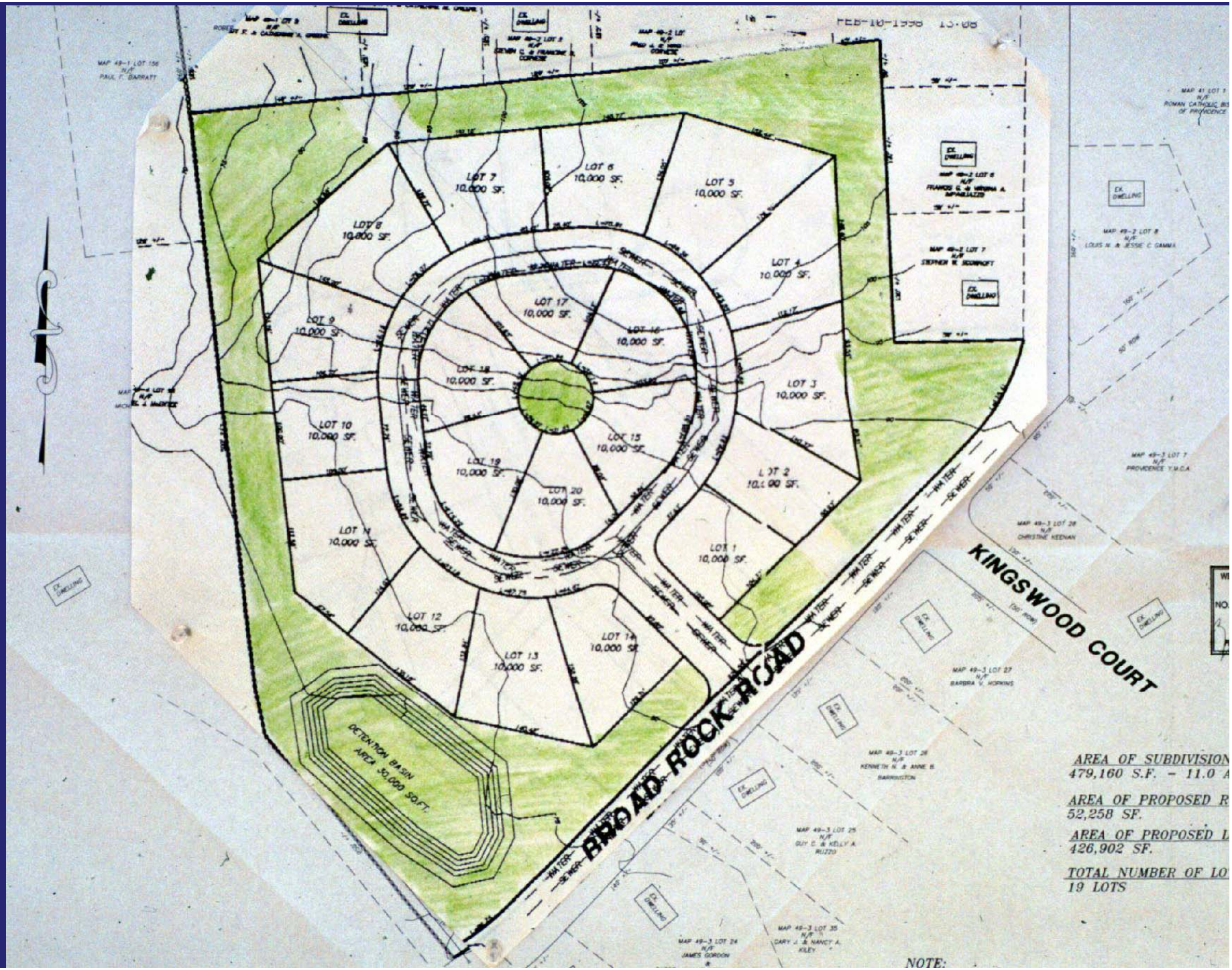
Wellesley, Massachusetts

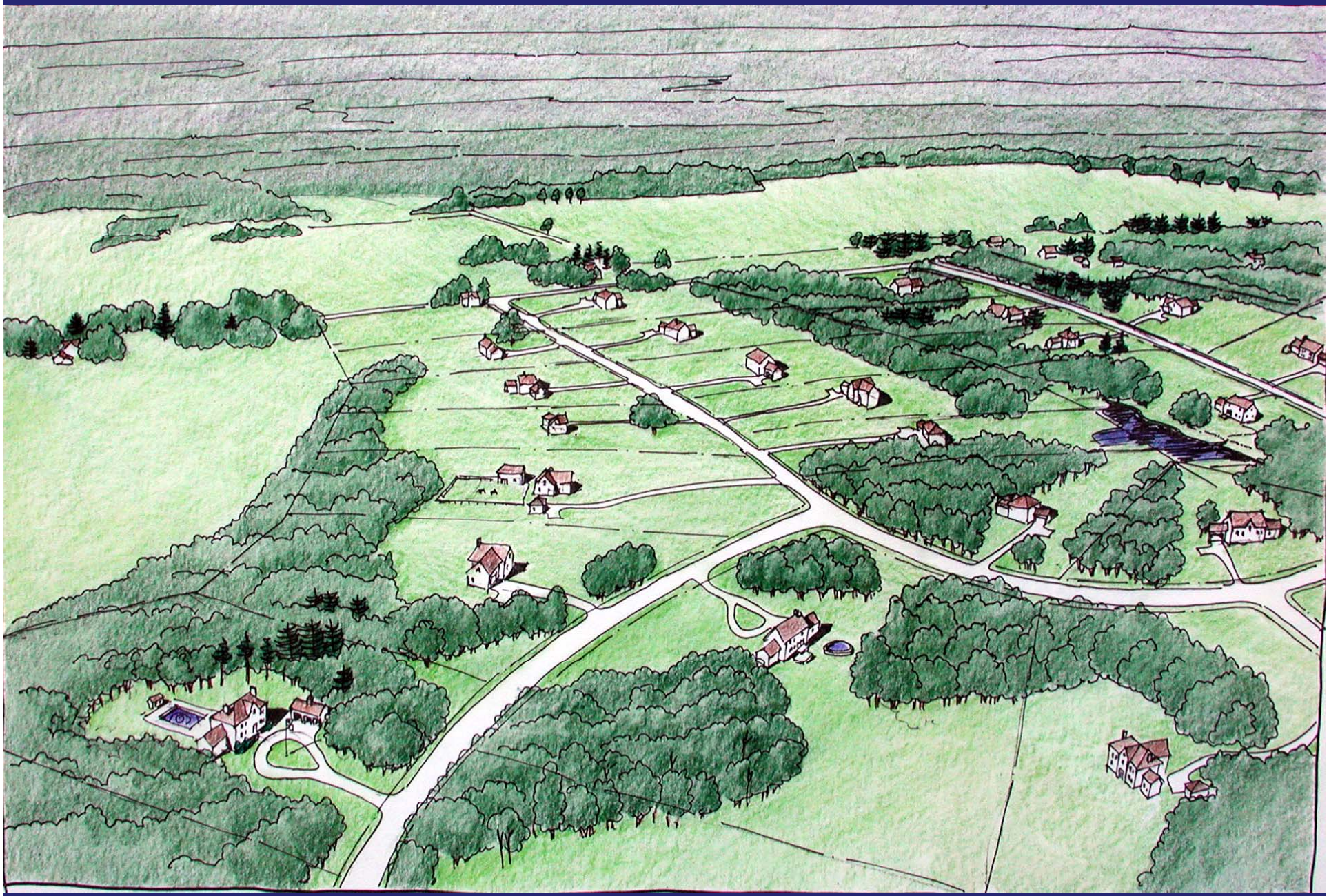
December 5, 2011

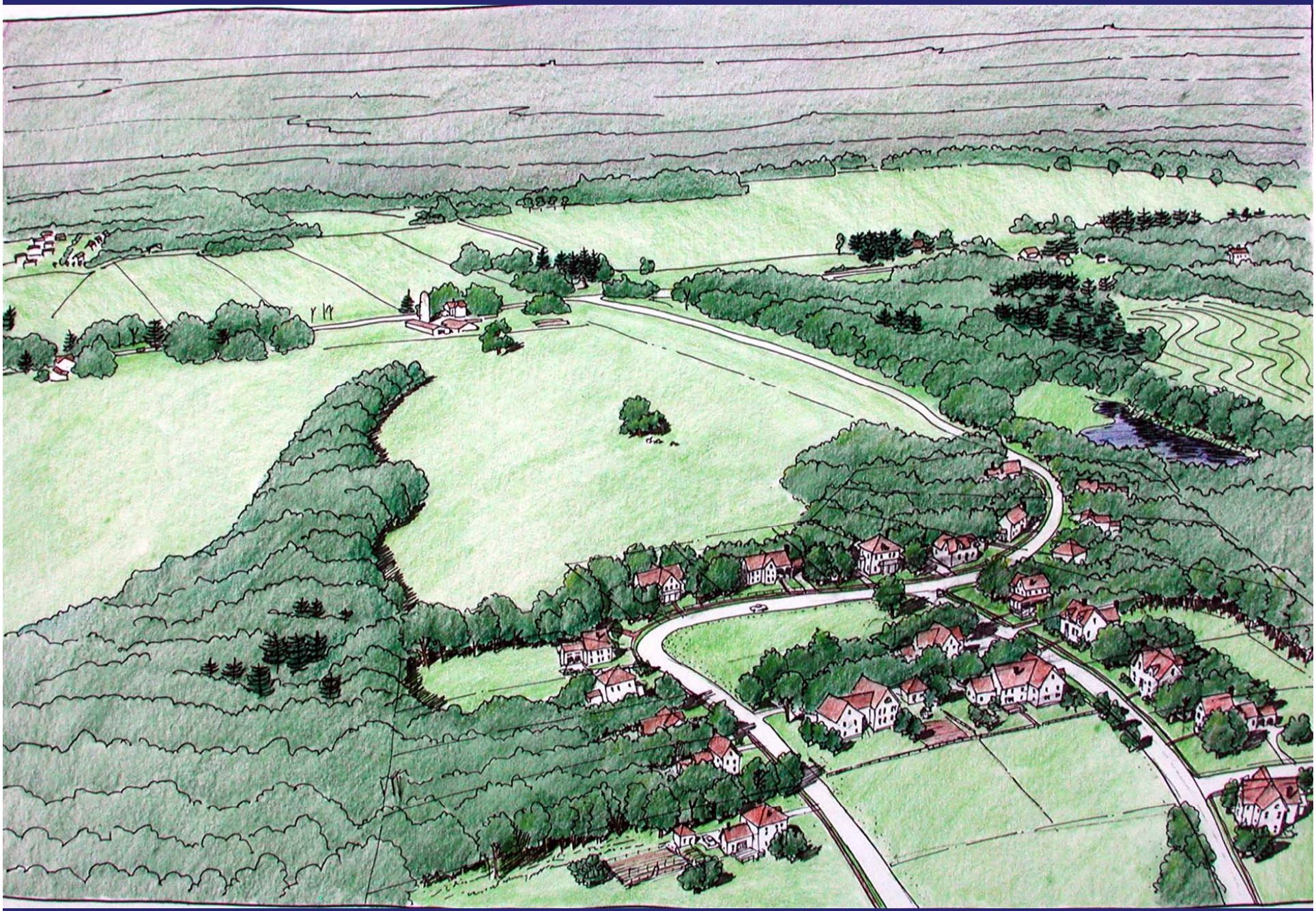
1" = 200'
RADBURN
RESERVED FOR RESIDENTIAL OR COMMUNITY USE
SCHOOL
PLAY FIELD
RESERVED FOR COMMUNITY USE
RESERVED FOR RESIDENTIAL, COMMUNITY OR BUSINESS USE.
RESERVED FOR RESIDENTIAL OR COMMUNITY USE.
PEDESTRIAN UNDER PASS
RESERVED FOR COMMUNITY USE
PRIVATE PARK
HOWARD AVENUE
ABBOTT COURT APARTMENTS
RESERVED FOR RESIDENTIAL OR COMMUNITY USE
RESERVED FOR RESIDENTIAL, COMMUNITY, OR BUSINESS USE
TENNIS COURTS
ERIE R.R.
ERIE R.R. STATION
ERIE PLACE
500 FEET

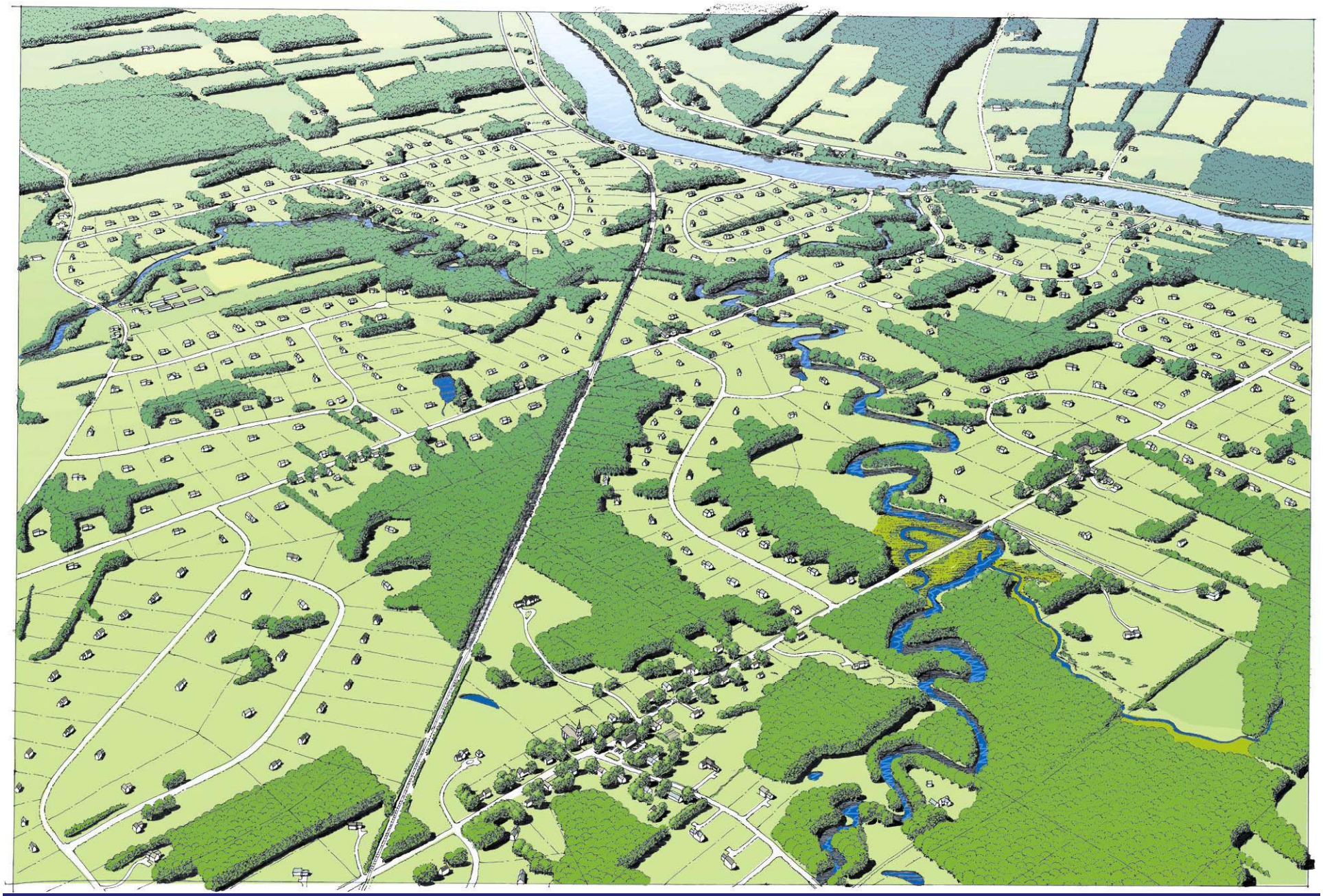

PARK
SECOND FLOOR PLAN
FIRST FLOOR PLAN
PLAZA ROAD
SCALE IN FEET
0 10 25 50 100
SCALE IN METERS
0 5 10 15 30



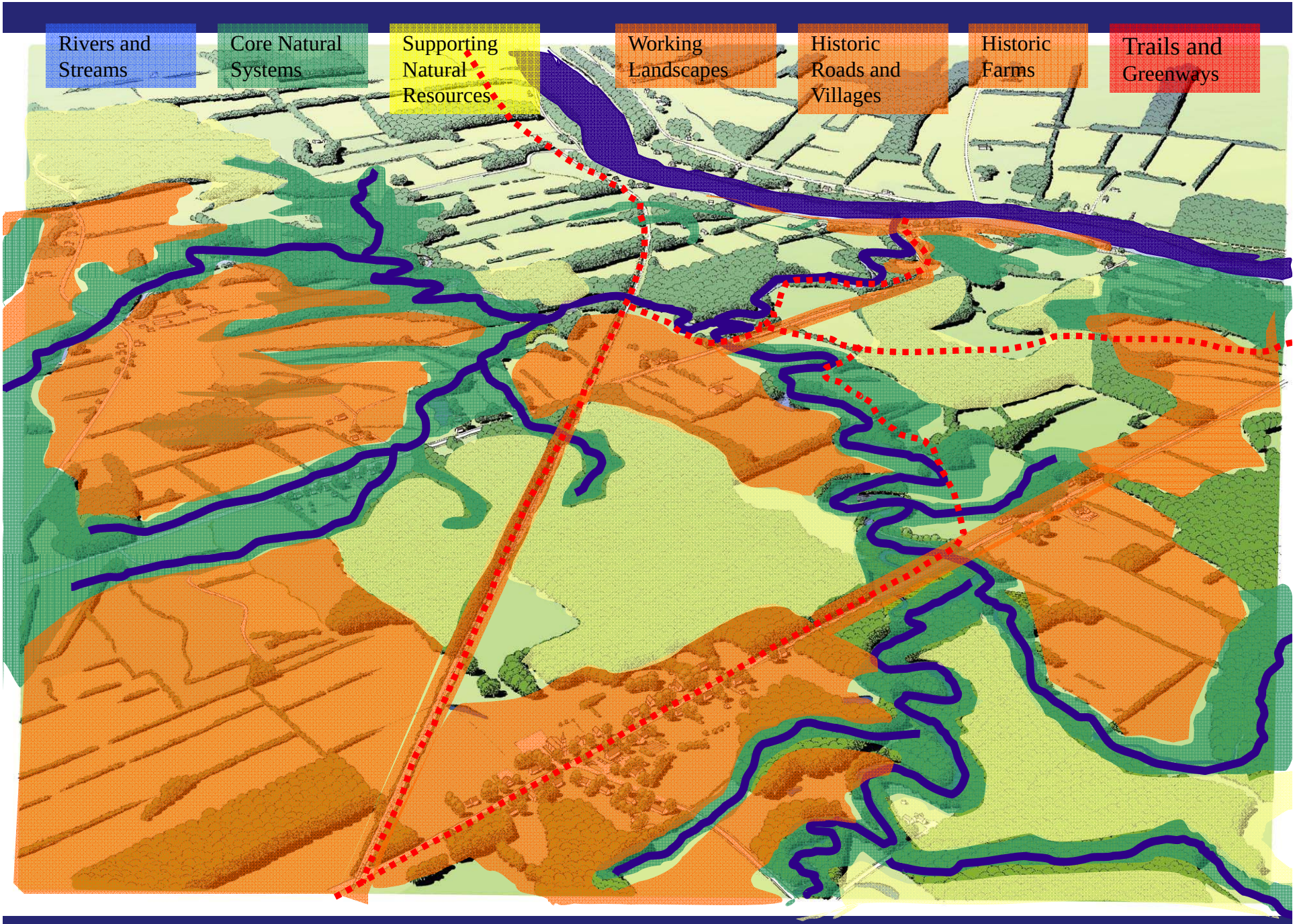

BROAD ROCK ROAD
KINGSWOOD COURT
LOT 1 10,000 SF.
LOT 2 10,000 SF.
LOT 3 10,000 SF.
LOT 4 10,000 SF.
LOT 5 10,000 SF.
LOT 6 10,000 SF.
LOT 7 10,000 SF.
LOT 8 10,000 SF.
LOT 9 10,000 SF.
LOT 10 10,000 SF.
LOT 11 10,000 SF.
LOT 12 10,000 SF.
LOT 13 10,000 SF.
LOT 14 10,000 SF.
LOT 15 10,000 SF.
LOT 16 10,000 SF.
LOT 17 10,000 SF.
LOT 18 10,000 SF.
LOT 19 10,000 SF.
LOT 20 10,000 SF.
DETENTION BASIN AREA 30,000 SQ.FT.
EX. DWELLING
AREA OF SUBDIVISION
479,160 S.F. – 11.0 A
AREA OF PROPOSED R
52,258 SF.
AREA OF PROPOSED L
426,902 SF.
TOTAL NUMBER OF LO
19 LOTS
NOTE:





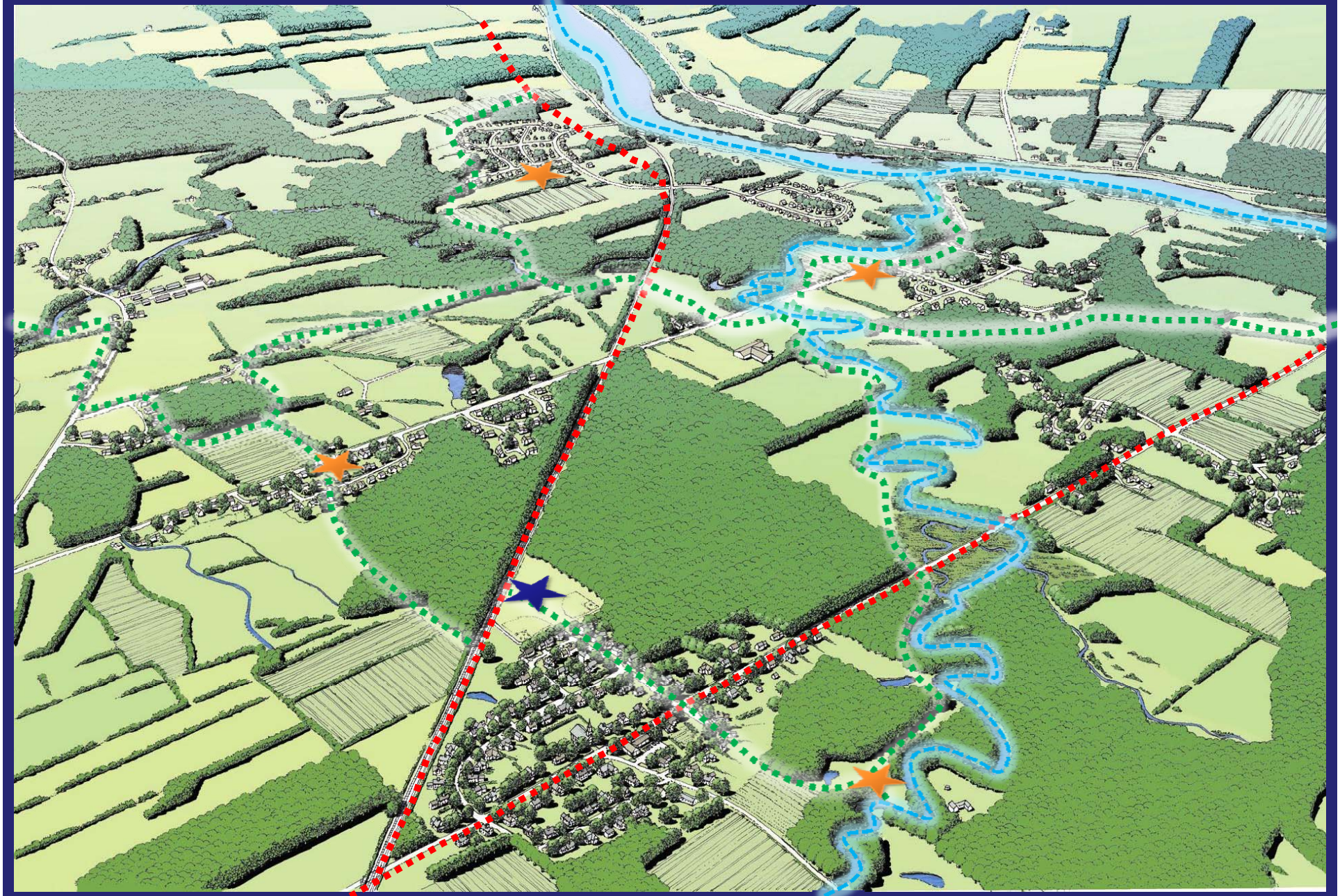


Conventional Large-Lot Development

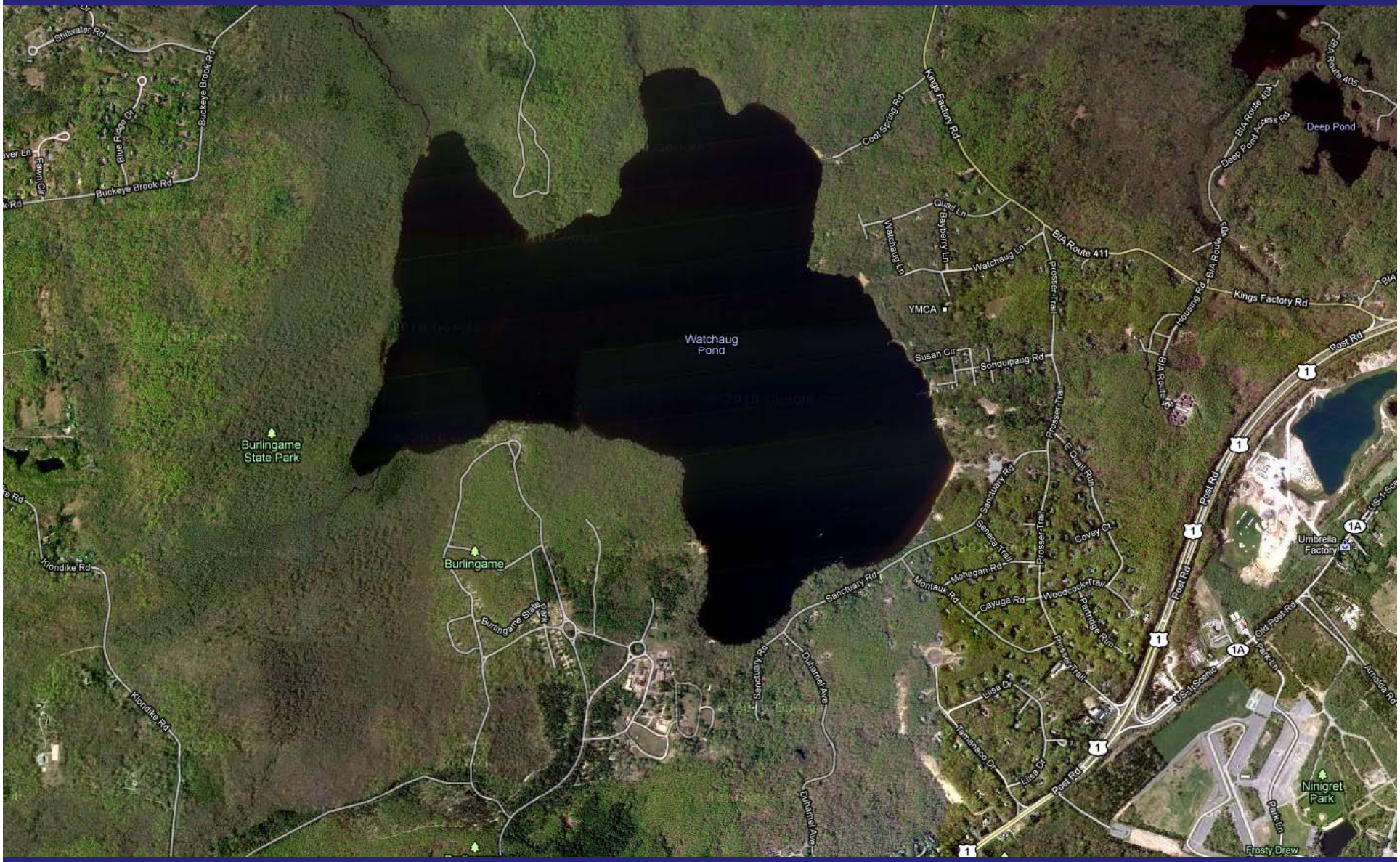


Conservation and Recreation Analysis

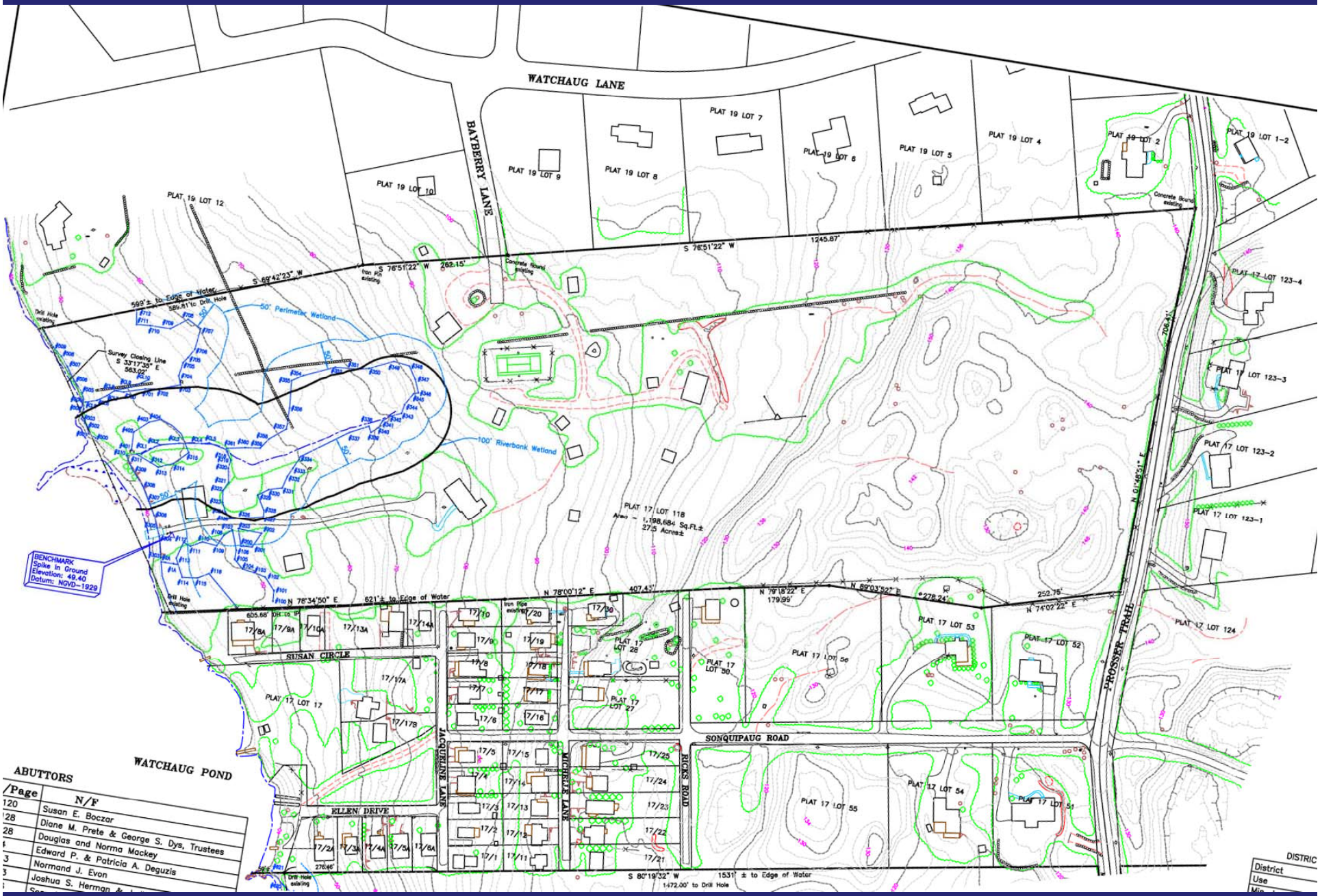
Conservation Development



Developing the Recreational System

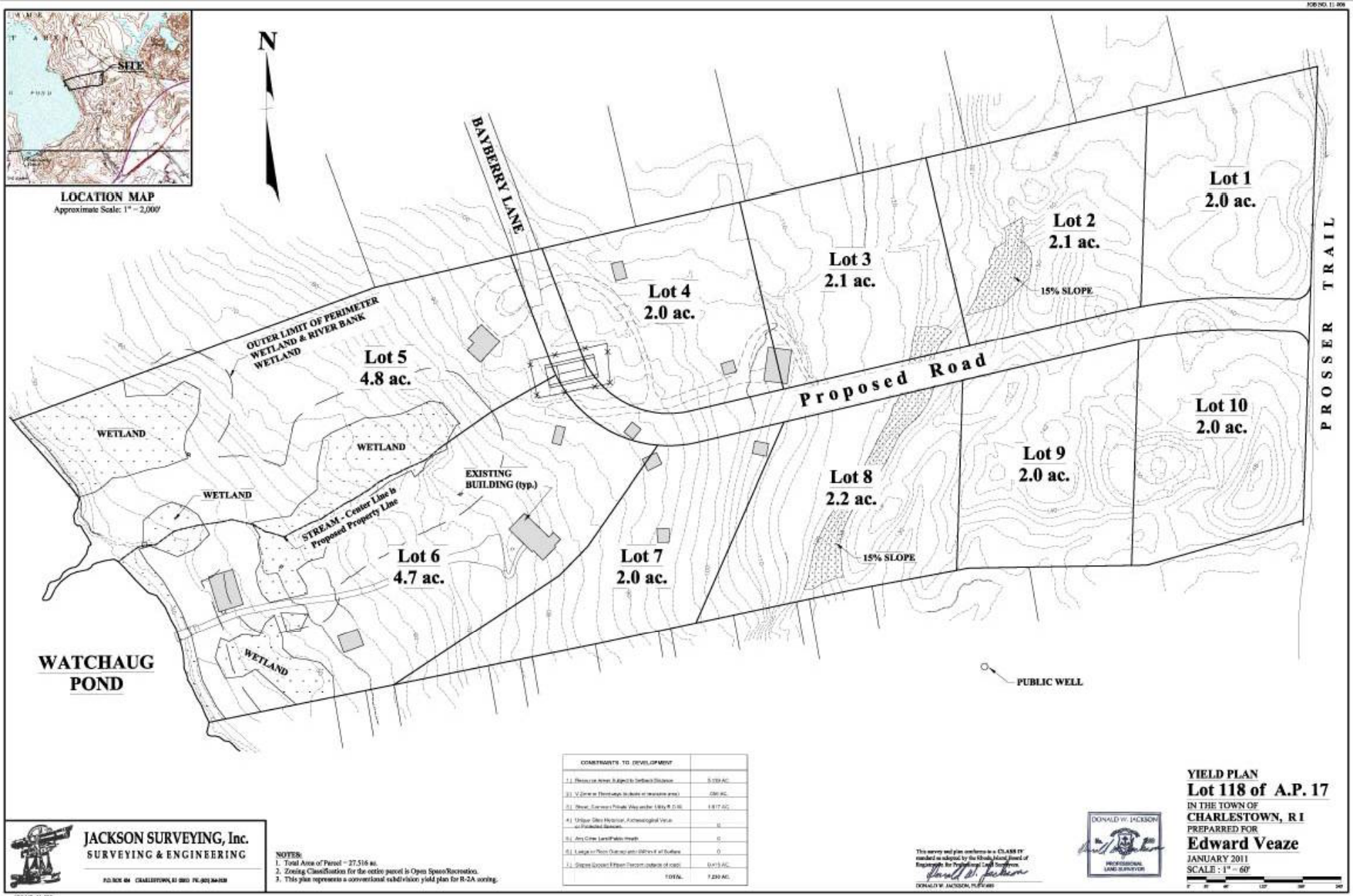

Watchaug Pond
Deep Pond
Burlingame State Park
Burlingame
YMCA
Umbrella Factory
Ninigret Park
Frosty Drew
Stillwater Rd
Buckeye Brook Rd
Blue Ridge Dr
Fawn Cir
Cooz Spring Rd
Kings Factory Rd
Quail Ln
Bayberry Ln
Watchaug Ln
Watchaug Trl
BIA Route 411
BIA Route 405
BIA Route 405A
Deep Pond Access Rd
Housing Rd
Susan Cir
Sonquipaug Rd
Prosser Trail
E Quail Run
Post Rd
Sanctuary Rd
Seneca Trail
Covey Ct
Mohegan Rd
Montauk Rd
Cayuga Rd
Woodcock Trail
Partridge Run
Old Post Rd
Park Ln
Arnolde Rd
Klondike Rd
Burlingame State Park
Dunhamel Ave
Luisa Dr
Tamanaco Dr
US-1-Scenic
1
1A

Watchaug Ln
Watchaug Ln
Watchaug Ln
Watchaug Ln
40
Bayberry Ln
YMCA
Prosser Trail
Prosser Trail
Prosser Trail
Michele Ln
Michelle Ln
Susan Cir
Susan Cir
Ricks Rd
Sonquipaug Rd
Sonquipaug Rd
Sonquipaug Rd
136
116

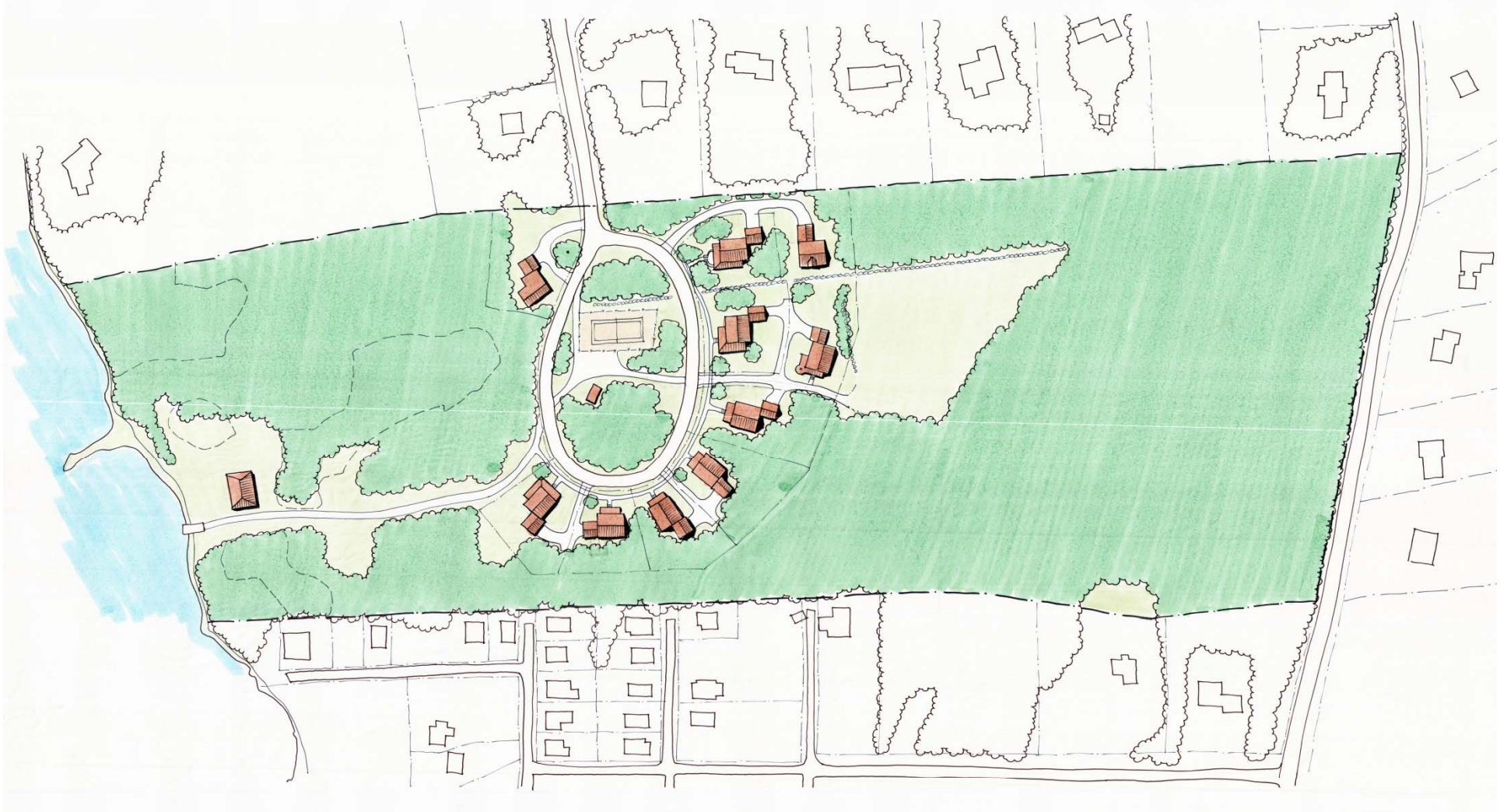


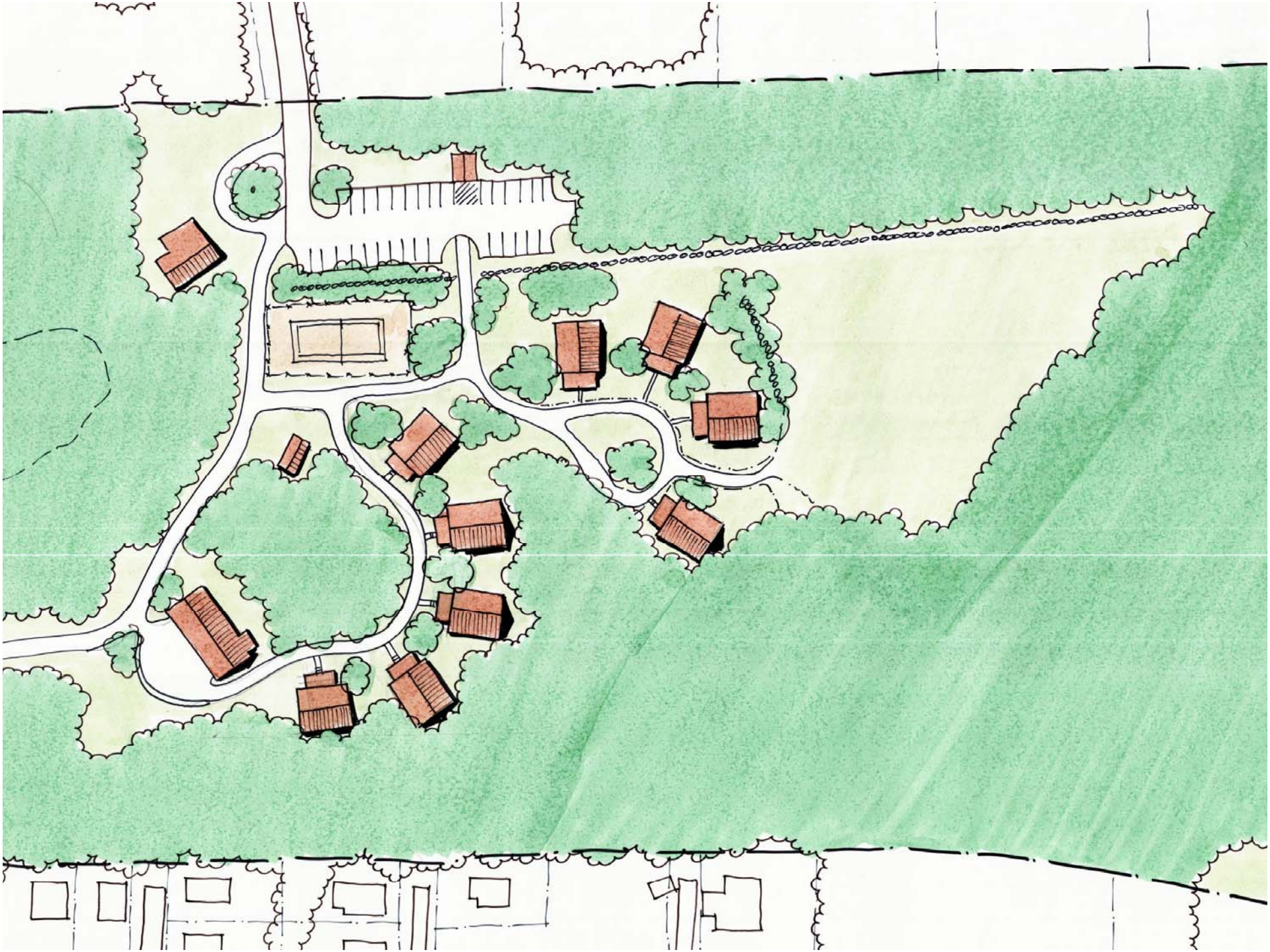
ABUTTORS

/Page	N/F
120	Susan E. Boczar
28	Diane M. Prete & George S. Dys, Trustees
28	Douglas and Norma Mackey
4	Edward P. & Patricia A. Deguzis
3	Normand J. Evon
3	Joshua S. Herman



LOCATION MAP
Approximate Scale: 1" = 2,000'
SITE
N
BAYBERRY LANE
OUTER LIMIT OF PERIMETER WETLAND & RIVER BANK WETLAND
Lot 1
2.0 ac.
Lot 2
2.1 ac.
Lot 3
2.1 ac.
Lot 4
2.0 ac.
Lot 5
4.8 ac.
Lot 6
4.7 ac.
Lot 7
2.0 ac.
Lot 8
2.2 ac.
Lot 9
2.0 ac.
Lot 10
2.0 ac.
15% SLOPE
15% SLOPE
Proposed Road
PROSSER TRAIL
WETLAND
WETLAND
WETLAND
WETLAND
EXISTING BUILDING (typ.)
STREAM - Center Line is Proposed Property Line
WATCHAUG POND
PUBLIC WELL
JACKSON SURVEYING, Inc.
SURVEYING & ENGINEERING
NOTES:
1. Total Area of Parcel = 27.516 ac.
2. Zoning Classification for the entire parcel is Open Space/Recreation.
3. This plan represents a conventional subdivision yield plan for R-2A zoning.
YIELD PLAN
Lot 118 of A.P. 17
IN THE TOWN OF
CHARLESTOWN, R I
PREPARRED FOR
Edward Veaze
JANUARY 2011
SCALE : 1" = 60'
DONALD W. JACKSON
PROFESSIONAL LAND SURVEYOR

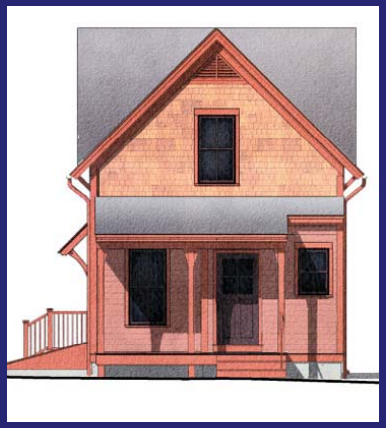




Danielson Grove, Seattle

Danielson Grove, Seattle

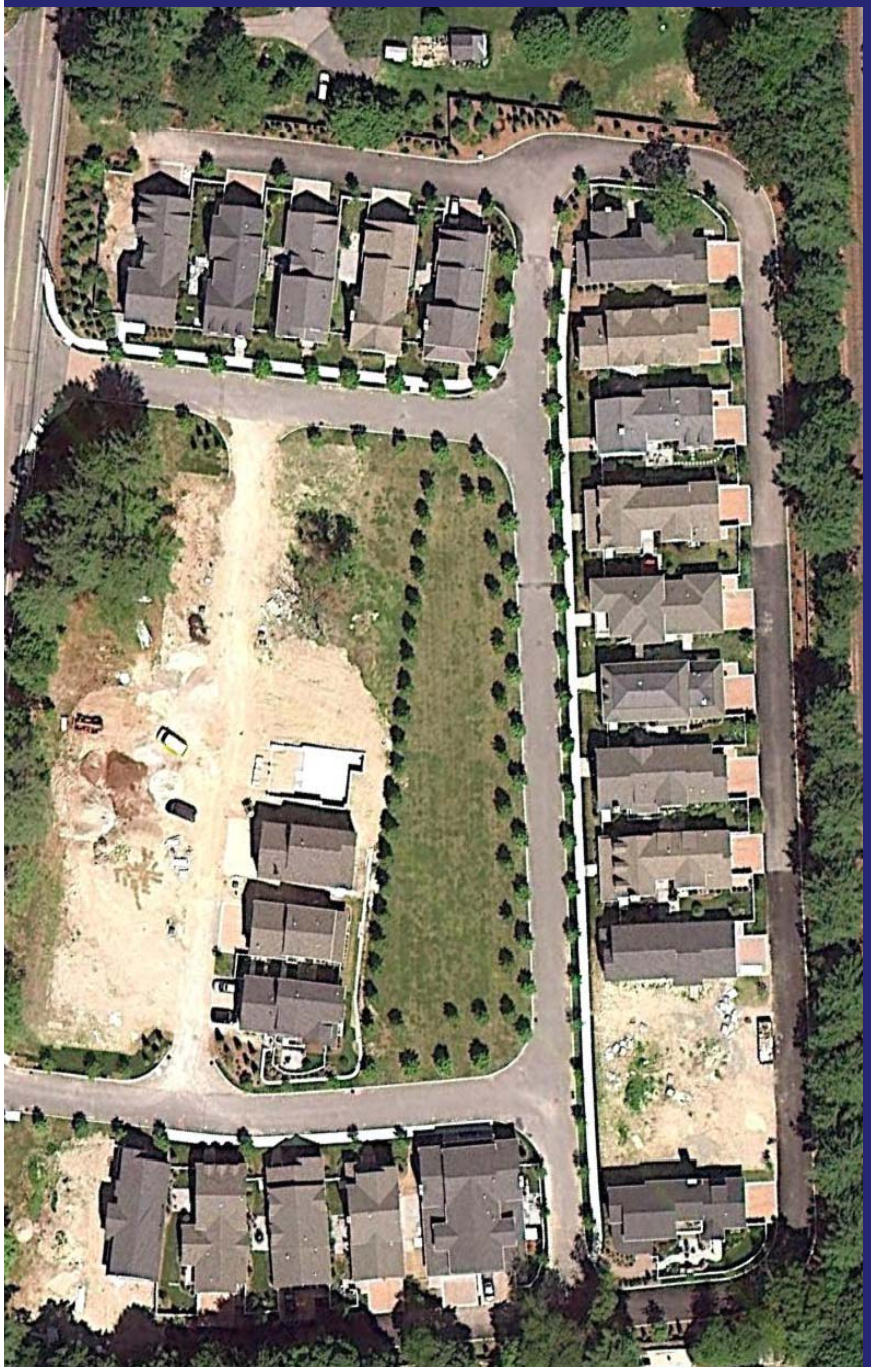
Cottages on Greene, East Greenwich – Don Powers Associates



GREENE STREET
COMMUNITY PARKING
OLSON WAY

Olde Village Square – Medfield, Massachusetts

Olde Village Square – Medfield, Massachusetts



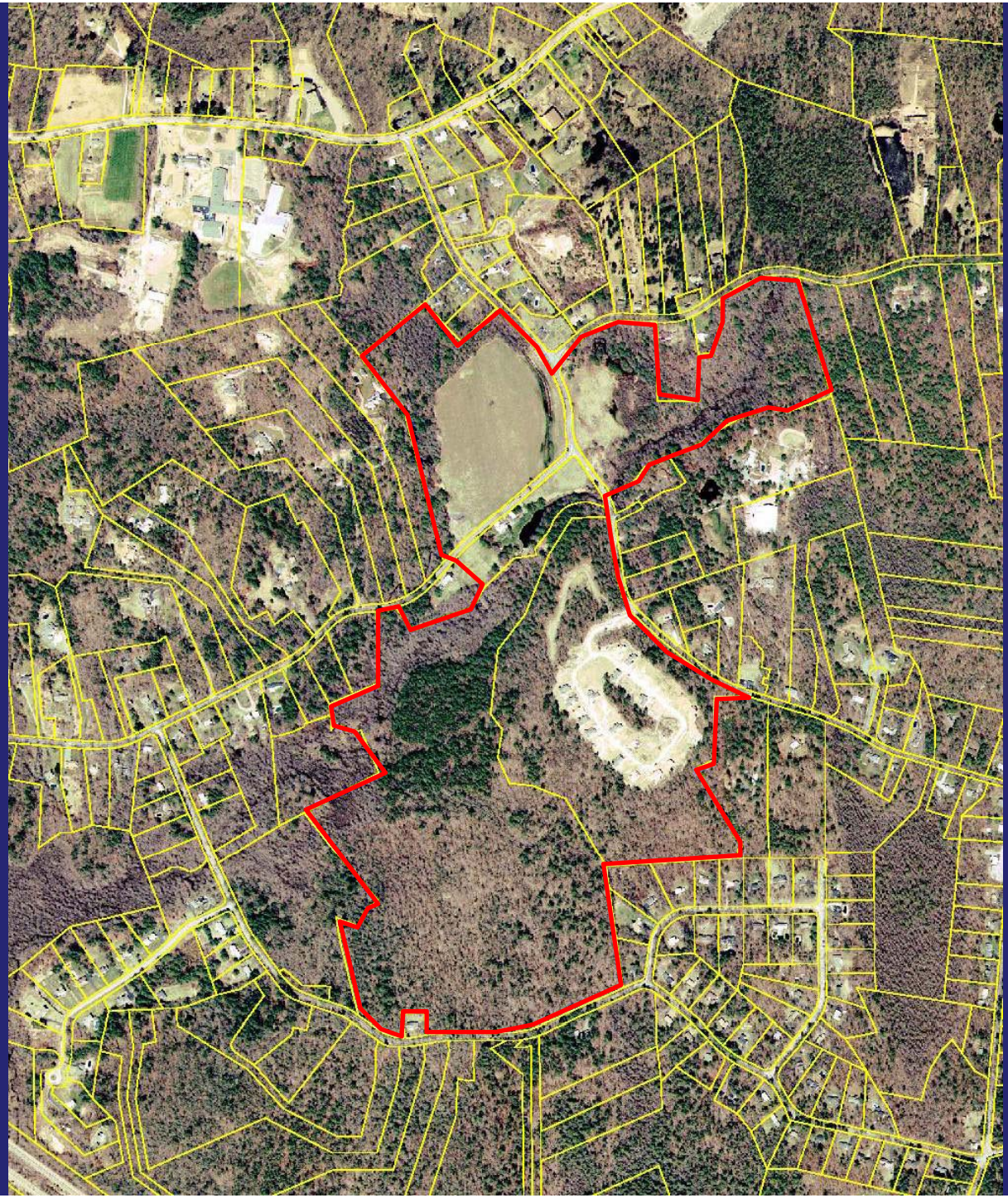
Battle Road Farm – Concord, Massachusetts

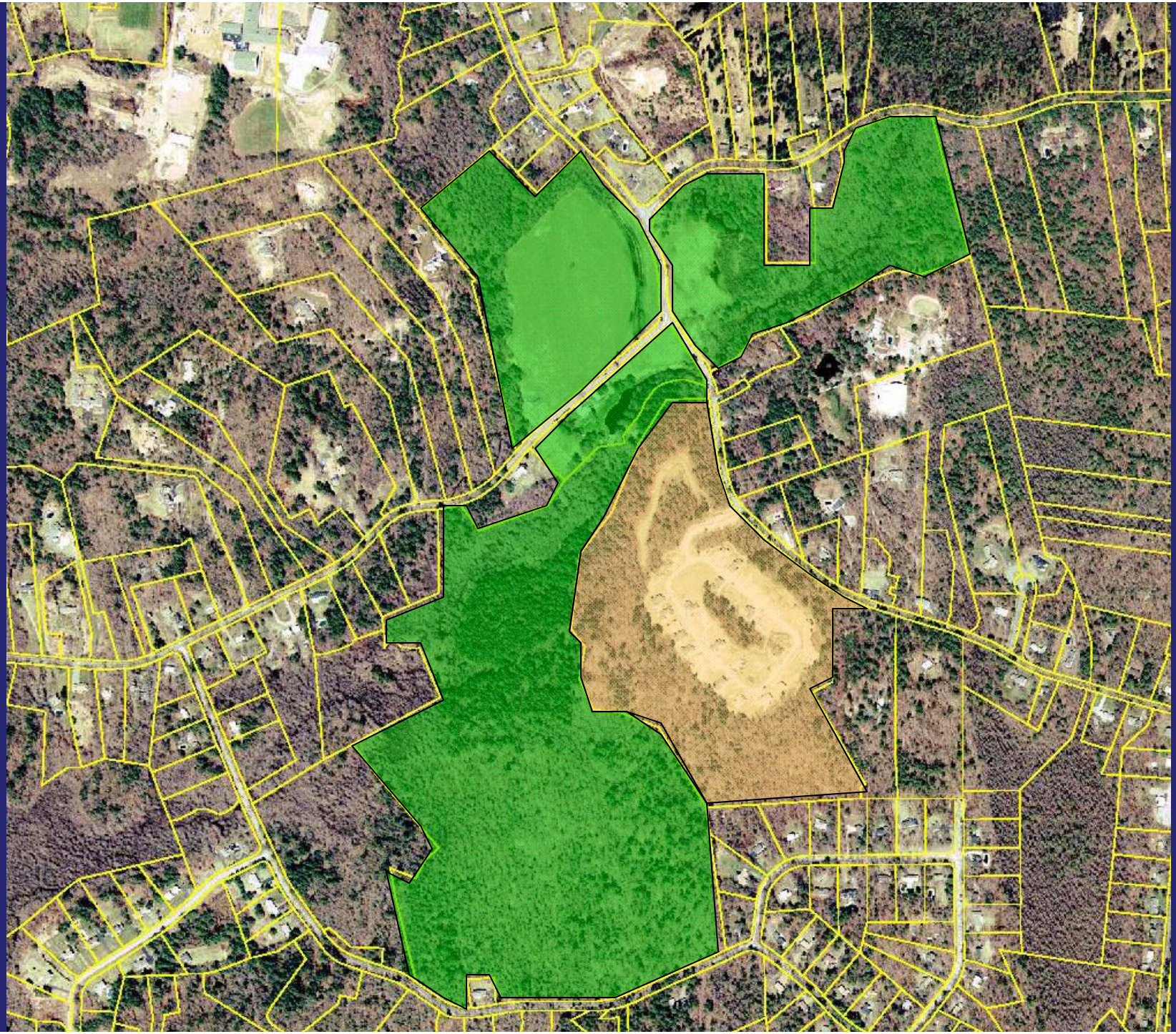
Battle Road Farm – Concord, Massachusetts

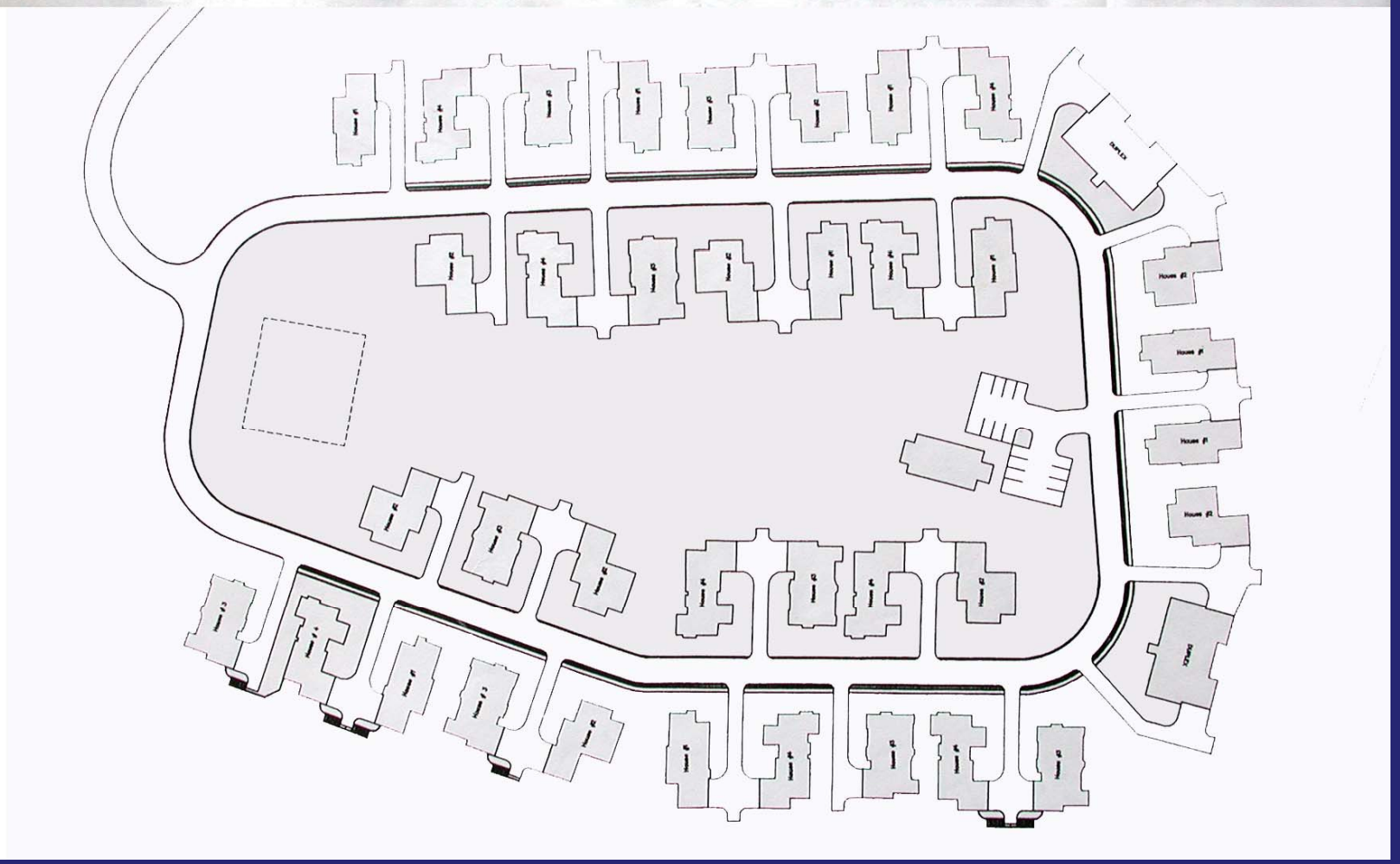
STOP
4-WAY
6

Donovan’s Farm

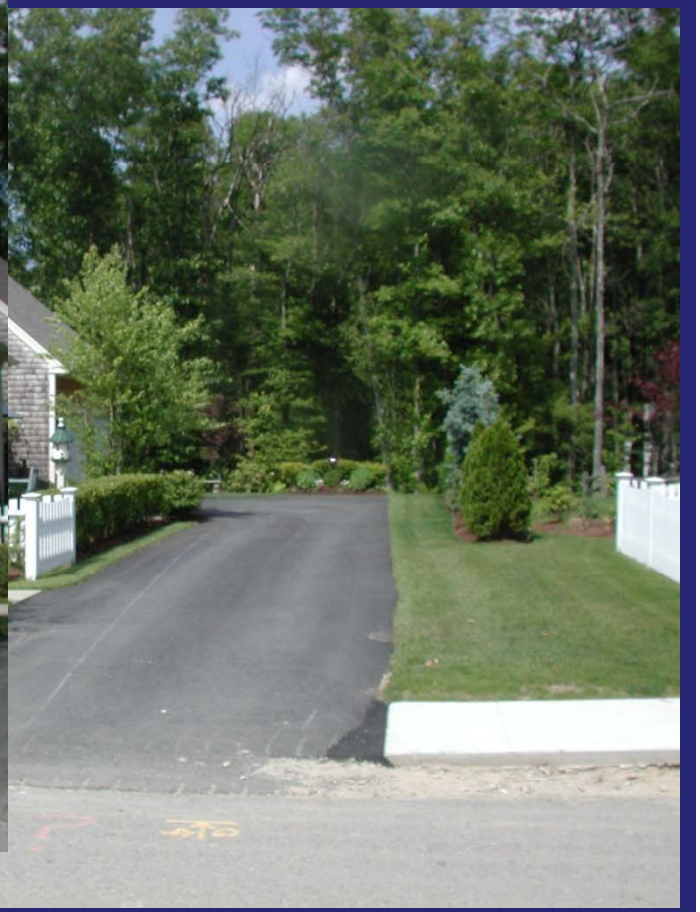
Norwell, Massachusetts

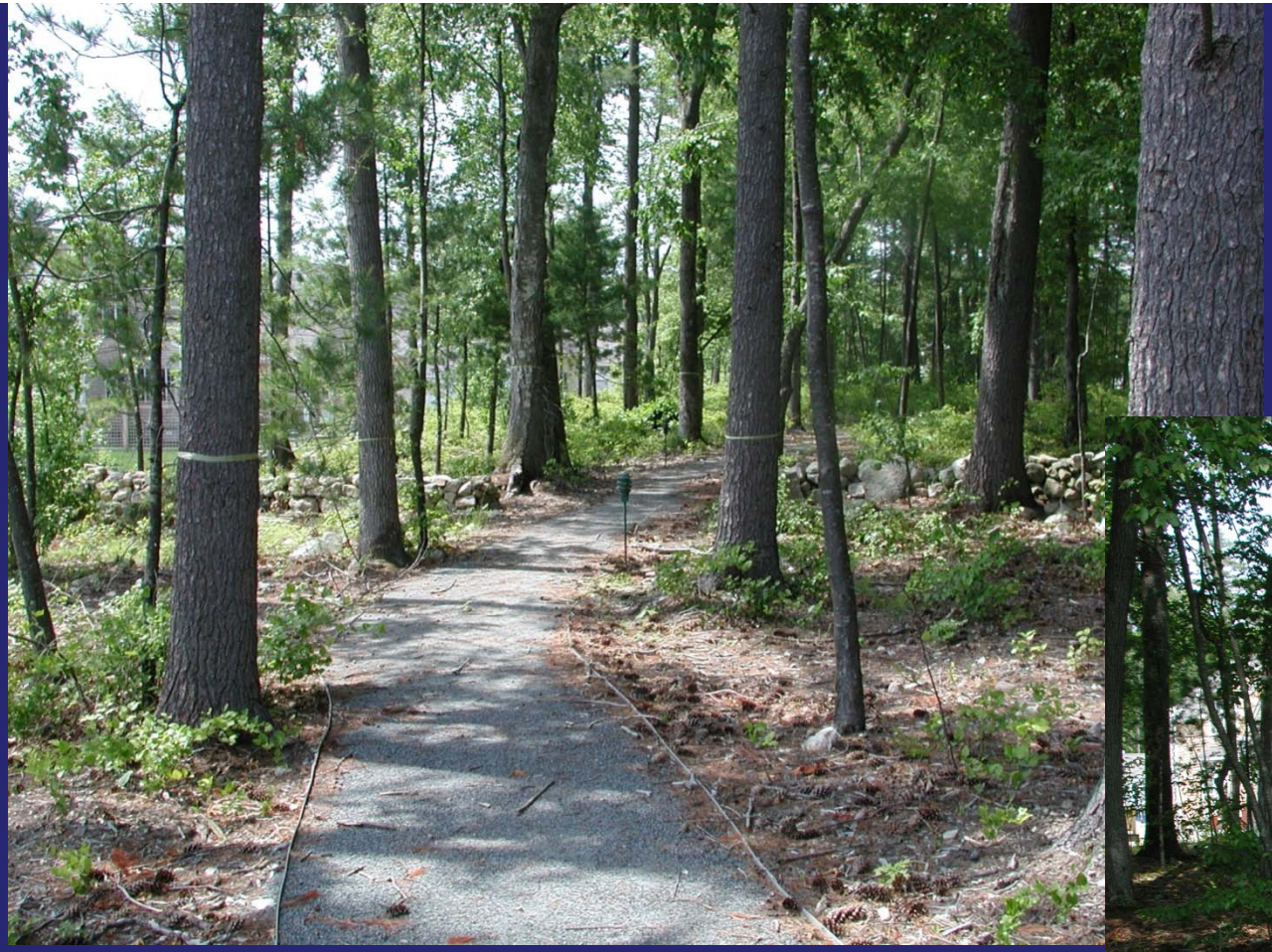


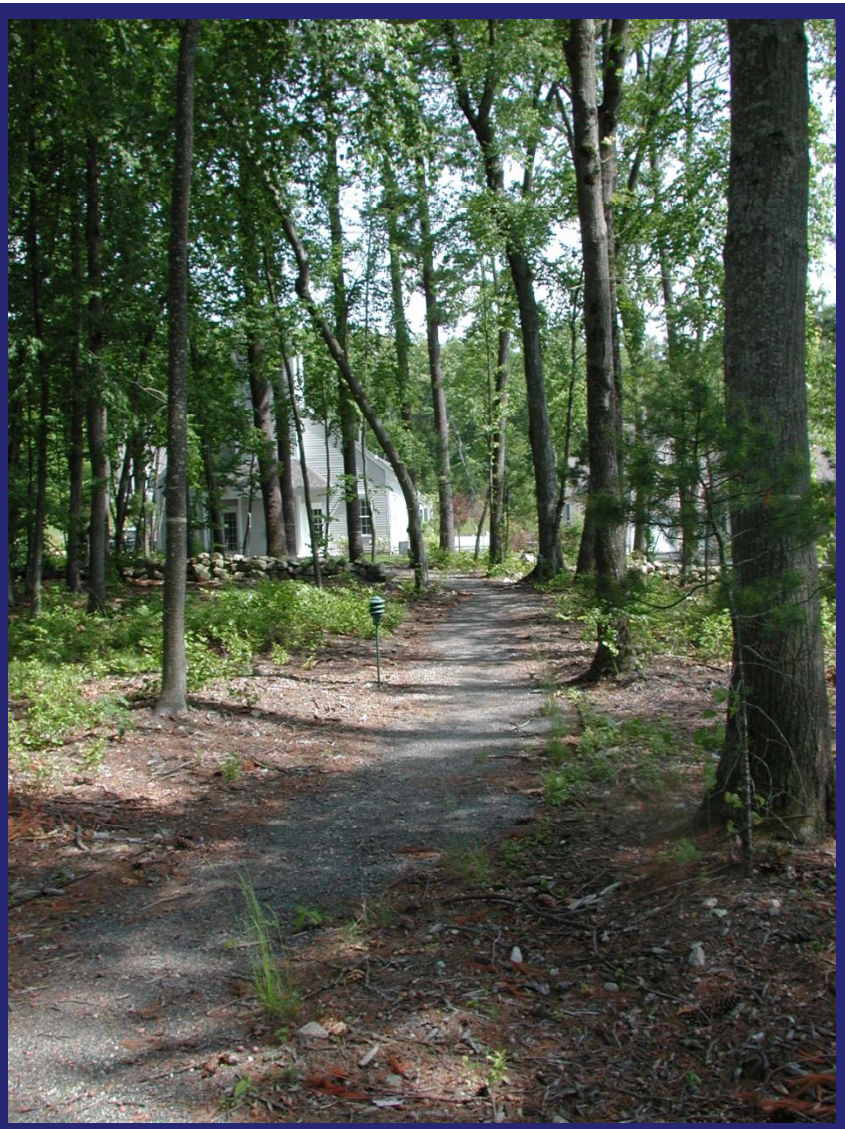




Donovan’s Farm, Norwell

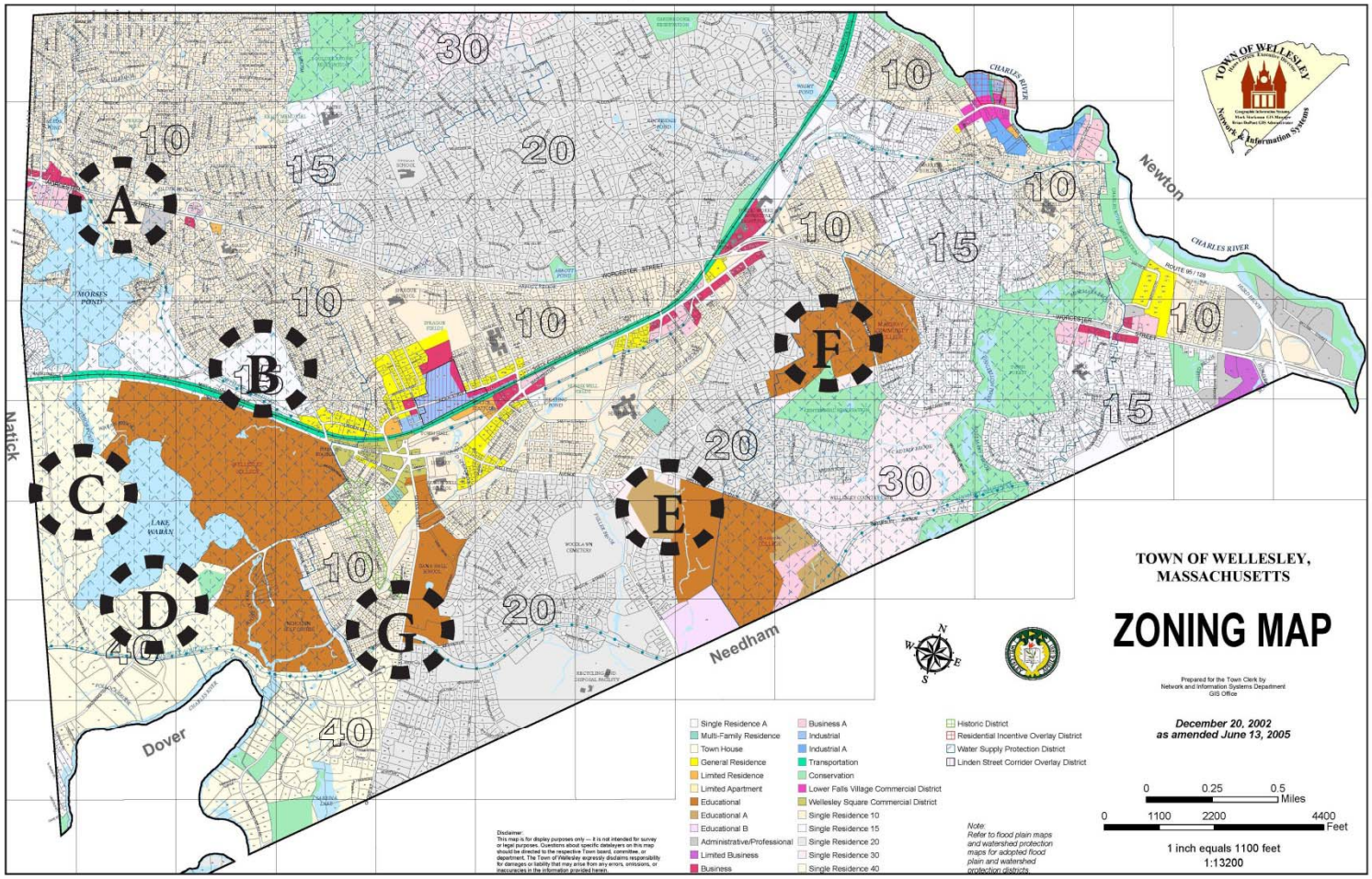






WELLESLEY CLUSTER DEVELOPMENT BYLAW STUDY

Prepared for: Planning Board, Town of Wellesley, Massachusetts
Prepared by: Dodson Associates, Ltd., Landscape Architects & Planners in association with
Horsley Witten Group, Inc., Environmental Science and Engineering
Date: September 30, 2011



Scenario Site Locations

A. St. James Parcel
B. Wellesley College North
C. Wellesley College West
D. Hunnewell Estate
E. Babson College
F. Mass Bay Community College
G. Grove St. Parcel

Notes:

1. Plans reproduced in this set include all of the sites studied as part of the project. Several of these were selected for further analysis and include additional plans, including Wellesley College North, Babson College, and the Grove Street Parcel.

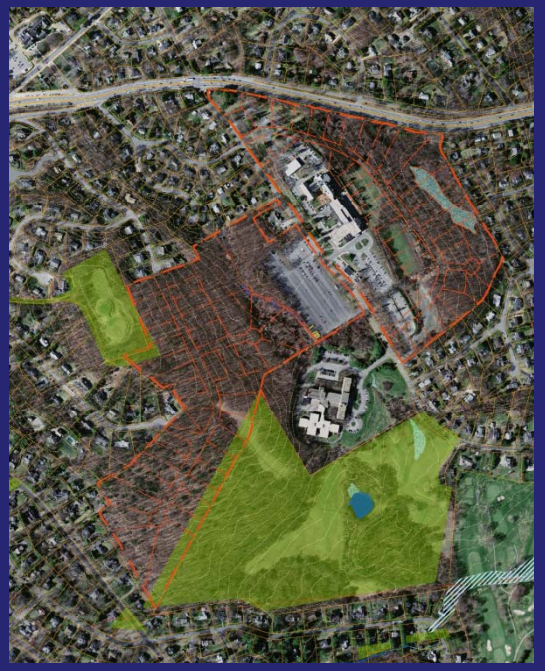
2. Plans included in this set have been reduced to fit this format and are not to scale. Original maps and drawings were prepared at scales of 1"=200', 1"=100' and 1"= 40'. Base data was obtained from the Wellesley GIS system and the Commonwealth of Massachusetts MassGIS database.

Wellesley College North

Babson College

Wellesley College West

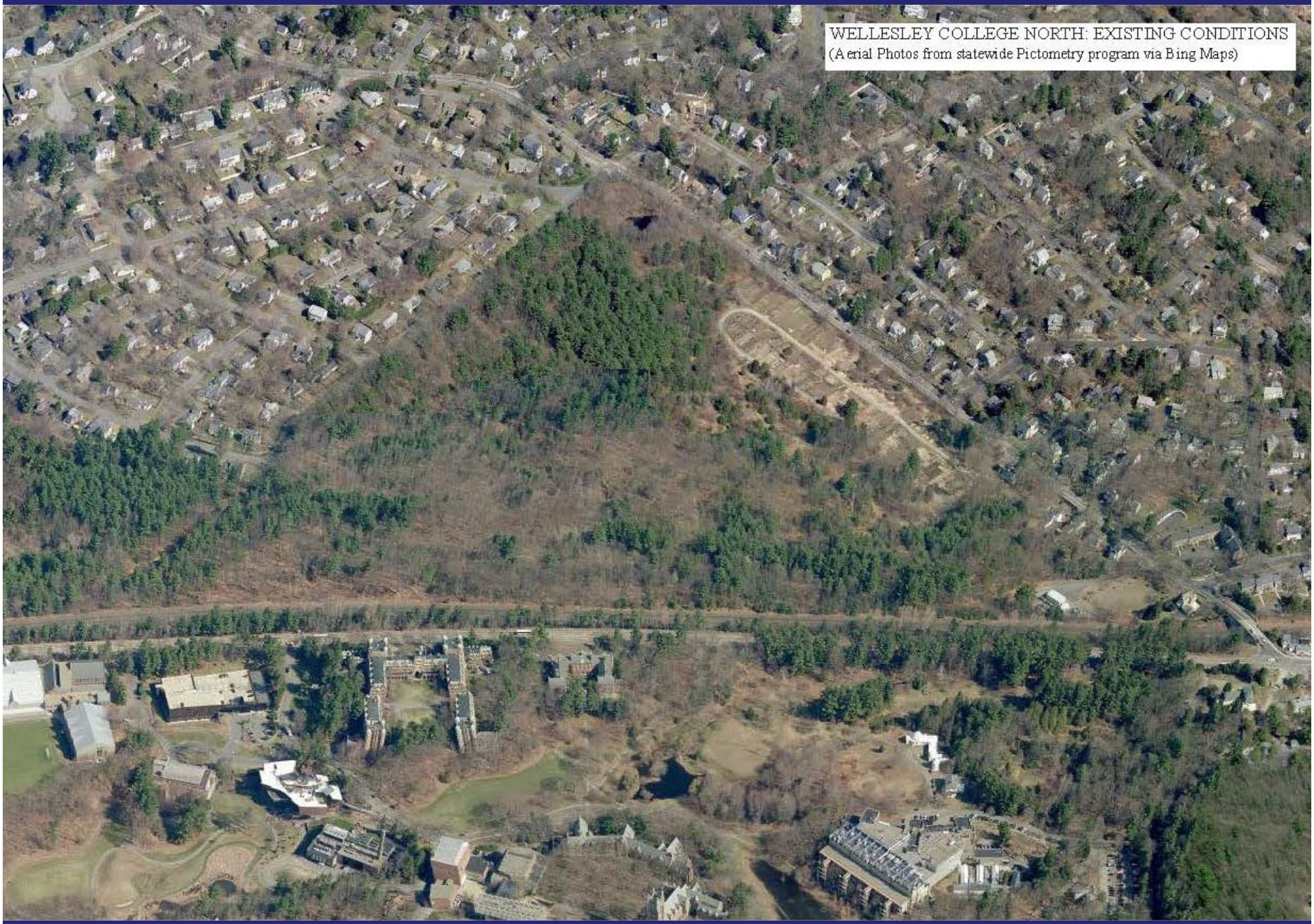
St. James Parcel

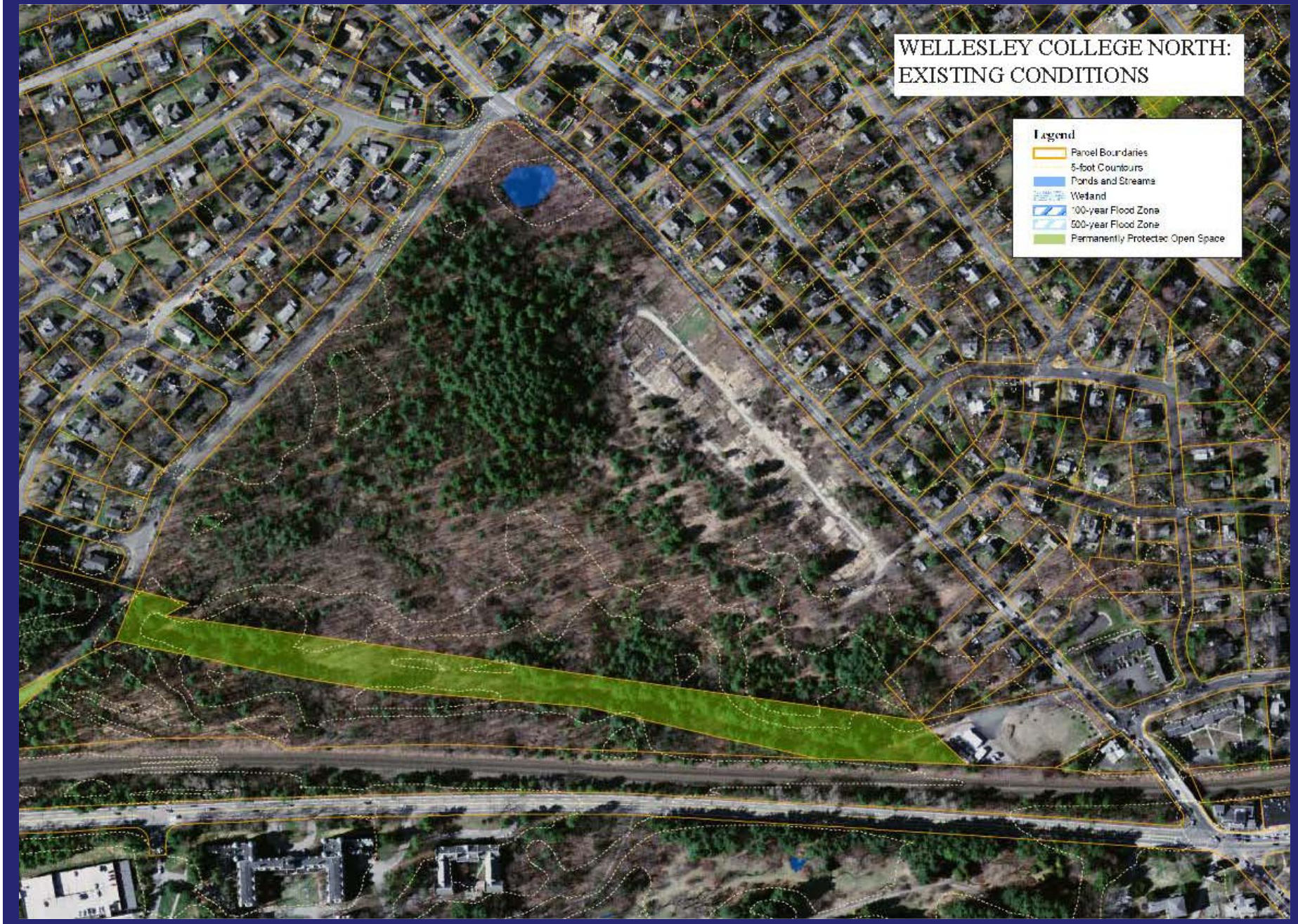


Mass Bay Community College

Grove St. Parcel

Hunnewell Estate

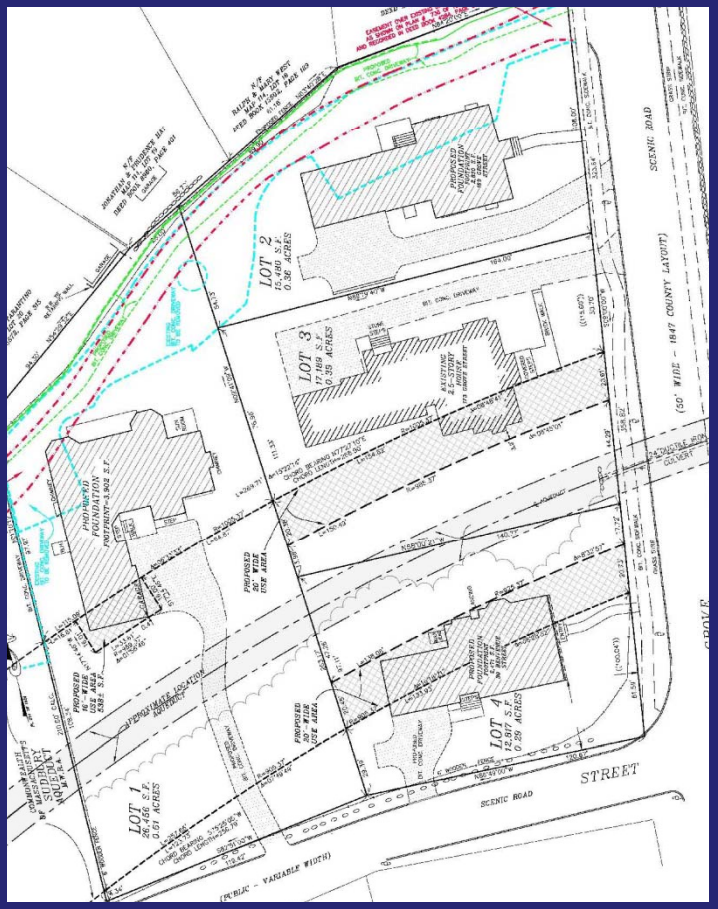

WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)


WELLESLEY COLLEGE NORTH:
EXISTING CONDITIONS
Legend
Parcel Boundaries
5-foot Countours
Ponds and Streams
Wetland
100-year Flood Zone
500-year Flood Zone
Permanently Protected Open Space

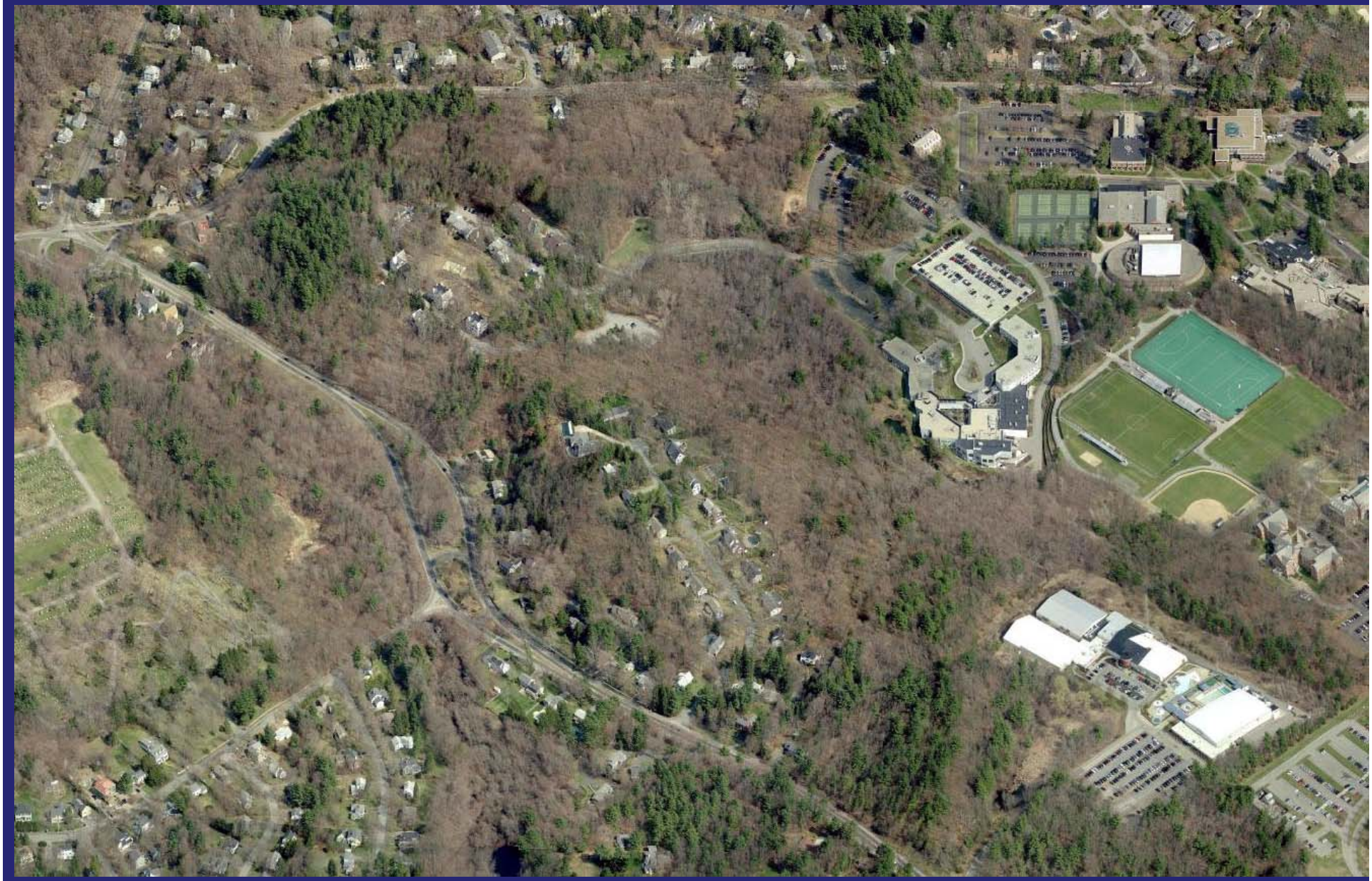
WELLESLEY COLLEGE NORTH:
BUILDOUT UNDER CURRENT ZONING
Legend
Parcel Boundaries
5-foot Countours
Ponds and Streams
Wetland
100-year Flood Zone
500-year Flood Zone
Permanently Protected Open Space
The buildout takes into account limitations posed by wetlands and steep slopes. In general the site is very buildable, with good access from existing roads. Zoning for this district requires a minimum lot size of 15,000 s.f. and 100 foot minimum frontage, resulting in a buildout of 80 house lots.

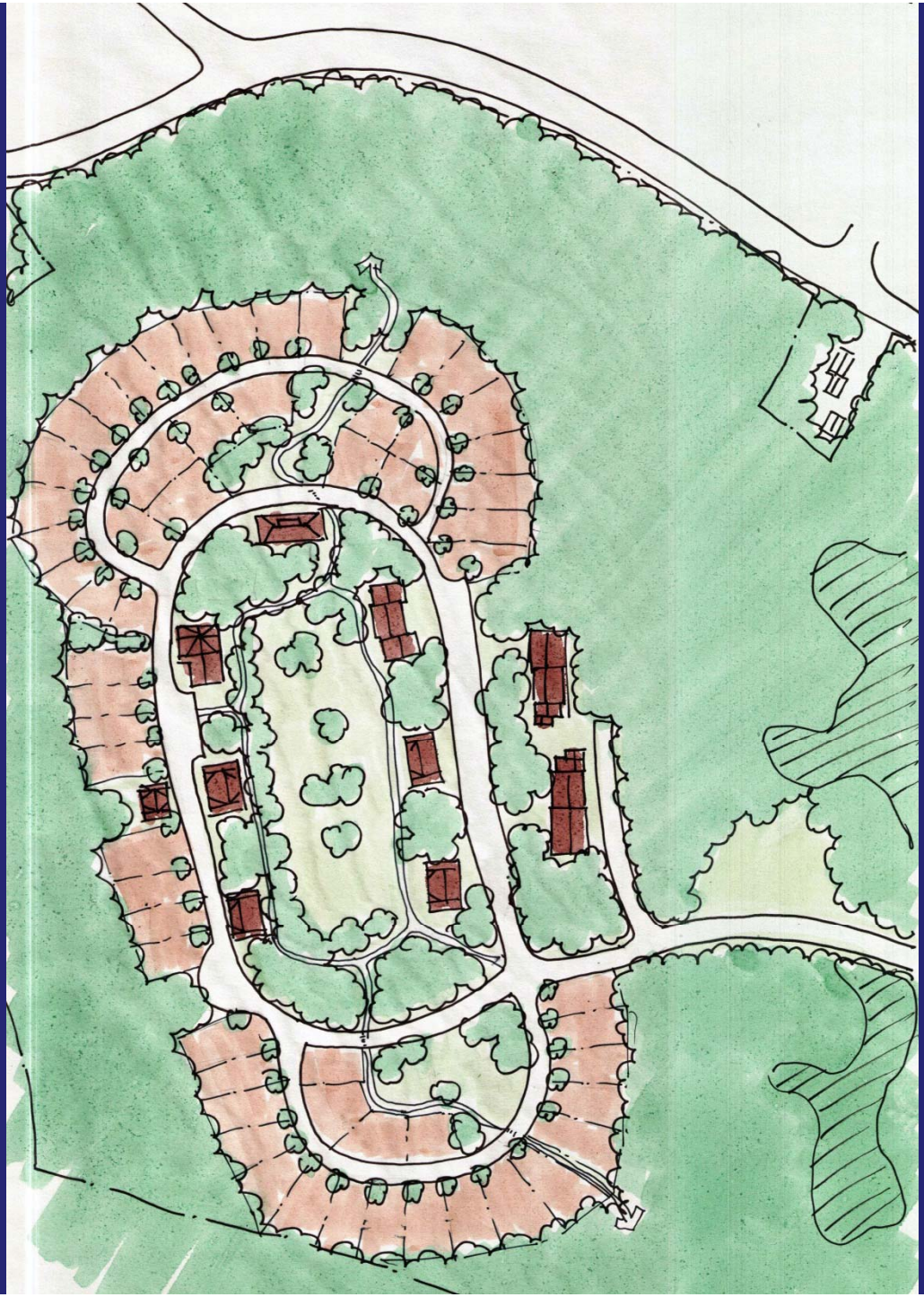
WELLESLEY COLLEGE NORTH
SCHEMATIC CLUSTER DEVELOPMENT PLAN

This plan shows how the recommended development areas could be divided up into 80 houselots, each of which would be 50 feet wide and 100 feet deep. At 5000 square feet, they are a third of the size required by existing zoning, allowing almost two thirds of the site to be preserved as permanent open space. this would include the existing community gardens and land along the aquaduct and root 9. Several new parks have been laid out within the development to provide an attractive setting for the new homes.


LOT 1
LOT 2
LOT 3
LOT 4
SCENIC ROAD
STREET

GROVE ST.
AQUEDUCT





Warwick Grove
MODEL HOMES