

Open Space and Recreation Plan

2022 - 2029

Town of Wellesley, MA



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ACKNOWLEDGEMENTS

THE NATURAL RESOURCES COMMISSION WOULD LIKE TO GIVE SPECIAL THANKS TO THE FOLLOWING INDIVIDUALS FOR THEIR INVALUABLE SUPPORT DURING THE OPEN SPACE AND PLANNING PROCESS.

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1. Executive Summary

Wellesley Open Space and Recreation Plan 2022-2029 is the Town of Wellesley's fourth Open Space & Recreation Plan and reflects the Town's diverse open space system and the complex needs and goals of the community. Although Wellesley is a well-established community and most land area has been developed, there remain significant and important open space resources throughout town, and open space management and protection is a priority.

Wellesley's open space resources range in scale from grand, historic parks, college campuses and private estates to athletic fields, small pocket parks and public gathering places in commercial areas. The system is comprised of parks managed primarily for active and passive recreation; naturalized sanctuaries which are home to native wildlife and plants; trails and pedestrian pathways, greenways and wildlife corridors; wetlands and other natural resource areas; and a vital urban forest. The environmental and public health benefits that accrue from this open space are considerable and its presence contributes greatly to the aesthetic appeal of the community.

In defining open space, this plan recognizes the variety of open space that characterizes Wellesley and refers to land that is substantially in a natural state or landscaped in such a manner as to provide some or all the following open space values:

- a. Provides passive or active recreational opportunities
- b. Provides habitat for native plants and animals
- c. Can be sustained for conservation purposes in an undisturbed or minimally managed condition
- d. Protects water bodies or wetland resources
- e. Protects water quality or contributes to storm water control
- f. Ensures that the land will remain in farming, forestry, or recreational use
- g. Preserves a scenic or historic view
- h. Protects significant trees
- i. Is adjacent to land with open space value
- j. Provides "green features" or environmental services in built and urbanized spaces
- k. Provides a wide variety of public benefits
- l. Contributes to the environment

The benefits and values of open space are outlined throughout this plan and have helped shape the goals and objectives laid out in the plan.

Wellesley Open Space and Recreation Plan 2022-2029 builds on the successes as well as the ongoing needs identified in the previous three Open Space Plans and reflects issues and challenges that have emerged since the last Open Space & Recreation Plan or through the Town's recent Unified Planning Process, Municipal Vulnerability Preparedness program, and current Climate Action planning. The Plan begins by laying out the community setting of Wellesley, including a brief history of the Town's development, open space patterns, and infrastructure. There is an inventory of the Town's environmental resources, including a detailed inventory of parks and sanctuaries. These sections are followed by a Needs Analysis, followed by Goals, Objectives and an Action Plan, which have been designed to meet the open space needs identified by the community. The Plan also includes numerous maps, tables and figures

that provide supporting information.

While many of the goals identified in the previous Open Space Plan(s) have been met, new challenges and needs persist (or have emerged). Gradually, Wellesley continues to lose open space, shrinking the tree canopy, increasing impervious land cover, reducing wildlife habitat and breaking up green corridors, and placing higher demand on both existing active and passive recreational spaces. Wellesley also recognizes the very real threat of climate change to the Community, and the increasingly important role that natural resources can play in making the community more resilient.

This Plan also identifies new needs and establishes goals and objectives to meet these needs. Over the past seven years, and specifically during the COVID-19 pandemic, there has been a growing recognition of the links between open space and other important concerns, notably public health, climate change, and transportation. Well-designed, accessible open space is important to support a physically active and healthy population. Wellesley's open spaces should strengthen active and passive recreation, as well as enhance bicycle and pedestrian transportation and recreational opportunities. A healthy urban forest, including street trees, will improve air quality and reduce the growing problem of the urban heat island effect. Increased urban greening on both public and private property will reduce the negative impacts of stormwater pollution and flooding, both of which will likely worsen with climate change. A well-connected open space system will help species threatened by climate change. Many open space strategies can help reduce energy consumption.

The Plan also reflects Wellesley's current economic circumstances and emphasizes the importance of maintenance and stewardship of our existing open space resources even in times of fiscal stress. The economic, public health, habitat, water resource and aesthetic benefits of Wellesley's open space system will increase in importance as the Town grows and the climate changes. This Plan reflects the strong consensus that it is critical for the Town to continue a high standard of care and maintenance of its open space resources.

To accomplish the goals set out in the Open Space & Recreation Plan, there is a wide variety of activities detailed in the Action Plan. Some actions are specific and have a clear timeline. Others call for further study of a specific challenge to identify the most appropriate strategies for moving forward. Wellesley's previous Open Space Plans have proven to be valuable, living documents, helping shape and direct open space protection and management, and establishing goals for the future. Wellesley Open Space & Recreation Plan 2015-2022 continues that tradition, celebrating our achievements, identifying our needs, and setting out a plan to meet our goals.

2. Introduction



A. Statement of Purpose

As a nearly built-out community, the Town of Wellesley continues to feel the pressure between various uses of public land, the rights of private and public property owners to expand development on their land, and the need to preserve and protect its remaining open spaces. Open space is needed for natural resources protection, recreation and to maintain the Town's quality of life. As towns throughout the region continue to experience the pressures of growth, Wellesley residents are increasingly aware of the need to preserve the resources that the Town's citizen leaders have worked hard to protect.

The text, maps and photos in this plan constitute the fourth update of the original Open Space and Recreation Plan written in 1987. This document provides the cultural and natural context for what has taken place to date, presents the trends that will continue to affect our community in the future and provides an inventory of open land, both public and private, protected and unprotected. The Plan will identify action steps, and enable the numerous boards, departments and various stakeholders to confirm, adapt and prioritize their efforts on these objectives, and acknowledge the importance of the Town's Open spaces that were illustrated during the COVID-19 Pandemic.

B. Planning Process and Public Participation

Wellesley's current Open Space and Recreation Plan follows the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA), Division of Conservation Services guidelines and requirements and has been developed to enhance and protect Wellesley's valuable natural and recreational resources in a time of escalating real estate values and tightening fiscal budgets. The current update was undertaken by staff and volunteer members of the Natural Resources Commission serving as the Open Space Committee. Public participation was a key component of the Plan Update's planning process and recognized the importance of including residents' concerns and input in developing the community's overall goals for passive and active open space.

1. Public Participation

The outline below describes the public participation process followed in development of the plan.

- **Public Survey:** In August 2021, a link to an online survey was sent directly to key government departments and Boards as well as through various means outlined below. The results of this survey, along with feedback from the efforts listed below, guided the Goals and Action steps outlined in the Plan.
- **Environmental Justice Communities Input:** Input from the two Environmental Justice (EJ) areas in Wellesley, identified based on the minority population criteria, was received through an enhanced public participation outreach effort described in more detail in Chapter 3 §C.5. Specifically, NRC staff direct mailed survey invitations to approximately 550 residences within the two EJ Communities, and a follow-up mailing of invitations was sent to the public as well.
- **Public Forum:** An online public meeting was held in December 2021 to present the draft plan and seek additional input. The forum utilized the Slido engagement tool, where participants were asked to rank action steps, as well as identify missing opportunities. The results of the forum are presented in the Appendices.
- **Media Outreach:** Public participation efforts were publicized as broadly as possible through all available media outlets including:
 - Wellesley Natural Resources Commission Facebook Page
 - Wellesley Natural Resources Commission Newsletter Distribution List
 - Town of Wellesley Website and News and Announcements
 - Wellesley Conservation Land Trust (local land trust) outreach efforts
 - Wellesley's sports organizations outreach efforts
 - Direct Mailing to EJ Communities
 - Standard notification to Town Committees and staff members
 - Local Friends Group outreach (Friends of Morses Pond, Friends of Brookside)
 - Government Outreach (through the Town Clerk's office)
 - Wellesley's Veterans Parade Handouts

C. Researchers and Writers

This plan was truly a collaborative effort. Text, photos and tables were largely produced by the Wellesley Natural Resources Commission staff. Maps were updated by Michael Thompson and Thomas Nethercott in the Town's Geographic Information Systems office. The DPW Water, Recreation and Planning departments all contributed important data and information, along with considerable time for review and feedback. Finally, this plan would not have been possible without the committed efforts of the Town's volunteer citizens. Invaluable contributions from the Trails committee, Wetlands Protection committee, Recreation Commission, Playing Fields Task Force, Planning Board and Natural Resource Commission helped to shape the Town's vision for Open Space and Recreation for the future.

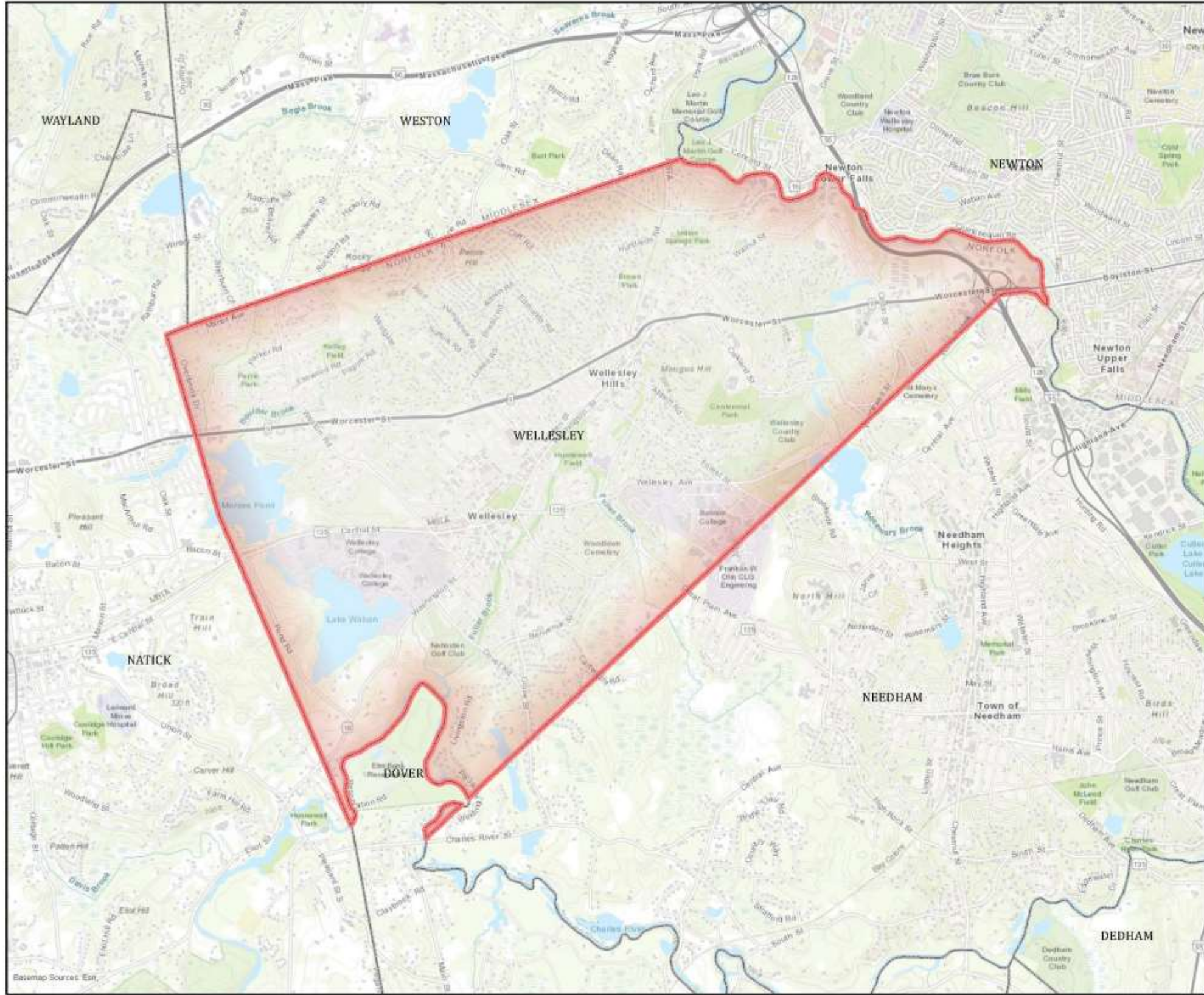
3. Community Setting



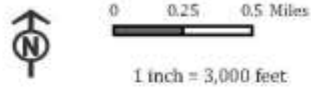
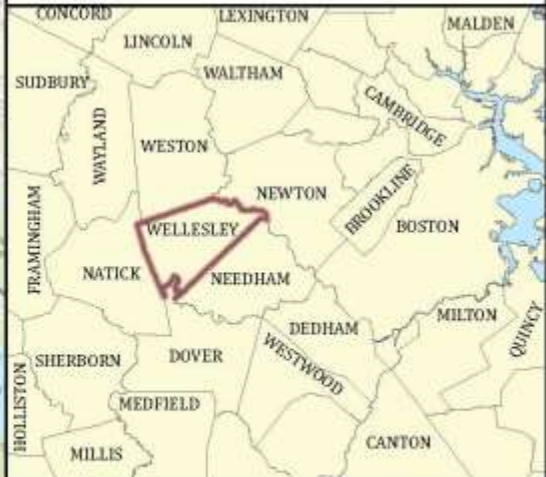
A. Regional Context

The Town of Wellesley is located in the center of the Charles River Watershed, in the metropolitan area of eastern Massachusetts and is situated approximately 20 minutes from downtown Boston by Commuter Rail. Neighboring towns include Weston to the north, Newton to the east, Needham and Dover to the south, and Natick to the west. Town boundaries to Newton and Dover are formed by the Charles River. Refer to **Map 1 – Regional Context** for more information.

Wellesley has public transportation accessibility and is bisected by Routes 9 and 16 and by the MBTA's Worcester Commuter Rail line and is served by the MWRTA by bus and MBTA Green line access just over the Town line in Newton. Wellesley is equidistant from the north shore and south shore with access provided by Route 128/Route 95, a circumferential highway which skirts its eastern border. The Town is a gateway access point to the western part of the state through the Massachusetts Turnpike, which is located just north of Wellesley.



MAP 1 - TOWN OF
WELLESLEY, MA



DISCLAIMER:
This map is for display purposes only — it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

This map was prepared by the IT Department, GIS Office for the Open Space & Recreation Plan.

Regional highways, Interstate 95 and Route 9, can be seen to have had a positive effect on Wellesley's desirability as a commuter town, but their presence continues to exert pressure on the natural resources of the Town, through their constant noise, pavement heat, and polluted storm water runoff. Lastly, the MBTA commuter rail is a regional shared system that is an asset to the town that increases Wellesley's desirability, bringing none of the negative effects from the two highways.

For regional planning purposes, Wellesley is within the jurisdiction of Boston's Metropolitan Area Planning Council (MAPC). Wellesley's Open Space and Recreation Plan recognizes the importance of Wellesley's neighbor communities and echoes findings from the MetroWest Regional Open Space Connectivity Plan which illustrates how the open space and trails in each of the nine MetroWest Regional Collaborative member municipalities can become linked into an interconnected regional network, crossing municipal boundaries and connecting to other trails and open space in the surrounding communities. The plan also identifies unprotected land of potential conservation interest that would enhance the connectivity and conservation value of the existing open space and is depicted in Map 7. Wellesley shares regional facilities and resources, including part of the Massachusetts Water Resources Authority (MWRA) water supply system, the Cochituate Aqueduct (now Town land, and used for stormwater and irrigation only) and the Sudbury Aqueduct which traverse the Town from east to west, the Charles River and several of its tributaries: Boulder, Bogle, Jennings, Waban, Fuller, Rosemary and Cold Stream Brooks. Similarly, the Wellesley Open Space and Recreation Plan's Goals and Objectives, outlined in later sections, complement those Objectives of *MetroCommon 2050*, the official long-range regional plan of the Greater Boston area.

Specifically, like goals in the *MetroCommon* plan, Wellesley's efforts to protect rivers, streams, lakes, and ponds can ensure that the Town has sufficient clean drinking water and supports healthy aquatic life and recreational uses. Excess stormwater runoff and other pollution can be minimized, especially in water supply areas. Wellesley could also make more use of lower-impact site designs, and innovative stormwater management to help maintain natural hydrology. Habitats, forests, wetlands and other natural resources can be protected and enhanced, and the Town can continue to invest in restoration of impacted ecosystems. A robust network of protected open spaces, farms, parks, and greenways will provide wildlife habitat, ecological benefits, recreational opportunities, and scenic beauty.

B. History of the Community

1. Pre-Settlement, Settlement and Early Land Useⁱⁱ

We thank Wellesley college for their official land acknowledgementⁱⁱⁱ, developed in cooperation with some of the local tribes with Indigenous students, as follows:

We acknowledge that Wellesley College is built on ancestral and traditional land of the Massachusett people. We also recognize that the United States' removal, termination, and assimilation policies and practices resulted in the forced settlement of Indigenous lands and the attempted erasure of Indigenous cultures and languages. We further acknowledge the oppression, injustices, and discrimination that Indigenous people have endured and that there is much work to be done on the important journey to reconciliation. We commit to strengthen our understanding of the history and contemporary lives of Indigenous peoples and to steward this land.

We further recognize the many Indigenous people living here today—including the Massachusett, Wampanoag, and Nipmuc nations—who have rich ancestral histories in Wellesley and its surrounding communities. Today, their descendants remind us that they are still here, where they maintain a vital and visible presence. We honor and respect the enduring relationship between these peoples and this land, as well as the strength of Indigenous culture and knowledge, the continued existence of tribal sovereignty, and the principle of tribal self-determination.

Beyond this official acknowledgement, I recognize that I am on stolen land, and I extend my gratitude to the many Indigenous peoples who have rich histories here for their ongoing stewardship of the land. I commit to recognizing, supporting, and advocating for the sovereignty of the Indigenous Nations whose traditional territories are in the Commonwealth of Massachusetts, as well as for the many Indigenous peoples who live, work, and study in Wellesley and Massachusetts. By offering this land acknowledgment, I affirm Indigenous sovereignty and commit to holding Wellesley College more accountable to the needs of Indigenous peoples.

Wellesley recognizes the struggles faced and contributions made by the local indigenous community.

The first group of English settlers arrived in the Wellesley area from Watertown in 1635. They gradually began to change the landscape by building houses, clearing fields, and improving the trail system. The entire area soon became part of the 300 square mile Dedham land grant. Algonquin Indians, many of whom had been converted to Christianity by John Eliot, already occupied the area. Their population was soon depleted by illness and by imprisonment during Metacomb's (King Philip's) War. On April 18, 1681, Chief Maugus and his wife Waukeena conveyed their lands to the township of Dedham for "five pounds in money and three pounds in corn." Two hundred years later this land became a large part of the present Town of Wellesley.

In 1711, the Town of Needham broke away from Dedham, incorporating present-day Needham and Wellesley (then called West Needham). The recorded population was 250 with farming being the primary livelihood for most families. Typical crops included corn, fruits, string beans, poultry, cucumbers, eggs, cheese, tomatoes, herbs, apples, flax and squash. In 1773, the meetinghouse burned, increasing tension between East and West Needham. The following year a new meetinghouse was erected in East Needham. West Needham began to assert its independence, but the Revolutionary War intervened, superseding local politics.

By the early 1800s, West Needham had become a distinct town with a small village center. Most people still farmed for their livelihood. Later Wellesley became a group of villages, which still exist as the Fells, the Square, the Hills, the Farms, and the Falls.

New transportation routes created during the early nineteenth century linked Wellesley with the outside world. The Worcester Turnpike (Route 9) was built as a toll road between 1808 and 1812, connecting Wellesley with Boston and New York. It provided convenient access to Boston markets for the sale of farm products and brought urban residents to the country for health and recreation. The Boston and Worcester Railroad built through Wellesley in 1834-35 made access to Boston even easier, prompting an influx of visitors who came to enjoy the scenic community and healthy environment. Many visitors initially stayed at the Elm Park Hotel, and some soon

established summer residences and eventually year-round homes. By mid-century the Town was still small and undeveloped with heavy reliance on agriculture, but there were also many new residents who worked in Boston.

As Wellesley became more accessible and better known, a new generation of wealthy residents began to acquire large land holdings in Town, creating lavish mansions in landscaped settings. Among the most influential of the new landowners was Horatio Hollis Hunnewell (1811-1902) who had made his fortune as an investment banker and railroad financier. His home "Wellesley" designed by architect Arthur Gilman and completed in 1852 was the Town's first estate. Hunnewell also designed and built the first topiary garden in the United States, which was laid out on seven terraces and covered three acres along the shore of Lake Waban^{iv}. The house and gardens were mentioned in a posthumous edition of A.J. Downing's influential book on landscape gardening. Over time, other estates were built throughout the Town especially near Lake Waban where they included homes for several of the Hunnewell children as well as the estate of Henry Fowle Durant.

The community's most well-known estate was that of William Emerson Baker who purchased farmland in Wellesley and Needham in the 1860s. Baker ultimately acquired 800 acres that he converted to an amusement park containing formal gardens, lakes, fountains, animal displays, grottoes, games and rides. Baker staged lavish special events and even built a hotel to house visitors. After his death in 1888, most of the features associated with the amusement park disappeared. Today, what remains of the estate is 25 acres that are Wellesley Conservation Council's Guernsey Sanctuary, Susan Lee Memorial Sanctuary, and Needham's Ridge Hill Reservation.

Residents placed high value on the scenic character and bountiful natural resources of the Town and made a conscious effort to preserve and enhance their community. Among the earliest civic improvements were the American elms planted along the major streets of the Town, in the 1860s. This project, undertaken by the Tree Society, established a precedent for municipal tree planting and ornamental horticulture with native plants.

The community soon attracted a new type of land use that took advantage of the bucolic setting. In 1875, Wellesley College opened overlooking Lake Waban. The site, owned by Henry Fowle Durant, was considered ideal because of its pure air and healthy water. The campus, although greatly expanded, still retains much of its spacious landscaped character. Several other schools and colleges were soon established: Dana Hall in 1881 as a preparatory school for Wellesley College, Tenacre Country Day School established in 1910, and Babson Institute (later Babson College) established in 1923 to provide business education.

2. Evolution of Wellesley's Parks and Public Landscapes (1880's-Present)

On April 6, 1881, the Town of Wellesley was formally incorporated as an independent community with a population of 2,500. The new Town, known for its natural beauty and gracious estates, was named for Isabella Pratt Welles, wife of H. H. Hunnewell, one of the Town's wealthiest residents. Through the precedent set at his own estate, and in his gifts to the Town, Hunnewell was instrumental in establishing a Town-wide appreciation of well-designed public spaces, mature trees, and ornamental horticulture. All three elements remain important characteristics of the community today, although the Hunnewell Estate is no longer open for the public to enjoy.

Wellesley's first civic buildings, the Town Hall/library and the railroad stations, were set in carefully

landscaped grounds, an important statement regarding the stature and sophistication of the new Town. Hunnewell donated the Town Hall and library, designed by George Shaw and Henry Hunnewell (son of H.H.), and the surrounding park, which he laid out himself as an arboretum. The Town's three railroad stations designed by prominent architects such as H.H. Richardson and the firm of Shepley, Rutan and Coolidge, with landscape by Frederick Law Olmsted Sr., were another important statement about the quality of the Town, and the importance of the railroad to the community. Other civic improvements soon followed including a public water system, municipal streetlights, concrete sidewalks in the village, a fire department, "illuminating gas," Woodlawn Cemetery, and a new Unitarian church.

3. Park Commission's Early Years

Wellesley's first park commissioner Josiah G. Abbott was elected in 1889 with additional commissioners joining him in subsequent years until the full complement of three park commissioners was achieved. Responsibilities of the Park Commission included formulating park policies and setting priorities for maintenance and improvements of the Town Hall Park (which was initially maintained by H.H. Hunnewell) and the grounds of the railroad stations. Parks were listed as a separate appropriation category for the first time in 1896, with a budget of \$500. In 1897, the Wellesley Park Commission hired the firm of Olmsted, Olmsted and Eliot to assess possibilities for the community's parks. John Charles Olmsted, the senior partner in the firm at that time, visited Wellesley in January and prepared a written report dated February 9, 1897^v. The primary focus of the report was on Fuller Brook, but it also included general recommendations, which are described here.

The report began by praising Wellesley for its natural beauties and its "comparative freedom from objectionable features," describing the Town as "a pleasing landscape composed of gently rolling fields, groves and woods, breezy hills, pretty brooks, beautiful ponds with woody borders and one of the most charming rivers in this part of the country." It then described problems associated with some of Boston's more densely settled neighborhoods and urged Wellesley to acquire parkland to protect the rural character of the community and plan for long-term recreational and circulation needs. The report urged the community to set aside between one-eighth and one-quarter of the whole area of the Town for public open space. Explaining that if action were taken promptly while land was still inexpensive, the cost would be far less than it would be in the future. Important features cited in the report included: the Charles River, Lake Waban and the highest hills of the Town. The report also recommended that there should be small neighborhood parks and playgrounds, that the Town water supply be protected, that provisions be made for sewage disposal, and that low-lying land be acquired for flood control. An integral feature of the proposal was a series of parkways, based on those in Boston's Emerald Necklace, which would connect the various parks and open spaces and provide an alternative to the Town's main thoroughfares.

1899 began a period of growth and change for the Wellesley Park Commission. It took over maintenance of the Town Hall grounds, acquired a small donation of land on Laurel Avenue that became known as Shaw Common, and assumed responsibility for shade trees, which had previously been under the jurisdiction of the Tree Warden. By far the biggest and most visionary undertaking of the year, however, was the creation of Fuller Brook Park, a linear park established to improve drainage and create parkland through the center of Town.

Wellesley's park system continued to grow rapidly during the first decade of the twentieth century. In 1901, H.H. Hunnewell donated an 18-acre parcel on the south side of Washington Street as a "playground for the young and old of the Town," with the stipulation that the Town make improvements. Within a few years, football and baseball fields were built and drainage work was

underway so that additional parts of the field could be used. Elm Park, at the corner of Washington Street and Worcester Turnpike was added in 1908. Like many of Wellesley's parks, Elm Park featured a carefully selected palette of trees, shrubs and flower beds, reflecting the tradition of ornamental horticulture established by H.H. Hunnewell. The Clock Tower was added in 1928.

By 1913 the Park Commission divided its work into two categories: first, the care of 50 acres of parkland including: Town Hall Park, Hunnewell Playground, Wellesley Station grounds, Shaw Common, Elm Park, Ware Park, Sawyer Park, Peabody Park, Indian Springs, Newton Lower Falls (Metropolitan Park Commission land maintained by Wellesley) and the following triangles: Dover and Washington Streets, Cottage and Grove Streets, St Mary's Lower Falls, and Walnut Street and the Cochituate aqueduct. These were established parks that required routine maintenance of turf, shrubs and trees.

The second category of work was the park and drainage areas along Fuller Brook, which comprised 75 acres of land, much of it originally swamp, and about 11,500 linear feet of brook.^{vi} The commission reported that the brook was gradually being "put in order," which involved deepening and straightening the channel and sculpting its banks so that they would not erode. During the 1910s there were also proposals to make substantial additions to Fuller Brook Park and to create a parkway along the brook, most of which were never implemented. One change that did occur was construction of the Town's main trunk sewer along Fuller Brook between 1915 and 1921, causing considerable disruption to the landscape.

After World War I, Wellesley, like many communities, faced new challenges. One was creating a suitable memorial to the Town's war veterans. A precedent for commemorative trees had already been set during the Civil War when Wellesley resident Franklin Stevens planted "Trees of Peace" in front of his house on Worcester Street. Characteristic of Wellesley's longstanding appreciation for trees, a World War I memorial grove was planted at Hunnewell Field, with one white pine planted for each of the 329 Wellesley residents who had served during the war. The grove was designed by landscape architect Arthur Alexander of Wellesley, one of the veterans.

The 1920s and 30s were a time of rapid growth for Wellesley as a community and for its park system. By 1923 there were 135 acres of parkland, and the staff and budget continued to grow. The depression years of the 1930s brought a new interest in active recreational programs, many of which occurred at Hunnewell Field. Construction of a new high school southeast of Hunnewell Field in 1936 occurred on land that had previously been parkland. The high school brought more users to the area and created desire for additional playing fields at Hunnewell Field. It also prompted improvements to the section of Fuller Brook east of Forest Street, which high school students used to get between home and school.

4. Post-War Evolution of Parks and Recreation^{vii}

Post-World War II, Wellesley went through many changes that had a direct impact on its park system. The Town's increased emphasis on recreational programs and facilities, part of a national trend, diverted funds and maintenance time away from existing parklands. The problem was exacerbated by the fact that the park system had been neglected during the war years. The second change was the rapid post-war growth of the community. Between 1954 and 1964 alone, the population increased by more than 25% from 21,000 to 27,000. The dramatic increase in population, with many young families, resulted in even greater demand for recreational services and facilities.

Hunnewell Field was one of the areas that saw the greatest changes in the post-war years.

Construction of the new high school in the 1930s had already brought more desire for recreational facilities, which accelerated after the war with a new skating pond/rink in 1950. This was followed in 1961 by filling two acres in the southern section of the park to create additional land for recreation. Additional changes were made in the early 1970s that improved the athletic fields, but further altered Fuller Brook.

The post-war reorganization of Town departments reflected the changing emphasis. In 1946 the Park Commission became the Park and Recreation Commission whose responsibilities fell into two distinct categories: development and management of parklands; and recreational programs and facilities. In 1947 the office of Town Engineer was established, reflecting the importance of infrastructure in the rapidly growing community. In 1955, a Department of Public Works (DPW) was established that integrated all Town maintenance and infrastructure functions, including engineering, into a separate department. The former Parks Department became a division of the DPW. Recreation, which was concerned primarily with programs, was a separate department.

Since 1955, Wellesley's parks have been under the jurisdiction of the DPW, which is primarily tasked with maintaining the infrastructure of the Town from an engineering perspective. Responsibility for parks and trees fell under the jurisdiction of the highway superintendent. In 1976, a separate Park and Tree Division was created within the DPW with a landscape architect as superintendent. The Park and Tree Division had responsibility for parks, recreation areas, trees and other open areas. Under this new structure, the Town tried to articulate its approach to park stewardship more clearly.

By this time administration of the Town's parkland had become increasingly complex, with multiple Town departments and boards involved, often with conflicting goals. The nonprofit Wellesley Conservation Land Trust, established in 1958, functioned as an advisory group on conservation issues and a land trust to acquire conservation land. The Conservation Commission was established in 1961 but had little authority until the passage of the Massachusetts Wetlands Protection Act in the 1970s. Civic groups also maintained a strong interest in Wellesley's parks and natural areas. Garden clubs were active, particularly regarding beautification efforts.

Wellesley's Natural Resources Commission (NRC) was established as a Town department in 1978 to create a more comprehensive approach to management of Wellesley's parkland, particularly natural areas such as Fuller Brook. NRC's three initial sub-committees: long range planning, landscape advisory and wetlands protection, reflected its multiple missions. Under the new management structure, the Park and Tree Division of the DPW retained responsibility for park operations and maintenance policy development, implementation, while the NRC had an advisory role on natural resources and park policy.

In 1981, Wellesley celebrated its centennial with the addition of Centennial Reservation, a new 42-acre park on Oakland Street. By 1984 the Park and Tree Division of the DPW was responsible for 856 acres of parks, playgrounds, conservation areas, traffic islands, school grounds and approximately 4,700 street trees. While its responsibilities increased, DPW's funding for maintenance was reduced. The Park and Tree Division refined its system of seven maintenance zones to make best use of limited resources. The dialogue between the DPW and the NRC regarding park management continues today, with input from other Town departments, civic organizations and individual citizens.

5. Wellesley's Cultural Landscapes Today

Wellesley is a scenic community that has worked hard to retain its strong sense of place through

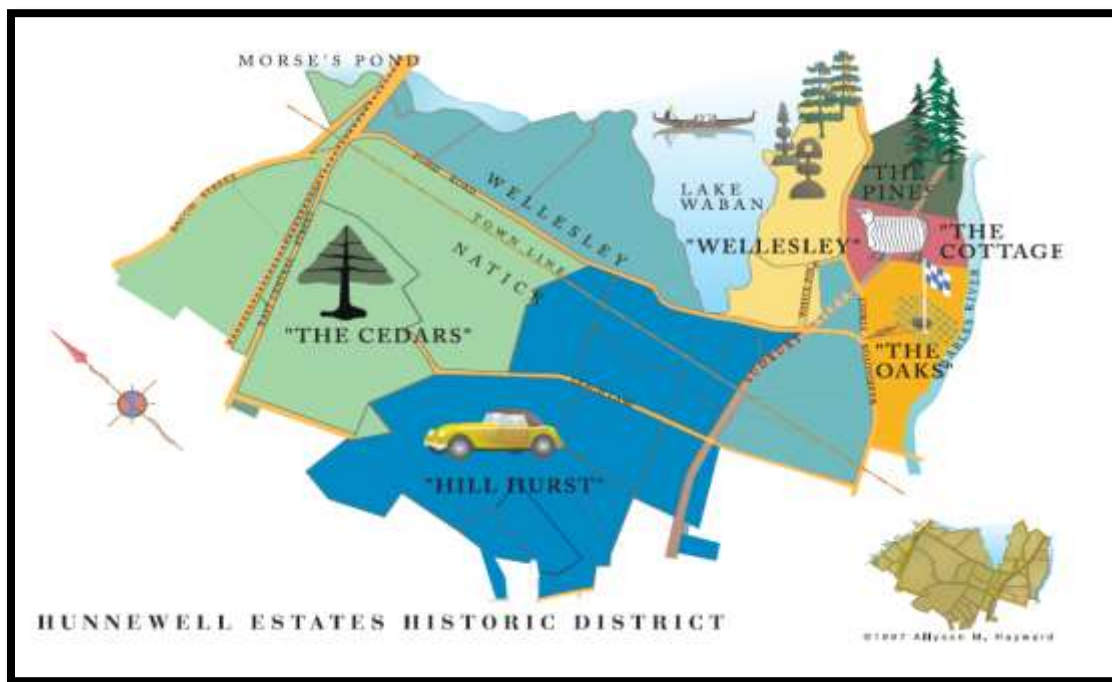
stewardship of publicly owned landscapes, working relationships with private and institutional owners, native plant landscaping, and through the regulatory process. A critical aspect of informed stewardship is systematic identification and evaluation of areas that contribute to community character and that contain significant natural and cultural resources. **Refer to Map 2 – Unique Features and** for more information about Wellesley's Unique Historical and Cultural Resources.

A few of the historic landscapes that shaped the Town's development are as follows:

Residences and Suburban Neighborhoods

- **Hunnewell Estates Historic District** (late 19th century estates, Washington Street and Pond Road. Note: district extends into Natick.) Includes H.H. Hunnewell's home "Wellesley." Pinetum and Topiary Garden are under conservation restriction. District also includes The Oaks (1871) designed by Henry Hunnewell of Shaw and Hunnewell for Arthur Hunnewell (H.H.'s son) and his wife. Six-hole golf course added in 1892, the first documented course in New England. Listed on National Register (NRDIS 04/14/1988).^{viii} A 2.5-mile walking trail circling Lake Waban passes the Topiary Gardens.

Figure 1: Hunnewell Estates Historic District^{ix}



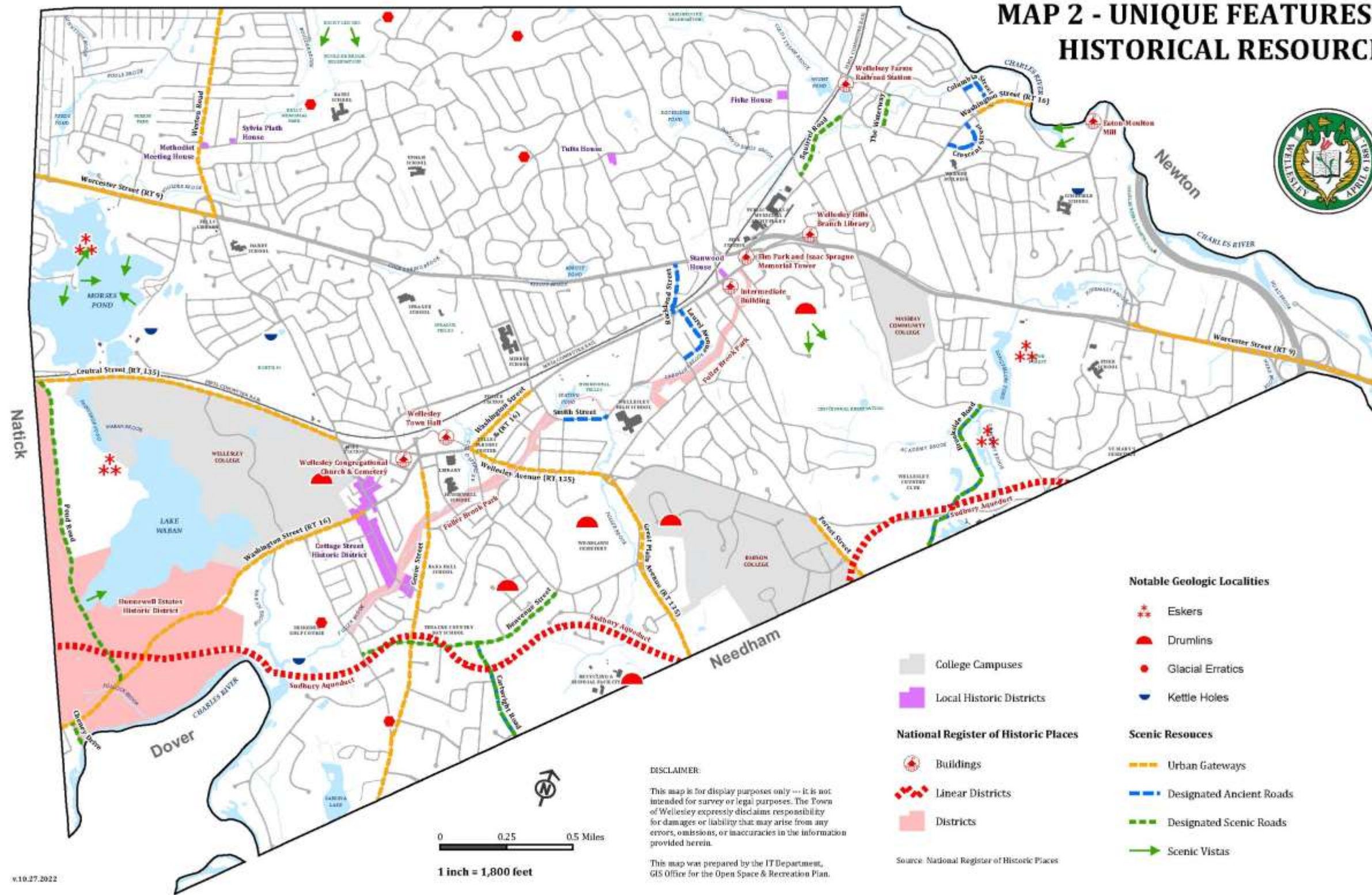
- **Cottage Street Local Historic District** (late 19th century residential district, Cottage Street, Weston Road, Waban and Abbott Streets) Local historic district (LHD 04/21/1980).
- **W. E. Baker Estate (Ridge Hill Farms)** Former 19th century estate and amusement park between Grove Street and the Charles River near the Needham line that once had elaborate gardens. Area west of Sabrina Lake now Guernsey Sanctuary and Susan Lee Memorial Sanctuary owned by Wellesley Conservation Land Trust, Inc.

A 1990 historic survey of residential areas in Town, covering only the period since the Town's incorporation in 1881, recommended eight areas for nomination to the National Register of Historic Places:

- **Belvedere Estates** (Period of significance 1896 – ca. 1930). Individually eligible properties: 5. Property off Abbott Road was originally owned by Judge Josiah G. Abbott who purchased 100 acres in 1863. After his death 55 acres became prime residential land. In 1903 was laid out as residential subdivision by the Olmsted Brothers, with the area known as Belvedere.
- **Albion Clapp's Cliff Road/Old Cliff Estates** (Period of significance: 1860s – 1930s). Individually eligible properties: 7. Former Cliff Road estate of prominent early Wellesley resident and developer.
- **College Heights/Curve Street Area** (Period of significance: mid-1870s – 1930s). Individually eligible properties: 3. Residential neighborhood near Wellesley College.
- **Dana Hall Area/Elmdale Park** (Period of significance: 1905 – 1936). Individually eligible properties: 1. Residential neighborhood near Dana Hall School.

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MAP 2 - UNIQUE FEATURES & HISTORICAL RESOURCES



- **Glen Road Area/Riverdale** (Period of significance: ca. 1914 – 1925). Individually eligible properties: 0. Residential neighborhood in Wellesley Farms area at northern edge of Town.
- **Cedar Street and River Ridge** (Period of significance: 1880s – 1910s). Individually eligible properties: 0. Residential area in eastern section of Town.
- **Cliff Estates** (period of significance: 1929 – ca. 1940). Individually eligible properties: 1.
- **Wellesley Gardens and Sunny Acres** (Period of significance: 1920s). Individually eligible properties: 0.
- **Indian Springs Neighborhood** (Established 1909, 1.25 acres, Hillside Road) Natural area along Cochituate Aqueduct near Wellesley Farms Station with historical associations.

6. Wellesley Timeline

The area's first known inhabitants were the Massachusetts, an Algonquin tribe that used Maugus Hill for signal fires and had hunting and fishing camps along the Charles River.

Table 1: Wellesley Timeline 1881-Present

1881	Wellesley incorporates as an independent Town
1883	Town water is introduced
1887	First concrete sidewalks installed Horatio Hollis Hunnewell deeds Town Hall & Library to Town Fire Department organized
1892	First electric lights installed First "Watchmen" (to become Police) are appointed
1894	First telephone exchange set up in Wellesley Hills
1903	Street trolleys open part of Boston & Worcester Railway
1910	Town Farm and the alms house, become the Wellesley Country Club
1919	Babson Institute established, including Babson Reports and Babson College
1925	Wellesley Historical Society is founded
1933	Present Route 9 is built
1943	World War II Memorial at Town Hall is dedicated
1952	New dedication of stone WWII Memorial
1956	Town Forest established at Rosemary Brook
1958	Wellesley Conservation Council, Inc established as a land trust (qualifying 501c3)
1961	Massachusetts Bay Community College opens as a commuter college
1966	Boulder Brook Reservation created
1971	Carisbrooke Reservation created

1976	Town Hall placed on the National Register of Historic Places
1977	Wellesley's First Comprehensive Open Space Plan completed
1978	Overbrook Reservation created Wellesley Conservation Council formed by concerned citizens Natural Resources Commission (NRC) created to coordinate open space management functions
1981	Wellesley Centennial Year Centennial Reservation Dedicated Proposition 2 ½ becomes law Brookside Community Gardens established
1983	Conservation Restriction (CR) on Hurd Brook Nature Trail
1984	Mary Hunnewell Fyffe Footbridge opens in Lower Falls
1985	Underground Fuel Storage Regulations adopted
1986	Finlay Fishway in Lower Falls dedicated Wellesley Farms Station becomes National Historic Site
1987	Charles River Reservation adds Bunker Estate bird sanctuary Town Hall first major renovation completed Water Supply Protection Zoning Bylaw adopted Cordingly Fishway opens
1988	Carisbrooke Reservation brook and pond restored Beebe, Brown, Perrin, Phillips and Warren school lands become parklands The Red Oak designated official Town tree Additional Conservation Restriction given to Hunnewell Pinetum
1989	Bezanson Pond at Centennial Reservation named for former Town Engineer Henry Bezanson Two parcels at Farms Station, along Squirrel Road, designated conservation land Tot lots renovated at Brown, Perrin, Phillips and Warren Parks War II Memorial at Town Hall landscaped and repaired Basketball courts at Hunnewell Field open
1990	River Street Park completes Lower Falls Project
1992	Hannah Embree gifts wetlands on Fuller Brook Pesticide Study Committee forms
1993	Louisa Hunnewell Von Clemm places CR on 11.1 acres on Pond Road
1994	Wellesley Trails Committee forms as appointed committee of NRC Baird Marsh, or Guiney Swamp, becomes conservation land Walter Hunnewell grants CR on Topiary Garden
1997	Playing Fields Task Force established as subcommittee of NRC

1998	Youth Commission established Stormwater Management Plan completed Town Meeting endorses NRC Pond Restoration Master Plan Hunnewell family grants CR on 25 acres bordering Lake Waban CR on 8 acres bordering Sun Life Corp. off Rt. 9 East
1999	Reeds Pond restoration and dredging completed Crosstown Trail defined CR covers 6 acres abutting Hunnewell farm on Rt. 16
2000	Morgan Palmer grants CR on 6 acres near Lake Waban Crosstown, Longfellow Pond, Centennial Reservation trail systems established
2001	Charles River Path and Boulder Brook Path developed Bezanson Pond in Centennial Reservation restoration completed
2002	Community Preservation Act approved at 1% tax Local Wetlands Protection Bylaw adopted Warren Building remodeled for Recreation and Health Department offices Francis Williams grants CR on 9 acres by Charles River 119 Cliff Road acquired as parkland
2003	Rockridge Pond restoration and dredging completed Wellesley College starts Paintshop Pond remediation project Family of Jane Hunnewell Greene grants CR for 7.3 acres on Pond Road CR on wetlands on Edgemoor Terrace and Rockridge Pond New playgrounds installed at Warren, Phillips, and Ouellet Parks
2004	Town Meeting votes to protect Centennial Reservation as Conservation Land Study on Management of Morses Pond Conservation land is donated at 3 Burnett Lane NRC initiates Fuller Brook Park Restoration Master Plan NRC formally dedicates 119 Cliff Road as parkland NRC approves 62 Pond Road CR to protect Open Space NRC sponsors Open Space and Recreation Plan Public Workshop NRC holds Annual Earth Day Clean-Up along Charles River Two new footbridges constructed at Rockridge Pond by Trails Committee and Boy Scouts A new trail developed along the north side of Rockridge Pond to connect to Cliff Road The NRC approves location and design for community bandstand in Simons Park, but project never realized.
2005	NRC undertakes effort to preserve open space at MassBay Community College

	<p>New CR for 8.7 acres of open space at 866 Washington Street through Francis Williams</p> <p>New CR for 11,000 sq. ft. of land acquired at 144 Glen Road</p> <p>New CR acquired for 1.2-acres of land at 27 Livingston Road</p> <p>Hunnewell Field Tot Lot renovated</p> <p>Crosstown Trail rerouted to improve trail linkage</p> <p>Landscape improvements installed at Clock Tower Park including perimeter fencing</p> <p>Sprague Clock Tower Illuminated with funding from Rotary Club</p> <p>NRC Approves Integrated Pest management Policy</p> <p>Dedication of Arnold Wakelin (long time Executive Director) Town Hall Memorial Drive</p> <p>Conservation Restriction Granted at 144 Glen Street</p> <p>Centennial Reservation designation change to a Reservation and protected as conservation land</p> <p>Elm Park renamed as Clock Tower Park</p> <p>Organic Treatment of Town trees to control winter moth begins</p> <p>Morses Pond Comprehensive Management Plan Completed</p> <p>NRC votes to deny use of herbicides in Morses Pond to control invasive vegetation</p> <p>Hunnewell Family adds 22 acres of protected open space to existing CR at 848 Washington St.</p> <p>Sudbury Path along aqueduct was added as a major interconnecting trail along the southern part of town</p>
2006	<p>Implementation of the Comprehensive Management Plan for Morses Pond begins</p> <p>Planning Board completes Comprehensive Plan Update</p> <p>Linden Street development breaks ground</p> <p>NRC adopts formal land encroachment correction policy and procedures</p> <p>NRC meets with Wellesley Country Club re: Pesticide Use Reduction and development of an Integrated Pest Management Turf Plan</p> <p>Centennial Reservation rededication and 25th Anniversary Celebration</p> <p>NRC approves temporary lights for a one-night High School football game at Hunnewell Field</p> <p>Town Hall Duck Pond Dredging Project completed</p> <p>Wellesley Little League's Reidy Field Improvement Project reconstruction started</p> <p>Comprehensive Management Plan for Morses Pond starts implementation.</p> <p>Planning Board completes Comprehensive Plan. Linden Street development breaks ground</p>
2007	<p>Town Hall Entrance Drive and Walkway Safety Improvement Project completed</p> <p>Sun Life grants CR protecting open space at 96 Worcester Street/Dearborn Street</p> <p>Reidy Field Improvement and Lighting Project completed by Wellesley Little League</p> <p>NRC organizes a "Wellesley Goes Green" Organic Lawn and Sustainability Public Forum</p> <p>NRC Collaborates with Board of Health on "Healthy Living" grant program</p> <p>NRC and State approves 19 Clovelly Road and Martin Road land exchanges</p> <p>NRC approves Citibank gift of temporary ice-skating rink by Warren Recreation Building</p>

2008	Morses Pond Phosphorus Inactivation System begins implementation Gift of conservation land granted to NRC by developer of Burnett Lane Brown Playground Improvement Project Completed NRC Approves Town-Wide Naming of Public Assets Policy for Land and Gifts Trail maps were converted to GIS for improved accuracy and ease to update.
2009	Fuller Brook Park Preservation Master Plan completed including Cultural Landscape Report; <i>Halvorson Design Partnership</i> Sprague Athletics Field Complex Reconstruction Project completed with new artificial fields Trails Committee completed the 16-mile Charles River Link regional trail connecting the Bay Circuit Trail in Medfield to Newton
2010	First permanent public art installation - sculpture in Central Park by Wellesley House & Garden NRC initiates "Green Wellesley Campaign" to promote community sustainability efforts NRC participates in MetroWest Regional Collaborative Open Space Connectivity Plan
2011	Fuller Brook Park approved for placement on the National Register of Historic Places Fuller Brook Park Preservation Project Phase 2 Preliminary Design Effort completed Brookside Avenue designated a Scenic Road NRC approves Town-wide Encroachment Correction policy and procedures 27 Washington St./Charles River CR granted to NRC
2012	Lower Falls/DCR Charles River Park Bridge Improvement Project completed Centennial Reservation Winter Moth research project initiated by U.S. Forest Service, UMASS Forestry Extension and Mass. Dept. of Conservation and Recreation
2013	Fuller Brook Park Preservation Project Phase 3 Final Design and Permitting completed Morses Pond Dredging Project completed Massachusetts Water Resource Authority issued an 8(m) permit to the Town for trail use on the Sudbury Aqueduct.
2014	Fuller Brook Park Preservation Project funding approved; implementation begins Catholic Archdiocese sale of St. James Property/900 Worcester Street to Town for Recreational Facilities (hockey rink, swimming pool and playing field) approved
2015	Wellesley College sale of "North 40" land to Town approved by voters
2017	Fuller Brook renovation was completed and new stone dust Brook Path opened for pedestrians and bicycle use
2020	Wellesley Conservation Council changes name to Wellesley Conservation Land Trust
2021	New interactive trails map released by GIS Department shows location of user on the network map
2020	Memorial Grove
2021	DPW completes Playground Master Plan

2021	Sensory Friendly Playground Equipment installed at Warren Park
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C. Population Characteristics^x

1. Population Trends

Wellesley is a stable community that is experiencing little population growth, if not some small decline. Like many suburban towns, Wellesley grew rapidly during the generation after World War II with the Town's population increasing by 85 percent between 1940 and 1970. From its peak population the Town's population has declined somewhat but seems to be stabilizing around 29,000.

Wellesley and the surrounding communities have absorbed modest population growth over the past few decades. Echoing Greater Boston trends, Wellesley's population growth rate accelerated with the "Baby Boom," only to reverse with a slight population decline from 1970- 1990 as household sizes fell throughout the U.S. Since 1990, however, Wellesley has been gaining residents again, narrowly outpacing the rate of growth in Norfolk County. Today, the Census Bureau estimates Wellesley's total population at 29,215.6. Citing projections from the Metropolitan Area Planning Council (MAPC) and the University of Massachusetts Donohue Institute, Wellesley's Unified Plan anticipates another cycle of population decreases through 2035, yet at the same time, modest growth in total households.^{xi} This is generally consistent with conditions throughout Boston's west suburbs, where household formation rates continue to rise while household sizes drop.

2. Population Density

According to the Massachusetts DHCD Community Profile for Wellesley, the total area is 10.49 sq. miles; total land area is 10.18 sq. miles; population is 29,215.6; resulting in a population density of 2,793 people per sq. mile at the time of the last census estimates.

Table 2: Wellesley Age Composition 2021 estimate

Population by Age	Percent
Persons 0-5 years	5.0
Persons under 18 years	25.0
Persons 18-65	61.2
Persons 65 years +	14.8

3. Employment Trends

A community's labor force includes all civilian residents 16 years and over with a job or in the market for one. Wellesley's labor force includes approximately 13,000 people, 95 percent of whom are employed. The town is fortunate to have some large institutions and other private employers because they offer desirable employment for highly skilled and educated workers. As a result, Wellesley has a large percentage of residents 16 years and over working locally – about 35 percent (4,246 people) – and many residents who walk or bike to work – about 12 percent. The town also has a sizeable group of telecommuters and self-employed people working at home, which is not uncommon in affluent communities.

Consistent with the town's educational profile, Wellesley residents tend to work in fields requiring

advanced degrees and in high-wage occupations. Higher education, health care, science and technology, professional services, finance, and management dominate the list of industries that employ Wellesley residents.

4. Family Income

Household income influences where people live, their health care and quality of life, and the opportunities they can offer their children. Table 2.2 offers a snapshot of three median income indicators – all households, family households, and non-family households – that have an important place in any conversation about housing affordability. As seen below, Wellesley is the third wealthiest town in the immediate area, behind Weston and Dover, in terms of median household and median family income. However, the nonfamily median income in Wellesley exceeds that of all the surrounding communities and ranks third for the state.^{xii} This reflects, at least in part, the fact that Wellesley's one-person households include a broader mix of people than elderly seniors (75 years and over). Senior (75 years and over) incomes, especially among women, tend to be very low. Single people living alone in Wellesley cover all age groups of owners and renters 24 years and over.

Median income statistics shed light on a community's relative economic position, but they also can mask extreme differences in household wealth. Wellesley has a disproportionate concentration of households in the highest income band, i.e., there is greater income inequality in Wellesley than in surrounding region. Statistics from the U.S. Department of Housing and Urban Development (HUD) show that 17 percent of Wellesley's households have incomes that fall within the meaning of low or moderate income, and about 72 percent of these households spend more of their monthly income on housing than is generally considered affordable. Comparing household incomes by household type or age offers another way to explore household income advantages and limitations. It is not uncommon for seniors to have lower incomes than young families, and this applies to Wellesley, too. However, Wellesley stands out for the degree of difference between the incomes of its young families (householders between 25 and 44 years) and their Boston Metro counterparts. In Wellesley, the median income for this group is \$217,222: 2.5 times more than the Boston Metro median income for the same group of householders, \$88,000. Furthermore, both regionally and nationally, the highest-income householders are between 45 and 64 years, but this is not the case in Wellesley, where their median income is 90 percent of the median for the younger cohort. And the younger cohort represents most movers into Wellesley. Single women without children and single retirees (people 65 and over) have the lowest incomes in Wellesley.

5. Environmental Justice Populations

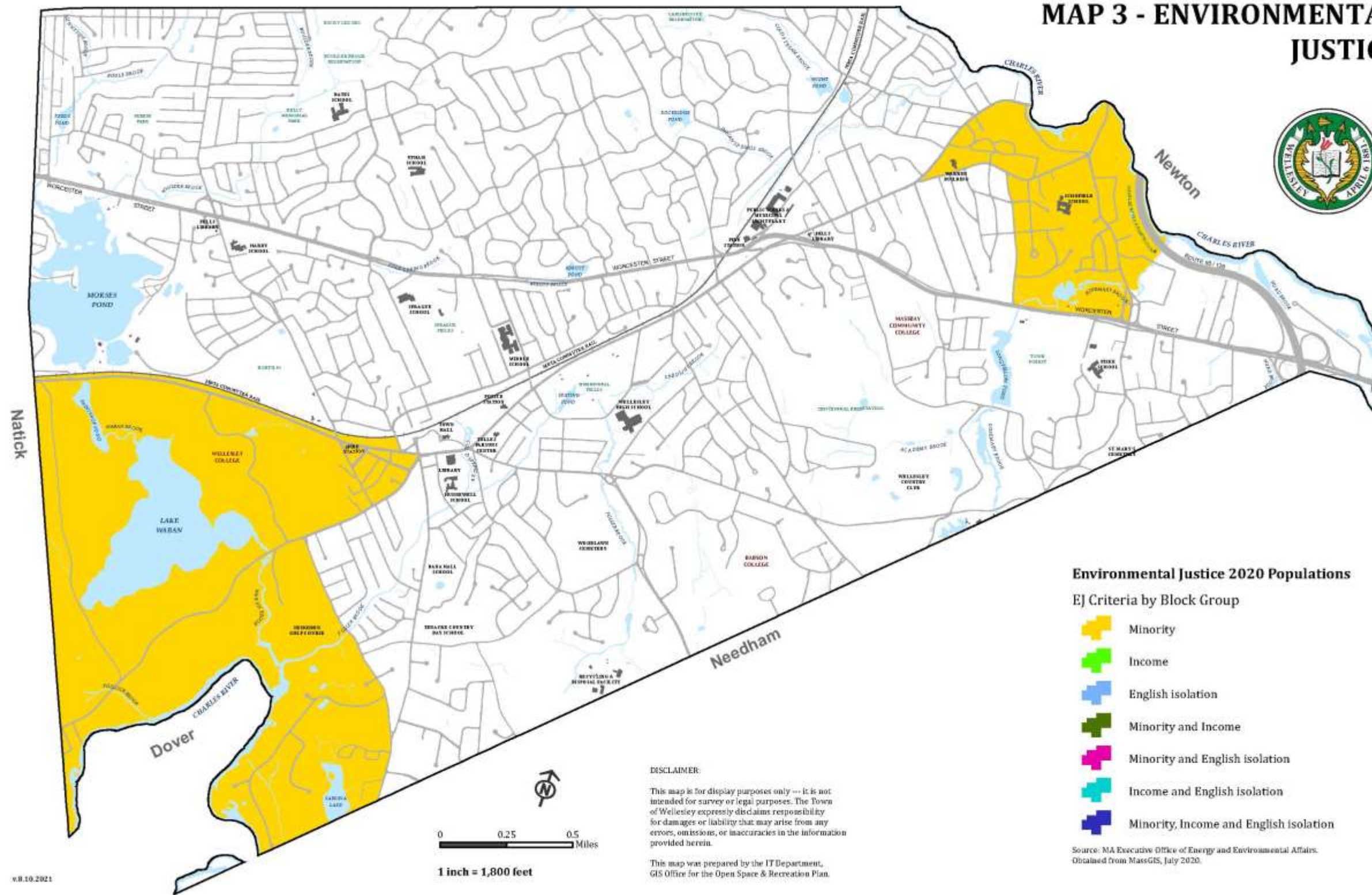
As noted in **Map 3 – Environmental Justice Areas**, Wellesley currently has 2 Environmental Justice Communities (one in western Wellesley near the Wellesley College campus and one in eastern Wellesley along the Charles River north of route 9) identified under the Executive Office of Energy and Environmental Affairs' (EEA) Environmental Justice (EJ) Policy. These two block groups meet the Environmental Justice neighborhoods criteria under the ≥25% minority designation. These Environmental Justice block groups constitute 13.0% of the total number of block groups in the Town and 19.8% of the Town's population.

The Town of Wellesley agrees with the principle that all people have a right to be protected from environmental pollution, and to live in and enjoy a clean and healthful environment. In accordance with EEA recommendations, wherever possible, Wellesley is working to increase environmental assets in EJ communities to improve public health and achieve environmental equity through expansion of tree canopies in urban areas and advancement of urban land conservation. This is

a key component in the creation of new parks, trails, urban wilds, and gardens, particularly in EJ neighborhoods. The Town of Wellesley is also aware of language barriers facing the local EJ Communities and should continue to explore ways to communicate with the local population in multiple languages. This subject is described further in the environmental challenges Section G of chapter 4.

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MAP 3 - ENVIRONMENTAL JUSTICE



6. Implications for Open Space and Recreational Planning

The demographics of a population shape the demand for open space and recreational facilities. The challenges that Wellesley faces are not the result of population growth, however, there may be changes to the demographic composition that the Town should be considered in planning for the future.

Playing fields in Wellesley have seen a dramatic increase in use in recent years. This situation reflects changing preferences and activity patterns, such as the increased popularity of youth soccer and lacrosse, relative to other field sports, and children playing multiple sports and sports playing multiple seasons per year. A report from the Wellesley Playing Fields task force (written in 2019) describes the situation as follows:

Over the years, the number of sports activities and participants has grown in Wellesley while the number of athletic fields available to support activities has not. Participation in two of the four major sports that require rectangular fields has grown meaningfully over the past six years. The population of Wellesley since 1960 has ranged from a low of 26,071 in 1960 to a current high of 29,000. While there have been fluctuations in the distribution of the age groups over the years the total population has not fluctuated by more than 7.6% over the last 50 years (see table below). However, the number of children participating in certain youth sports that utilize rectangular fields has grown significantly in the last 10 years. For example, the youth lacrosse program had 10 teams in 2000, 24 teams in 2008 and 34 teams in 2014, a 240% increase in the number of teams since 2000. In addition, many more children are participating in athletic activities at early ages and several sports have become multi-seasonal in the last decade or so.

Maintenance of the grass and turf fields is performed by the Department of Public Works Park and Tree Division. Due to the current level of sports participation and the limited number of available fields, particularly for the youth soccer program, tremendous stress has been put on many of the existing grass fields from overuse (e.g., Hunnewell multipurpose field, Sprague Field 1, Sprague Field 4). The high demand for use of these fields makes it difficult to “rest” the fields during ideal growing seasons (fall and spring). This can result in degradation of the surface quality with the development of unstable, loose or uneven areas leading to divots and potholes resulting in twisting or trip hazards that could cause injury to the participants.

Open space used for active recreational programs totals approximately 225 acres of Town-owned land. Some of this land is attached to schools and includes school playgrounds and playing fields. As is the case in many communities, demand for athletic fields is growing as sports programs increase, resulting in the need for expanded fields year-round. The Town has a limited number of fields and good grass turf management requires they be “rested” to keep them from being overused.”

The shortage of playing fields and overuse of fields is not new to Wellesley and continues to be an issue today. With the purchase of the North 40 the town has an opportunity to address some of the playing field needs.

To evaluate the issue of demand on limited field and facility resources, the NRC will be completing a Field and Court Utilization and Optimization Study, the results of which will guide further decisions about active recreation.

Conversations regarding lighting the Hunnewell Track and Field continue to center around the conflict between potential benefits of increased field availability and impact on the surrounding neighborhood and natural resources.

Another shift with far-reaching implications for recreational planning is the increase in walking, running and cycling as Americans become aware of the health and environmental benefits of these activities. When combined with the fact that adults make up an increasing proportion of Wellesley's population, this trend will probably translate into a greater demand for passive recreation such as trails, off-street walking and biking paths for leisure and for active transportation. Wellesley is responding to these changing conditions with an on-going effort to promote the development of a network of bicycle paths and walking trails, to supplement existing facilities and routes.

E. Growth and Development Patterns

1. Patterns and Trends

The Town of Wellesley has a long history of open space protection. In 1899, Town Meeting appropriated \$25,000 to acquire and develop land along Fuller Brook as a parkway, which would, they said, continually increase in importance and add to the value of real estate throughout Town.

During this time of land preservation, development in the Town also flourished. High growth rates prompted the adoption of the first Building Law in 1912, the first town in Massachusetts to do so. The Building Law became inadequate due to continued growth. So, in 1926, Wellesley adopted additional Zone Bylaws, which as amended, have shaped the Town's growth for 80 years.

Before World War II, the Town of Wellesley still contained considerable undeveloped land, but after the war, the residential building boom resumed. Commercial development was spurred by the construction of Route 128 in 1956. Between 1951 and 1980, approximately 350 acres of farmland and 855 acres of woodland were converted to residential and commercial uses. In the 1970's, the last commercial greenhouses became Louis Drive; and in 1985, subdivision of the Lambert Farm ended the era of market farming. Thus, within the recent past, Wellesley changed from rural to suburban. The Hunnewell family farm on Rt. 16 near the Natick town line is the Town's only remaining working farm and many of its acres are protected from development under a conservation restriction.

2. Development Trends

New single-family residential development in Wellesley is limited to very rare small subdivisions when an estate or institutional property is sold, infill on a few build-able vacant lots, and tear-down and replacement construction, which are by far the most common. Commercial development is also not very common, but there are redevelopment opportunities in several the Town's commercial districts, particularly those areas that have been built for a more suburban, car-oriented character.

Current Land Use

As noted in **Map 4 - Zoning**, over half of Wellesley's land is used for residential purposes. Another 36 percent is in various tax-exempt land use categories, including churches, cemeteries, nonprofits, schools and colleges, and government-owned property. Commercial and industrial land uses occupy less than five percent of the land. A few mixed-use properties are included in these categories, but they represent the fundamental distribution of land uses in Wellesley. Land use, of course, is not the same thing as zoning and, like all communities, Wellesley has some

properties whose use does not conform to zoning. For the most part, however, the overall distribution of land uses throughout the town is not likely to significantly change. Substantial new development to Wellesley could occur in specific areas, but the likelihood of such change is relatively remote, with the following exceptions:

Educational Land Uses: If the colleges or Dana Hall were ever to sell off large areas of land, they would have to be rezoned for non-educational uses before a private owner could develop them. As a state-owned property, Mass Bay Community College is probably the most likely to be considered for future land sales.

In December 2014, Town of Wellesley Select Board signed a purchase and sale agreement for a 46-acre parcel owned by Wellesley College, known as the North 40. This triangle-shaped area includes the Weston Road Community Gardens, walking trails and a vernal pool and is a favorite passive recreation site for Wellesley residents. The town leased 22-acres of this land from 1955 to 1960 for a sanitary landfill. The future of the property, and the process for its development is uncertain. Details of that property are described more in Chapter 7, Section I.

Wellesley Country Club: Unlike the educational institutions, the country club is zoned for residential use. There is no reason to believe that the land will not continue as a golf course and country club. It currently is under a State Chapter 61 tax status that gives the Town the right of first refusal should it ever be sold.

Mixed Uses: Although there are some mixed-use buildings in Wellesley today, many of the community's goals for change focus attention on promoting residential uses near public transit hubs along with retail and services in Wellesley's commercial districts.

3. Infrastructure

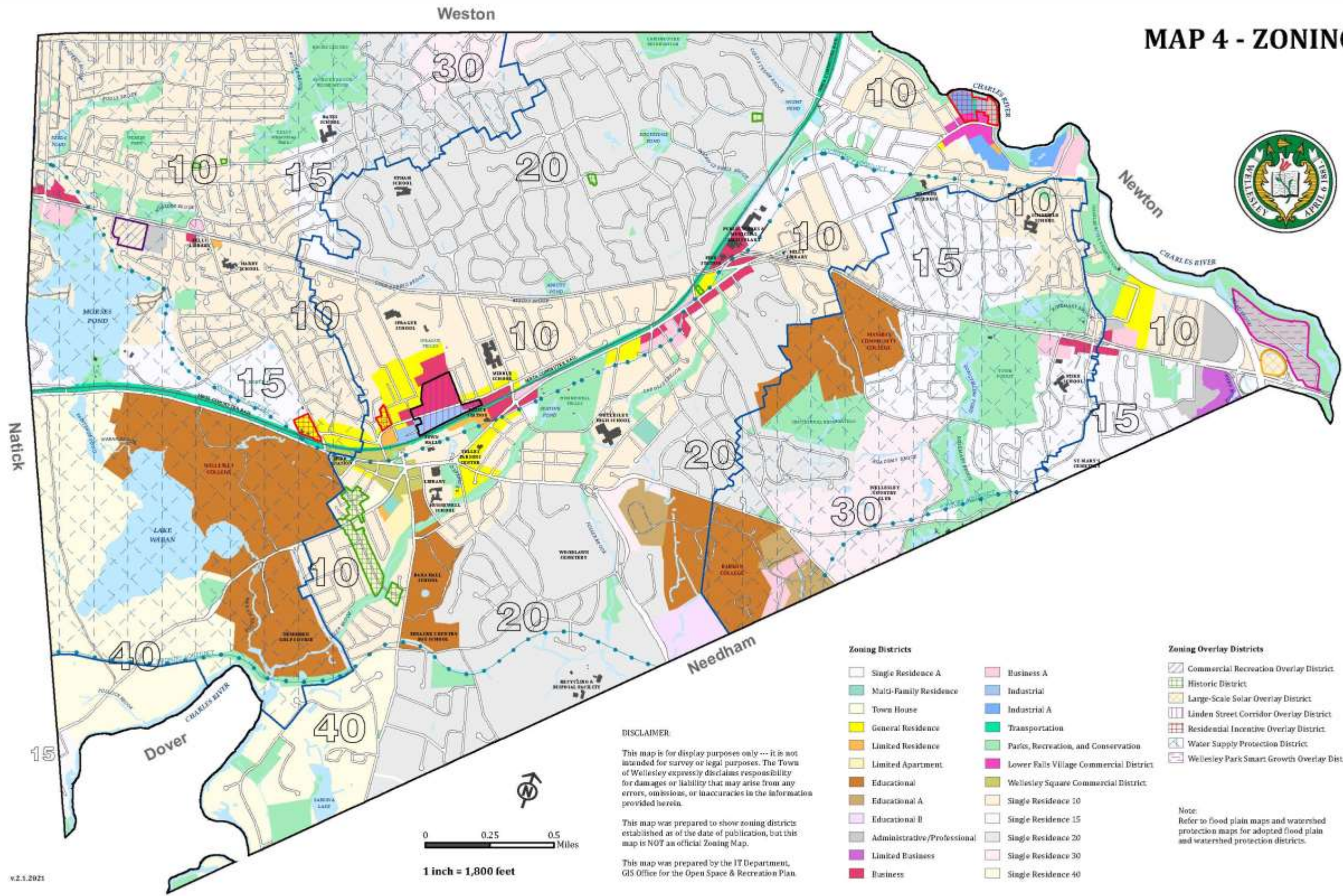
Transportation System

The Town of Wellesley has an intricate network of transportation modes including limited access highway (Interstate Route 95 and State Route 128), arterial systems (Routes 9, Route 16, and Route 135), local streets and the Massachusetts Bay Transportation Authority (MBTA) rail system. Interstate Routes 95 (State Route 128) and 495 divide the region into motor vehicle transportation corridors connected by numerous "spokes" providing motor vehicle access to Worcester (28 miles), Boston (13 miles) and Providence, R.I. (39 miles), numerous inter-state train and bus facilities, and six airports within 60 miles (Boston, Manchester, N.H., Bedford, Worcester, Providence, and Norwood).

The major implications of this transportation network have been to require the town to pursue consistent land use policies in the corridors to prevent motor vehicle dependent strip commercial development. These policies have been successful and in combination with consistent, heavy landscaping and urban design control, many of Wellesley's arterial corridors have parkway characteristics that could be further improved with more expanded and more fully protected pedestrian and bicycle accommodations. As a nearly built-out suburban town with significant employment base, Wellesley has a transportation system that experiences considerable strains. Transportation issues include; peak hour motor vehicle traffic congestion, continued background motor vehicle traffic in the region as a whole, school-related motor vehicle traffic, and cut-through motor vehicle traffic on local streets. This motor vehicle can be alleviated with better accommodations for people walking and biking and better connectivity and service of public transportation.

The geographic expansion of the metropolitan area during the past 20 years has made towns like Wellesley very desirable. In addition, there has been an increasing attractiveness of many of these suburbs for commercial development as well, thereby generating travel demand simultaneously in both directions through the town. For example, over 100,000 vehicles enter Wellesley on all routes during the evening peak hour (including Route 95/128), although at least half of these vehicles are traveling through the Town to other destinations.

MAP 4 - ZONING



[Fixed route bus service](#) in Wellesley is provided by the MetroWest Regional Transit Authority (MWRTA) on the Route 1 bus. This bus operates as a commuter service along Route 9 (Worcester Street), running primarily between Framingham and the Woodland T Station. The MetroWest Regional Transit Authority (MWRTA) provides a [Boston Hospital Shuttle](#) service to the West Roxbury and the Jamaica Plain V.A facilities, New England Baptist Hospital, Brigham & Women's Hospital, Beth Israel Hospital, Dana Farber Medical Center, Joslin Clinic, and New England Deaconess Hospital.

The three MBTA commuter rail stations on the Framingham/Worcester line in Town are:

- The Wellesley Farms station
- The Wellesley Hills station
- The Wellesley Square station

Wellesley's Trail System

Wellesley has an extensive system of trails and paths. The Town has a total of 46 miles of trails of which 27.5-miles are marked trails that provide woodland hiking routes in conservation and park areas and inter-connecting paths. These paths link different parts of Wellesley through open space and on-street routes and provide motorized transportation alternatives.

In 1993, the Natural Resources Commission established a special committee, known as the "Bikeways and Walkways Study Committee", devoted to "planning trails for the 90's and beyond" throughout the community. Their study set the groundwork for development of a trails network, and in 1996 a plan was developed for the Crosstown Trail to provide east-west connectivity and resulted in the construction of a demonstration trail along the Cochituate Aqueduct between Woodlawn Avenue and the Schofield School. This new trail was immediately embraced by the Town residents and there was enthusiastic support from Town Meeting to complete the trails network. The network grew to a combination of five interconnecting trails between open space areas and nine woodland trails in conservation land. The town was also instrumental in developing a six-town, 16-mile regional trail, the Charles River Link, which connects the Bay Circuit Trail in Medfield to the Charles River in Newton.

In 2012 a trail system link was developed by the Town along the Charles River at 27 Washington Street, the former Grossman's site. It is a former Railroad Right-of-Way from Washington Street and crosses a Department of Conservation and Recreation (DCR) renovated bridge over the Charles River to provide walkers and bicyclists access to Newton and ultimately to the Riverside MBTA station. Wellesley has also been working with the MWRA and MAPC on the MetroWest Aqueduct Trail network along the Sudbury and Cochituate Aqueducts. The Town signed an 8(m) permit with the MWRA for trail access, has marked the aqueduct trails in Town, and is assisting the MWRA in finalizing trail access along the Sudbury Aqueduct through the Wellesley Country Club and golf course and Needham to complete this trail section.

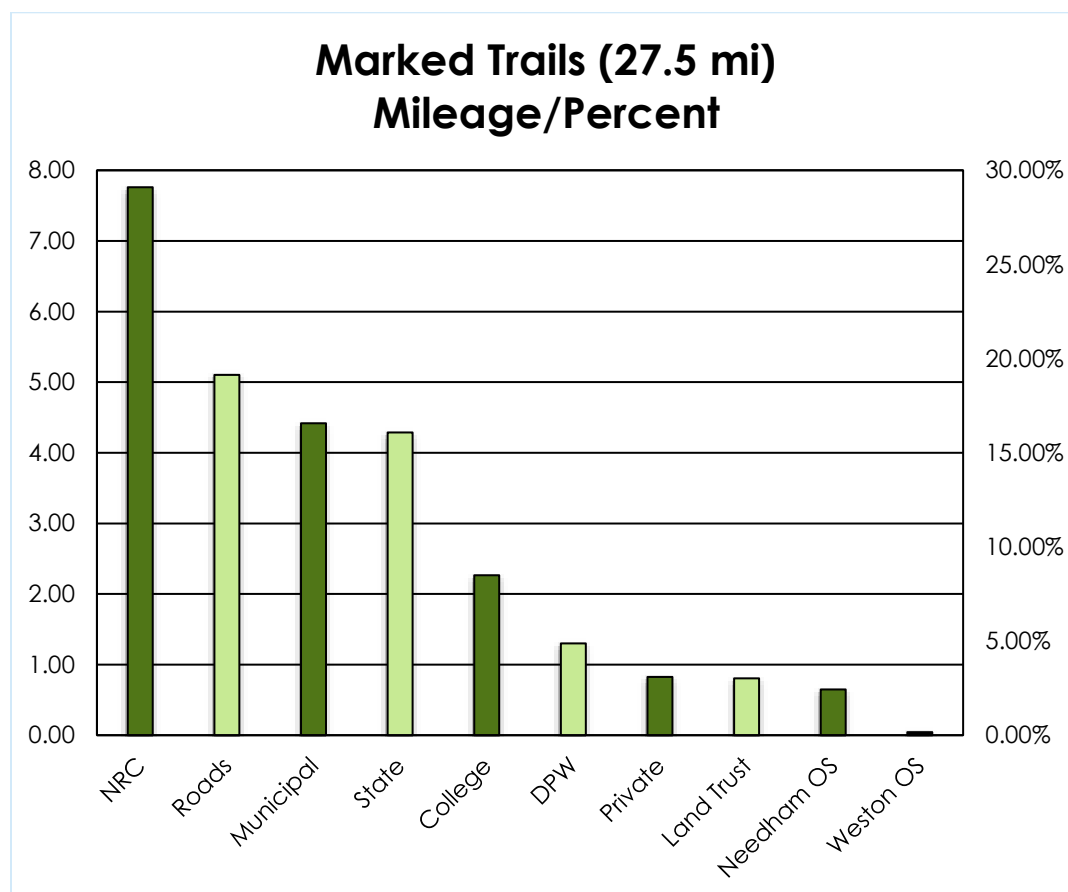
Wellesley has an extensive system of trails and paths. The nearly 27.5-miles of trails provide woodland hiking routes in conservation and park areas. These paths link different parts of Wellesley through open space and on-street routes and provide crucial pedestrian transportation alternatives.

In 2000 and 2001, five new trails were defined to complement the Fuller Brook Path and the

Crosstown Trail: *Sudbury Path*, following the Sudbury Aqueduct from the Needham line near Hunnewell Street to Dover Road at Nehoiden Golf Club, *Cochituate Path* from Weston Road to Woodlawn Avenue, *Charles River Path* from 27 Washington Street to the *Sudbury Path* near Rosemary Brook linking Ouellet Park and Longfellow Pond along its route, *Waban Path* from Guernsey Sanctuary to Waban Arches, and the *Boulder Brook Path* from Elmwood Road to the Rock Ledges at the Weston town line. During this period, three new bridges, along the *Boulder Brook Path*, the *Guernsey Path* and the *Caroline Brook Path*, were built that significantly extend the usability of those trails.

Continued development of the trails system also involved filling in missing links and building connections with open spaces and trails in contiguous communities. Missing links often cross through land not owned by Wellesley, and these projects require coordination among multiple parties including the MWRA, the Department of Conservation and Recreation, Babson, Olin, and Wellesley Colleges, private landowners, and the Needham and Newton Conservation Councils. The newest trail system addition is along the Charles River at 27 Washington Street, the former Grossman's site. A former Railroad Right-of-Way from Washington Street, which now crosses a bridge into Newton and provides access for walkers and bicyclists.

Figure 2: Wellesley Trails



NRC: Conservation Land, Parkland, Playing Fields, Beach
 Roads: Town and State Sidewalks, roadways
 Municipal: Cochituate Aqueduct, Lower Falls Riverway, MLP
 State: DCR, MWRA, MassBay Community College
 Colleges: Wellesley, Babson, Olin, Nehoiden Golf Course

DPW: Water Department, Utility

Private: Waterstone, Wellesley Country Club, Homeowners Trust, Sisters of Charity, Residential

Land Trust: Wellesley Conservation Land Trust

Needham OS: Ridge Hill Reservation

Weston OS: George & Nancy Bates Woods

The Trails Committee has also made improvements related to road crossing safety (e.g. crosswalks and crossing signals), pathway surface enhancements in high traffic areas (e.g. Brook Path at WHS), reroutes of trails around congested areas (e.g. Crosstown Trail rerouted to avoid a busy section of Washington St from Cliff Rd to Woodlawn Ave) and other reroutes to provide more pleasant and sustainable woodland pathways (e.g. Morse's Pond Trails reroute to beach parking lot through woods instead of along access road).

Bicycle and Pedestrian Planning

The Town of Wellesley has a significant number of high-visibility crosswalks and wide sidewalks (where bicycles are not allowed) throughout the downtown. Although slated for removal, many of these crossings were designed with brick pavers to emphasize the crosswalks for motorists to stop for people walking. Several pedestrian crosswalks are signalized in Wellesley and include high-visibility fluorescent signage to indicate the crosswalk locations.

Wellesley does not have continuous sidewalks on all streets, which means that pedestrians in some areas are forced to walk in the road. Many types of new developments in Wellesley are required to install sidewalks or bring existing ones up to a good condition. Residents in some locations have resisted the installation of sidewalks because they feel they detract from the semi-rural character that they prefer. Alternatives could include pathways of stone dust or another soft surface to provide a safe walking area for pedestrians. In May 2019 the Select Board approved a town-wide [Complete Streets policy](#) to guide Wellesley in incorporating and implementing Complete Streets principles in future street and transportation projects and gauging their effectiveness. As part of this implementation, a mobility committee of residents and municipal staff was formed and they provide advice to the town's staff only traffic committee. Residents will help the town develop a list of priority Complete Streets projects, which may be eligible to be funded with State money.

All 27.5 miles of marked trails are open for bicycle use. Trails surfaces are either dirt through woodlands, stone dust in municipal parks, or paved sidewalks mostly along roadways. Trails crossing roadways with moderate traffic have crosswalks and are marked with pedestrian/trail crossing signs. High traffic roadways have signalized pedestrian activated crossings.

The MAPC has also ranked trails here: <https://www.mapc.org/wp-content/uploads/2021/12/Metro-Boston-Municipal-Trails-Bikeways-Greenways-Inventory-2020-1.pdf>

Public Water Supply System

Wellesley's local water supply consists of nine wells located within the Town. Three wells are located near Morse's Pond, ranging in depth from 47-56 feet. The four remaining wells are located near Rosemary Brook, which range in depth from 40-53 feet. The water pumped from these wells is treated by Wellesley's three corrosive control and iron/manganese removal treatment facilities. In communities like Wellesley, the greatest threat to water quality is non-point source pollution. This type of pollution does not come from a specific "point" like a factory; instead, it enters the water system at many locations through stormwater runoff. This runoff contains oil, grease, fertilizers, pesticides, PFAS, and other pollutants.

There are about 140 miles of street mains that distribute water throughout the town. This distribution system also includes two large storage facilities that have a capacity of nearly six million gallons. Due to the configuration of the distribution mains and the storage facilities, water from any given supply source has the capability of reaching any point within the town. The EPA requires the Town test for over 120 contaminants. MWRA found only those listed here. All these levels were below EPA's Maximum Contaminant Levels (MCL).

Table 3: Wellesley Water Test Results: 2020^{xiii}

Compound	Units	(MCL) Highest Level Allowed	(We Found) Detected Level - Average	Range of Detections	(MCLG) Ideal Goal	Violation	How it Gets into the Water
Barium	ppm	2	0.009	0.009- 0.011	2	No	Common mineral in Nature
mon-Chloramine	ppm	4 -MRDL	2.01	0.0-0.37	4- MRDLG	No	Water disinfectant
Fluoride	ppm	4	0.72	0.1-0.82	4	No	Additive for dental health
Nitrate^	ppm	10	.132	0.04-0.132	10	No	Atmospheric deposition
Total Trihalomethanes	ppb	80	15.4	4.9-23.1	ns	No	Byproduct of water disinfection
Haloacetic Acides - 5	ppb	60	15.7	ND-17.4	ns	No	Byproduct of water disinfection

Polyfluorinated Substances (PFAS)

On September 24, 2020, the Massachusetts Department of Environmental Protection (MassDEP) announced the final regulations for PFAS in drinking water and continue to clarify how laboratory results should be calculated and reported. The MassDEP press release can be found [here](#). In October 2020, MassDEP promulgated a new drinking water standard for the sum of six PFAS compounds (PFAS6, see table below). This new standard requires all Massachusetts public water suppliers test for PFAS. The Maximum Contaminant Level (MCL) for the sum of PFAS6 may not exceed 20 nanograms per liter (ng/L), also equal to 20 parts per trillion (ppt). Federal Drinking water standards do not currently regulate PFAS. Wellesley's Public Works Department is currently evaluating options to filter these contaminants from the water supply.

Municipal Sewer Service

The Water and Sewer Division is responsible for the operation and maintenance of the Town's water and sanitary sewer systems. It is organized into two programs, which are funded entirely by water and sewer taxpayers. Wellesley's wastewater collection system consists of 132 miles of sewers, 22 pumping stations, five miles of force main, and 100 miles of house service connections. The collection systems for Wellesley College and Babson College are privately owned, but the wastewater is discharged into the Town's sewer system. The Town's wastewater system is constructed separately from the storm water and other surface drainage systems, to avoid the problems of combined systems that have plagued other communities.

Because of Wellesley's topography, wastewater drains in two different directions. In the eastern portion, about 21 percent of the town's wastewater is collected through a network of gravity sewers and transported to the Boulevard Road Pumping Station, pumped to Newton's collection system, and eventually discharges to the MWRA's Nut Island Headwork's facility. In the western

portion of Wellesley, about 79 percent of the town's wastewater is discharged to the MWRA Wellesley extension sewer at the Wellesley/Needham town line, and then flows by gravity to the Nut Island Headworks. The MWRA will continue to accept Wellesley's wastewater into the foreseeable future, on the condition that Wellesley assertively resolves problems with inflow and infiltration into the sewer system.

Storm Water Drainage System

To comply with the first phase of NPDES (Non-point discharge elimination system), the Town enacted a bylaw regulating stormwater. The bylaw made clear that any solid waste and non-stormwater flow, including construction debris, paint, automotive and petroleum products, cleaner and detergents, food and yard waste, and pet waste are specifically prohibited. Further, the bylaw regulated that all connection to the Town's drainage network must be approved by the Town of Wellesley's Department of Public Works, Engineering Division. Our bylaw followed the guidance of the EPA in exempting - that is allowing - period discharges from residential car washing, hydrant flushing, firefighting (including training), pumping of uncontaminated floodwater from basements, de-chlorinated swimming pools, and drainage of irrigation systems. The Town is now contemplating a storm-water utility to help address ongoing stormwater management needs and to ensure that the Town complies with its MS4 permit.

Recycling and Disposal

The Town seeks to operate and maintain recycling, disposal and refuse collection systems in an effective and efficient manner to protect public health, prevent pollution, and to conserve energy and natural resources.

The Recycling and Disposal Facility (RDF) is located at 169 Great Plain Avenue (Route 135). The 88-acre facility is open six to seven days a week for use by Wellesley residents. The Town has led the way in recycling in the state for the past 30 years, last reported at 66% in CY2008.^{xiv}

Long-Term Development Patterns

Reflecting the settled character of Wellesley, changes in land use are likely to take the form of adjustments to prevailing zoning or to prevailing uses rather than full-scale change. Like many older communities where most of the land has been developed, Wellesley has established a few small and specialized zoning districts, as well as overlay districts.

Build-Out Analysis^{xv}

In 2000, the State Executive Office of Environmental Affairs, through the Metropolitan Area Planning Commission, prepared a build-out study for Wellesley. The study found that there were 647 acres of developable land in Wellesley with the potential for 2,209 residential units. However, 1,759 of those "housing units" would be housing in the Educational Zoning Districts. The number of non-academic housing units is much smaller, 450 in total, of which 218 would be single-family homes. This exercise illustrates the extent to which Wellesley has reached residential build out under the current zoning bylaws.

The 2018 Unified Plan describes the community's vision of Wellesley as a place that welcomes diversity, fosters a sense of community and community building, and preserves the character of the town's residential neighborhoods, commercial centers, and open spaces.

Yet today, Wellesley . . .

- Has little racial, ethnic, or class diversity

- Lacks adequate housing options to support a population with diverse housing needs, including single-person households, 60 percent of which are seniors living alone ‘
- Has little housing that is affordable to households with low or moderate or middle incomes, despite an estimated 17 percent (about 1,445 households) of the town’s total households having incomes in the low- or moderate-income range.

Land Use Change Evaluation

Wellesley’s greatest potential for both positive and negative land use changes lies with the remaining large parcels, many of which are owned by the State or by institutions. This section identifies parcels that could have a high likelihood for change and defines the general issues surrounding each parcel.

Land or buildings owned by institutions or the State that would have a clear physical impact on the town if the land use changed. In most cases town policy is to encourage the continuation of the current use, an evaluation of best alternative uses is also needed to define town policy in the case the owner must change the use. Only with forethought will the town be able to act in a decisive and confident manner knowing that its actions or investment will be best for the town in the long run. In addition, the large private and institutional properties are owned by entities that conduct long range planning for their land. It will behoove the town and the owners to clarify their long-term intentions regarding land use in specific areas of the community.

- Massachusetts Bay Community College
- Hunnewell Estates
- Wellesley Country Club
- Wellesley College lands, including the North 40 and Nehoiden Golf Course
- Dana Hall School
- Babson College
- Sudbury Aqueduct

Residential, business, or industrial zoned land or buildings located in or near villages and/or existing commercial areas. This category includes both vacant land – although there is little of this – and buildings in village areas. The villages and commercial areas hold the greatest mixture of land uses, the most flexible zoning and the most potential for small scale land use changes. These parcels were evaluated to identify whether likely land use change pressures conform to current zoning, whether existing uses should be encouraged to shift to achieve broader planning objectives and whether likely future land use changes will place undue strain on the area’s service and infrastructure system.

- 27 Washington Street in Lower Falls (Now Waterstone)
- Wellesley Motor Inn on Route 9
- Lee Imported Cars
- St. James Property on Route 9 (Now Town Owned, 900 Worcester)

Town owned land or buildings –The Town of Wellesley owns a variety of land and buildings whose best use may shift as the needs of the town change.

- Weston Rd. Light Substation

Other private land areas with recent land use change –

- Linden Street Redevelopment

- The Wellesley Inn
- 135 Great Plain Avenue (now a multifamily subdivision on former single-family parcel)
- Wellesley Office Park (new multifamily housing is under construction in 2021)

Zoning

Wellesley has a somewhat complex zoning system that reflects its relatively built-out character. Six single-family residential districts account for most of the land area and are differentiated by minimum lot sizes ranging from 10,000 square feet to 40,000 square feet. There are five residential districts that allow town house or multifamily residential use, but, except for the General Residence (GR) district, it allows for two-family and townhouse buildings, and the Limited Residence district, all the multifamily districts are quite small and give the impression that they were intended to accommodate a few specific and known projects. Four zoning districts cover commercial development (including offices) and two allow industrial uses. The Town re-zoned much of the parkland to the Parks, Recreation and Conservation District in 2018.

Commercial districts include an office park zoning district, which was designed for the office parks on Route 128, and six business districts, including one focused on Lower Falls and one on Wellesley Square. Industrial districts are located at Linden Street, in the back parcels behind the Lower Falls frontage on Washington Street, and in the back parcels behind Walnut Street frontage north of Cedar Street. Despite the “industrial” zoning, the land uses on these parcels are office or commercial. Finally, a Transportation District covers the commuter rail right of way and train platforms.

Several overlay districts protect sensitive resources in Wellesley:

- Flood Plain and Watershed Protection District;
- Conservation District; Historic District;
- Water Supply Protection District and Natural Resource Protection Development.

These overlay districts constrain uses to protect specific environmental, natural or cultural resources. In addition, the Residential Incentive Overlay District was intended to promote residential use on the former Lower Falls “Grossman’s” site (now Waterstone) and adjacent parcels on the Charles River.

Please refer to **Map 4 - Zoning**, for more information about Wellesley’s zoning districts.

4. Environmental Inventory



A. Geology, Soils and Topography

Wellesley's 10 square miles of land lies on the western edge of the Boston basin, approximately 13 miles from Boston Harbor. Its granite and diorite bedrock was formed in the Precambrian Period, approximately 350 million years ago. This "basement complex" of rocks underlies the other rocks and soils formed later in geologic history. The cliff face along the north side of the railroad, now covered in part by a large retaining wall, is the oldest exposed rock in Wellesley, having been scoured of its soil in many places. Rock formations visible in the southern part of

town are younger, usually the sedimentary Roxbury “Puddingstone.” Soil and Geologic Features are outlined in **Map 5 – Soils and Geologic Features**.

Evidence of volcanic action can be found at St. Mary’s Cemetery in the breccia throat of a volcano, with angular bits of Precambrian granite cemented in magma. In some areas dikes and sills of black diabase can be seen, protruding through lighter-colored earlier rocks.

Wellesley’s rolling hills are the legacy of the continental glacier which once extended beyond Cape Cod. The great ice sheet ground up all but the hardest rocks, transporting gigantic boulders for hundreds of miles, grinding others to gravel, and gouging north-south grooves called glacial striations into the bedrock. As the glacier melted approximately 10,000 years ago, it left behind tapered hills of gravel called kames or drumlins, and long winding sand banks called eskers. Maugus Hill is the largest of six drumlins in the Town. Kames dot Wellesley College’s Nehoiden and Wellesley Country Club golf courses, while eskers snake around Morses Pond, Longfellow Pond, and Town Forest along Rosemary Brook. Lake Waban and Morse’s Pond are depressions left by melted blocks of ice as the land took on its present appearance.

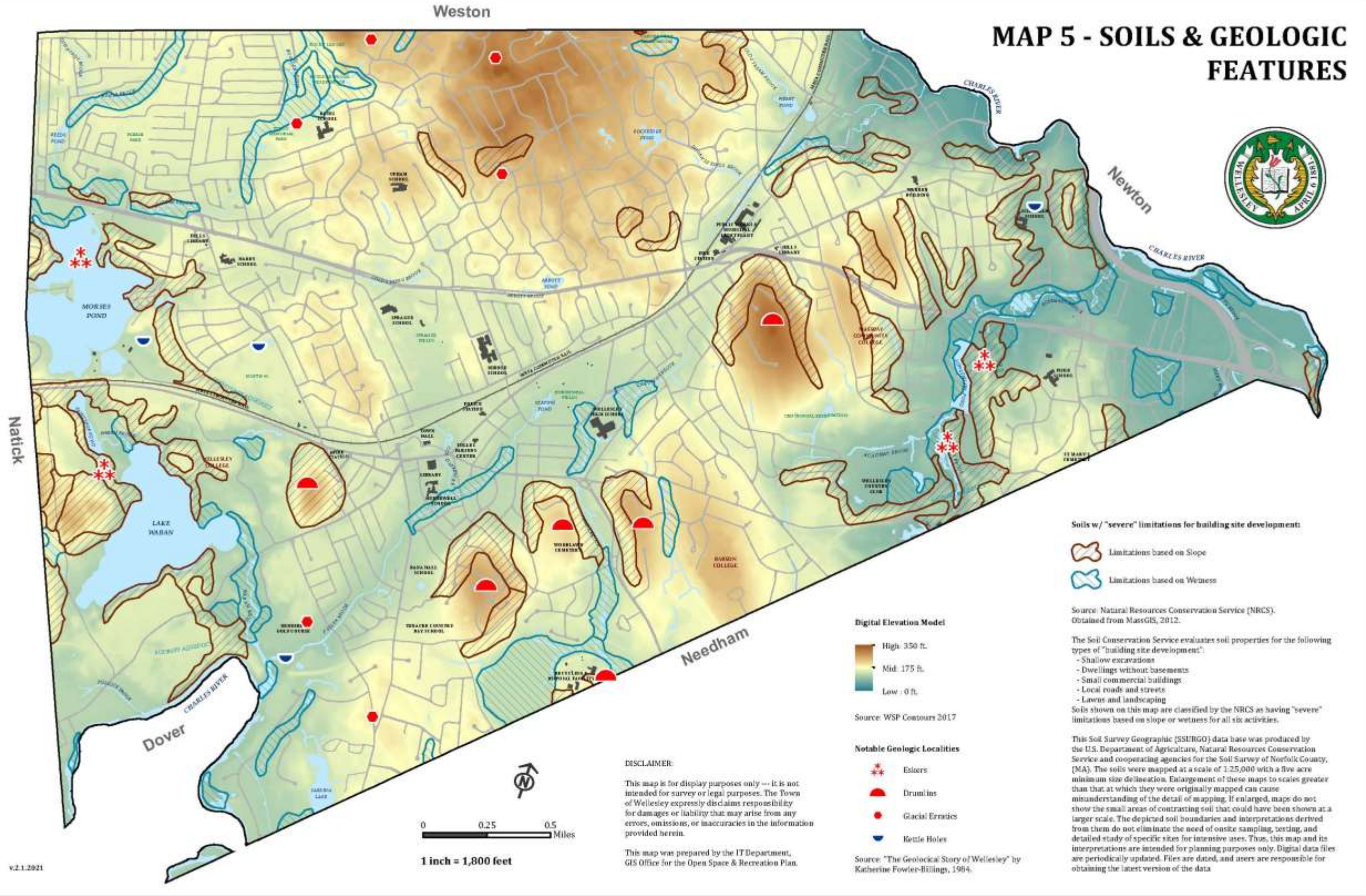
Scattered around Wellesley are glacial erratics. These large boulders were transported by the glacier to their present sites. Boulder Brook Reservation is named for its collection of erratics, including one aptly named Elephant Rock. “Problem Rock” is another glacial erratic found at Grove and Dover Streets. Isolated round ponds are kettleholes left when great blocks of ice melted.

1. Topography

Wellesley’s landforms are varied, with the railroad mainline marking a clear division between types. To the south of this line (and extending north of it in the Fells area at the western edge of the Town) the landscape is defined by the contrasts between a series of small but steep hills and the valleys of the Charles River, Fuller and Waban Brooks. Elevations range from only about 40 feet above sea level at the Charles River in Lower Falls, to 320 feet at Maugus Hill. The Town’s commercial centers and early residential neighborhoods grew up along the railroad line that marks the northerly edge of the line of hills, and several major roadways (Grove Street, Wellesley Avenue, Great Plain Avenue, and Forest Street) skirt the edges of the hills. Several of the Town’s private educational institutions including Massachusetts Bay Community College (formerly the Academy of the Assumption), Babson College, and Wellesley College have all taken advantage of the hills for their campuses.

The area north of Route 9 has a more rolling topography than the southerly part of the Town. East of Weston Road, elevations generally range between 150 and 250 feet above sea level, increasing toward the Weston town line. Maximum elevations are at Rocky Ledges (about 300 feet above sea level) and at the summit of Peirce Hill (337 feet), both on the Town line. The lowest elevation (about 50 feet) is in the Charles River at the corner of Wellesley, Newton and Weston.

According to the U.S. Soil Conservation Service, slopes that are greater than 15 percent pose “severe” restrictions for building site development. According to this benchmark, several steep areas in Wellesley have significant constraints for development. Slopes of between 15 and 25 percent occur in three principal clusters. The first follows the Waban Brook corridor from the Natick line to the Charles River and includes land on the northerly and easterly sides of Morses Pond and much of the land immediately surrounding Lake Waban. Most of this sensitive land is



already protected from further development in these ways:

- The Town of Wellesley owns much of the land around Morses Pond (including sections of the Cochituate Aqueduct). The Wellesley Conservation Land Trust also owns Pickle Point in this area.
- A good portion of the Pond Road area on the westerly side of Paint shop Pond and Lake Waban is owned by Wellesley College. Over 100 acres abutting Lake Waban is owned by the Hunnewell family and protected by permanent conservation restrictions.
- The easterly side of Lake Waban is part of the Wellesley College Campus.
- There are several areas of steeply sloping land between Lake Waban and the Charles River including the “Hunnewell Pinetum” and land along the river, both of which are protected by conservation restrictions, as well as another restricted piece along the River.

The second area of steep slopes includes a series of hills between Temple Hill, behind the Dana Hall School and Tenacre Country Day School, and Babson College. Temple Hill has been largely developed, as has the hillside between Babson and Great Plain Avenue, but a portion of the intervening hill has been protected from major building development by Woodlawn Cemetery.

The third and most significant cluster of steep slopes, Wellesley Hills, extends from Forest Street on the west, to the Charles River on the east, and from the railroad line on the north to the Needham town line on the south. Maugus Hill is the area’s most prominent elevation; a portion of it is included in Centennial Reservation, but its steepest slopes are to the northeast and northwest, including Maugus Avenue and Wareland Road. Town acquisition of additional land connecting Centennial Reservation with the water tower at the hill’s summit was desirable not only to expand the recreational area, but also to protect the slopes from additional development. Similarly, the easterly portion of the Massachusetts Bay Community College property slopes very steeply towards Worcester Street (Route 9) and Standish Road and should be protected from development. A substantial portion of the Rosemary Brook Town Forest, from the Needham town line to Worcester Street, contains steep slopes. Other steep areas in this section of Town include the River Street Park (part of the DCR’s Charles River Reservation) and the grounds of Schofield School.

2. Soils

Like the Town’s topography, Wellesley’s soil patterns vary from north to south. The Town’s northern soils are dominated by the Charlton-Hollis and Merrimac complexes, well suited for development. The principle constraints to development in the northern part of Town are associated with steep slopes near the Weston town line, at Rocky Ledges and near Cold Stream Brook, as well as wet soils associated with Bogle, Boulder and Cold Stream Brooks.^{xvi} In addition, a large area stretching from Rocky Ledges to Cliff Road, including Pierce Hill and extending south to a point near the intersection of Bristol and Suffolk Roads, is dominated by the Hollis-Rock outcrop-Charlton complex, rated as having severe site development limitations because of shallow depth to bedrock. However, this complex includes pockets of moderately deep, well-drained soils, which can accommodate development more easily, and in fact much of this area has been developed for lots close to the minimum required lot size of 20,000 square feet.^{xvii}

To the south of the railroad line, the soil patterns are more complex. In addition to the Merrimac soils, there are significant groupings of Canton, Paxton and Woodbridge soils, which are also appropriate for development and woodland production. In addition, however, the southern part of Wellesley contains large areas of soils that have severe restrictions for development because of either topography or wetness.

The federal Natural Resources Conservation Service (NRCS) classifies soils according to their restrictions for several activities including six aspects of “building site development”.^{xviii} shallow excavations, dwellings without basements, dwellings with basements, small commercial buildings, local roads and streets, and lawns and landscaping. Restrictions are categorized as “slight”, “moderate” or “severe”. A “severe” limitation means that major increases in construction effort, special design, or intensive maintenance are required to overcome soil properties that are unfavorable to site development. These efforts have become more evident in new construction in the last decade.

In Wellesley, the following soil associations are classified as having “severe” restrictions due to wetness for all six aspects of building site development:

Freetown (Fm)	Ridgebury (RgB)	Scarboro-Birdsall (Sb)
Freetown (Fp)	Rippowam (Rm)	Swansea (Sw)
Raynham (Ra)	Ridgebury (RdA)	Walpole (WaA)
	Saco (Sa)	

These soil groups are shown on Map 4, which clearly indicates their association with the Town’s six stream corridors. In addition, several areas in Wellesley are mapped as “urban land,” since they have been extensively disturbed through cutting, filling or erosion. Because of the extent to which these soils have been developed or disturbed, determining their limitations for development requires site investigation. In many cases, however, these soil groups are interspersed with wet soils along stream corridors, and it may be inferred that similar development constraints exist. Therefore, these soils are also indicated on Map 4.

Finally, several areas in Wellesley have soil types that are rated by the NRCS as having “severe” restrictions for one or more, aspects of building site development. For example, some of the Woodbridge soils, which occur around the intersection of Forest Street and Wellesley Avenue and on the Babson College campus, are rated as having “severe” restrictions for activities involving excavation, but only “moderate” restrictions for other site development activities. These soil groups are not included on the map to highlight only the areas that are most vulnerable to development.

B. Landscape Character

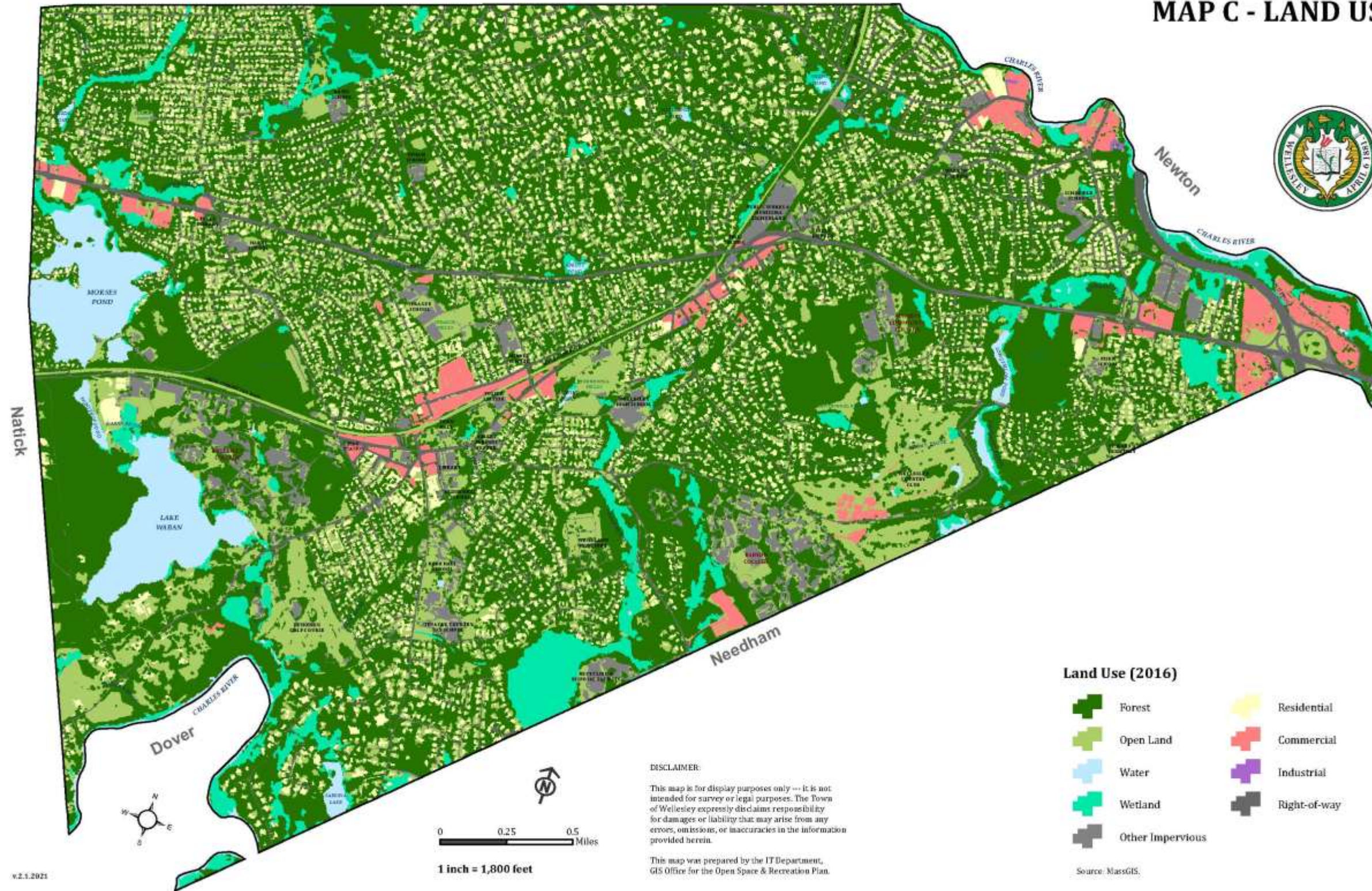
Wellesley is a mature suburban community situated on low rolling hills, with a landscape typical of glaciated southern New England. Having experienced residential development continuously since the 1830s, the Town has a wide variety of building styles and neighborhood types. See **Map C – Land Use** for more information. Its streetscapes have been carefully planted with over 100 new trees per year, and 70 traffic islands are maintained to give the Town a garden character.

Because so much of Wellesley has now been built out, the remaining undeveloped land takes on added importance in defining the Town’s character. The Town benefits from extensive private open space, including the campuses of three colleges, two private schools, and two golf

courses. A grouping of private residential estates in the southwest part of Wellesley adds to this ambience, and several well-designed streets provide scenic gateways into the Town.

Weston

MAP C - LAND USE



C. Water Resources

1. Watersheds

The Town of Wellesley is in the middle of the 87 square-mile Charles River Watershed, which is one of three watersheds to flow out into Boston Harbor. Six stream systems flow through the Town to the mainstream of the Charles River on the north and south borders. These “sub-watersheds” are shown on **Map 6, Water Resources**.

Waban Brook, Fuller Brook and Pollock Brook drain the westerly two-thirds of the Town:

- **The Waban Brook** watershed includes portions of Natick and Weston, as well as most of Wellesley between Peirce Hill and Elm Bank; and includes Wellesley’s two largest water bodies, Morses Pond (109 acres) and Lake Waban (114 acres). Boulder, Bogle and Jennings Brooks are part of this watershed, emptying into Morses Pond.
- **Fuller Brook** enters Wellesley from Needham just west of Great Plain Avenue and runs northerly toward Wellesley High School before turning southwesterly to reach Waban Brook and the Charles River opposite Elm Bank. Its watershed thus includes most of the central portion of Wellesley. Other brooks in the system are Abbott, Caroline and Cold Spring Brooks.
- **Pollock Brook** is a small brook that flows into Wellesley from Natick a short distance north of Washington Street and joins the Charles River opposite Pond Road. In Wellesley, its watershed includes only the Hunnewell estates and a portion of the Nehoiden Golf Course.

The remaining four stream systems drain the easterly third of Wellesley toward the Charles River opposite Newton:

- **The Cold Stream Brook** watershed drains the northeasterly corner of Wellesley (and southern part of Weston) including most of the land east of Peirce Hill and north of Maugus Hill. In addition to Cold Stream Brook, this watershed contains Rockridge Pond and Indian Springs Brook, including the Brookway/Waterway.
- **Rosemary Brook** enters Wellesley from Needham a short distance to the east of the Wellesley Country Club, flowing northerly to Worcester Street and then northeasterly through the Barton Road area to the Charles River. A corridor along most of the brook’s length is owned by the Town as land of the Water Department and Town Forest.
- **Academy Brook** rises near the corner of Forest Street and Wellesley Avenue and flows northerly and then easterly through the Wellesley Country Club, joining Rosemary Brook near the corner of Brookside Road and Oakland Street.
- The sub-watershed of **Hurd Brook** is the smallest in Wellesley, covering less than one square mile in the southeast corner of the Town. Although it has been extensively disturbed by the construction of Routes 9 and 128, it contains significant areas of wetlands in the Dearborn Street area and around its mouth at the Charles River behind William Street.



Photo Credit: Brian McManus

Weston

MAP 6 - WATER RESOURCES



Newton

CHARLES RIVER

Needham

Dover

Natick

- Watersheds**
- Boundaries
 - Charles River
 - Cold Stream Brook
 - Faller Brook
 - Hurd Brook
 - Pollock Brook
 - Rosemary Brook
 - Sabrina Lake
 - Waban Brook

- Flood Zones**
- Base Flood Elevations (ft)
 - Special Flood Hazard Areas (A, AE, AH)
- Source: FEMA
- Public Water Supply**
- Community Groundwater Wells
 - DEP Approved Zone IIs
 - High Yield Aquifers (>250 gpm)
 - Medium Yield Aquifers (50-250 gpm)
- Source: MA DEP GIS Program

- Streams & Ponds
- Wetlands

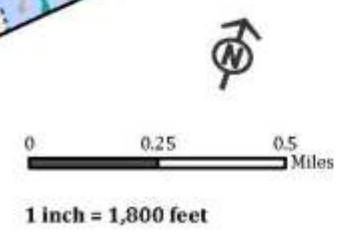
Sources: Town of Wellesley GIS, MA DEP Wetlands Conservancy Program

Source: "Stormwater Master Plan Update" prepared for Town of Wellesley Department of Public Works by Baystate Environmental Consultants, January 2004

DISCLAIMER:

This map is for display purposes only --- it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.

This map was prepared by the IT Department, GIS Office for the Open Space & Recreation Plan.



2. Surface Water: Streams, Lakes, and Ponds

Wellesley's surface water consists of six stream systems that flow into the Charles River on the eastern and southwestern borders of town and approximately 13 large and small ponds. Wellesley's watersheds are shown in **Map 6 - Water Resources**.

The three eastern stream systems are:

- The **Cold Stream Brook** watershed, including most of the land east of Peirce Hill and north of Maugus Hill and contains Cold Stream Brook, Rockridge Pond, Indian Springs Brook, and The Waterway.
- The **Rosemary Brook** watershed, which runs from east of the Wellesley Country Club northeasterly to the Charles River and includes Rosemary Brook and Academy Brook.
- The **Hurd Brook** watershed, which covers less than one square mile in the southeastern corner of Wellesley but includes significant wetlands around Dearborn Street and the Charles River.

The three southwestern stream systems are:

- **The Fuller Brook** watershed, which begins west of Great Plain Avenue and continues north to Wellesley High School and southwest to Waban Brook and the Charles River. This watershed covers most of the central portion of the town and includes Fuller Brook, Waban Brook, Abbott Brook, Caroline Brook, and part of Cold Spring Brook.
- The **Waban Brook** watershed, which runs between Peirce Hill and Elm Bank and includes Morses Pond, Lake Waban, Boulder Brook, Jennings Brook, and Bogle Brook.
- The **Pollock Brook** watershed, which runs north of Washington Street and connects with the Charles River.

Wellesley's ponds and lakes range from the 103-acre Morses Pond and Lake Waban to small ponds scattered throughout Town. Lake Waban and Morses Pond have been named "Great Ponds" because they cover over 10 acres in area, which makes them subject to state environmental regulations. Longfellow Pond, Rockridge Pond, and Abbott Pond are all considered medium-sized ponds.



Many of Wellesley's ponds have algal blooms caused by fertilizer pollutants and high amounts of sedimentation. After completion of a comprehensive Pond management plan the Town began implementing the 2018 Pond Restoration Master Plan, which set priorities for improving and restoring the town's smaller ponds. Dredging and watershed management activities are longer term efforts, but sampling of Longfellow and Duck Ponds for regulated contaminants could occur soon for planning purposes.

The Morses Pond Comprehensive Management Program will improve the condition of Wellesley's largest pond and the adjacent area that contains three wells for drinking water. Like many ponds with former summer cottages along the shore, Morses Pond has experienced a host of problems, including eutrophication, excessive weed growth, and water pollution caused by the runoff of pesticides, road salt, gasoline, and fertilizers from both Wellesley and neighboring towns. The Morses Pond Management project is described in more detail Chapter 4, Section G.9

Under the new management program, the Town will help reduce pollution at Morses Pond by dredging, use of herbicides and algaecides to kill invasive plants and algae, limits on development in the Morses Pond watershed, and encourage the construction of detention ponds and the reduction of residential pollution in the area. A citizen group, the Friends of Morses Pond, assisted the NRC and other town bodies in securing funding for the management study, and continue to advocate for the health of the pond.

3. Aquifer Recharge Areas

The Town of Wellesley relies on groundwater for much of its public water supply, and for all private water supplies within the Town. A geologic formation can easily yield a significant amount of groundwater is called an "aquifer." As water is withdrawn from an aquifer or discharged to surface waters, it is replenished by water that moves down from the surface through permeable materials. The aquifer's "recharge area" is an area on the land surface where groundwater infiltrates easily to replenish the aquifer. Such areas must be protected from actions that might reduce the downward flow of water, or that might contaminate groundwater supplies. The Town of Wellesley contains two major aquifers, the Waban Brook and the Rosemary Brook Valley Aquifers, described in more detail below.

The Waban Brook Alluvial Aquifer, the larger of the two, begins in Weston and Natick. It traverses under the westerly part of Wellesley from northwest of Morses Pond to the Charles River opposite the Elm Bank area of Dover. The Towns of Natick and Wellesley have water supply wells in this aquifer adjacent to Morses Pond, while Wellesley College's wells are located on its campus on the easterly side of Lake Waban. Of all the Town wells, those at Morses Pond are known to be the most influenced by surface water quality. This is of particular concern with the PFAS issues discussed previously.

The Waban Brook aquifer is located almost entirely within the Waban Brook basin, which is considered this aquifer's overall area of recharge. Of the basin's total area (7069 acres), 35 percent is located within the Town of Wellesley, 32 percent in Weston, 29 percent in Natick and three percent in Wayland. In 1987, Wellesley added a Water Supply Protection District provision to its Zoning Bylaws and based the Waban Brook portion of the district on the watershed boundary (adjusted to follow property lines).

Because it begins in Weston and Natick, the water percolating into the Waban Brook aquifer is impacted by land uses upstream in those towns as well as in Wellesley. The aquifer's recharge area includes a stretch of more than two miles along Route 9, more than half of which (primarily in Natick) is zoned for commercial uses. In addition, the recharge area contains three known abandoned solid waste disposal sites^{xix}, at least 43 underground fuel storage tanks, and a variety of small permitted chemical storage areas. Thus, it is critical that land use in this area be managed carefully, and that hazardous uses or activities (such as underground fuel storage tanks or solid waste sites) be monitored, to ensure the continuing quality of the aquifer's water supply.

The second major aquifer in Wellesley, the **Rosemary Brook Valley Aquifer**, extends from downtown Needham to the easterly part of Wellesley. The Town of Wellesley has four municipal

wells in the Rosemary basin, and the Wellesley Country Club has two private wells that are used solely for irrigation of the golf course. As in the case of the Waban Brook aquifer and basin, the Rosemary Brook basin demarcation is used to denote the overall area of recharge for this aquifer. About 40 percent of the Rosemary Brook basin, or 982 acres, is in Wellesley, with the remaining 60 percent (1450 acres) in Needham. The Water Supply Protection District, adopted by Wellesley in 1987 for Waban Brook, generally follows the watershed boundaries adjusted to follow property lines. Contamination sources identified in the Rosemary Brook basin include 15 underground private or commercial fuel tanks in Wellesley, in addition to those in downtown Needham. There are also several contamination sources in Needham upstream of Wellesley's Rosemary Brook water impoundment and wells, including a major lawn care company, Microwave Lab, and an active farm. Several of these sources have been the cause of state and local enforcement and Mass DEP 21E cleanup action.

A Zero-Valent reactive wall, which neutralizes toxicity, was constructed in 2004, successfully filtering groundwater seeping downhill from the pollution source. The groundwater is monitored through one-inch diameter micro-wells to ensure that the water is being thoroughly cleansed before reaching the wellhead area.

As noted above, Wellesley derives most of its public water supply from local groundwater, which is drawn from municipal wells at five locations throughout the Town with a total yield of 3.0 million gallons per day (mgd). Additional water is provided by the Massachusetts Water Resources Authority (MWRA), which when needed delivers 3.5 mgd to the Town, for a total potential supply of 6.5 mgd. Typical water demands in the Town have averaged between 3.0 and 3.3 mgd, with peak demands of up to 5.2 mgd^{xxv}. The average number of gallons used (per capita per day) has risen slowly over the last three years from 70 in 2003 to 81 gallons in 2005. Since 1980, the Town has encouraged water conservation through increased rates during the summer season. In 2003, Wellesley's Town Meeting enacted its Restriction on the Use of Water Supply Bylaw (49.12), which empowers the Town to restrict or ban outside watering.



A significant potential water supply source is the Elm Bank area, located alongside the Charles River in Dover adjacent to Wellesley and Natick. The site is currently owned by the Commonwealth of Massachusetts, which has enacted legislation allowing for three uses: a riverfront park, water supply for the Towns of Dover, Natick, Needham and Wellesley, and affordable housing^{xxi}. Consultants for the Town of Natick computed a total safe yield for the site of 8.9 million gallons per day (DCR). However, the Town of Wellesley believes that this estimate greatly overstates the usable volume from the Elm Bank wells. Issues regarding base flow in the Charles have not been

resolved, and Wellesley's DPW Water Division doubts that water will be available when needed in the summer dry months.

In 1990, three wells were developed at the northerly part of the Elm Bank site for a total of 4.7 mgd. An outstanding issue is the DEP's requirement that "all land within a 400-foot radius of the wells must be owned or controlled by the water purveyor or controlled by conservation easements that will provide protection for the public water supply. In particular, land across the

river from the wells in Wellesley is not currently subject to such controls. The potential for ground water withdrawals from Elm Bank might not have any practical effect on Wellesley's water supplies because any development of resources at Elm Bank may be deducted from the Town's current allocation from the MWRA system.

4. Flood Hazard Areas

When a water body, such as a stream or pond, can no longer accommodate increased discharge from heavy rains or snow melts, the excess water flows onto the land adjacent to these surface water areas. "Floodplains" are those land areas that are likely to flood during a storm event and are classified according to the average frequency of flooding. Thus, the "100-year floodplain" is the area of land that will be flooded, on average, once in every 100 years. Floodplains are delineated based on topographical, hydrological and development characteristics of the area. In Wellesley's case, the Federal Emergency Management Agency (FEMA) last mapped the 100-year and 500-year floodplains in 2012. The 100-year floodplains are shown in **Map 6 - Water Resources**.

As an illustration of the effects of development on flooding, the FEMA study found that most of Wellesley's flooding problems are associated with water backup caused by culverts, bridge crossings and by dams. The widest floodplains occur on Fuller Brook near the Needham town line and the Town's Recycling and Disposal Facility, along Fuller and Caroline Brooks upstream of their confluence (including Wellesley High School and much of Smith Street), and on the Charles River near William Street. In the case of Fuller Brook, near the Needham town line, the floodplain is just upstream of the Sudbury Aqueduct crossing, while the Fuller/Caroline Brook floodplain is associated with the Wellesley Avenue crossing between Aberdeen and Amherst Roads. The Charles River floodplain is upstream of the Cordingly Dam near Walnut Street.

Smaller floodplains are located adjacent to Boulder Brook at Worcester Street (Route 9) and Lexington Road; in the Boulder Brook Reservation; on Fuller and Waban Brooks near the Charles River (in particular, upstream of the Waban Arches, where the Sudbury Aqueduct crosses Fuller Brook); on Rosemary Brook in the Town Forest upstream of the Oakland Street crossing; and on the Charles River near Livingston Road and Winding River Circle.

5. Wetlands and Vernal Pools

Wellesley's wetlands are displayed in **Map 6 – Water Resources**. Wetlands are located throughout the Town on both public and private property, and range in size and extent. The largest wetland resource areas are located in the Northwest corner of Wellesley along Bogle Brook, in the south section of Town adjacent to the Recycling and Disposal Facility, and along the Rosemary Brook near the Town Forest. Other wetland resource areas are scattered throughout Town. Because of the many important functions of wetlands, it is essential they be protected from damage. The replacement of wetlands with impervious surfaces results in increased runoff rates, reduced flood storage, and elevated peak flows, leading to greater damage from storms. Filling of wetlands also reduces wildlife habitat and plant diversity, and can increase contamination of streams, rivers and ponds due to reduced filtration of pollutants.

Wellesley also has 12 certified vernal pools, also located throughout town on both private and public land. Vernal pools are wet depressions in the land that, by definition, are flooded only part of the year. Many rare and valuable species depend on vernal pools. Lacking fish populations and common wetlands vegetation, the pools support unique wildlife communities that have adapted to wet and dry cycles. Like wetlands in general, protection of vernal pools must extend beyond the boundary of the pool itself because the amphibians that breed in the pools may move

well away from the pond during their life cycle. In 2020, a boardwalk, funded by the Community Preservation Committee, and built by volunteers was installed at the North 40 Vernal Pool.

The MA Natural Heritage and Endangered Species Program (NHESP) will certify vernal pools after submission of documentation. (The forms are available on the NHESP web site.) By analyzing aerial photographs, state environmental scientists have identified 32 additional potential vernal pools in Wellesley. Although found throughout Wellesley, these potential pools are mostly located near bodies of water, such as the Charles River, Lake Waban, Morses Pond, Rosemary Brook, and Boulder Brook. It is likely that another 40-50 vernal pools exist in Wellesley based on an assessment by the NRC, and are protected under Wellesley's bylaw.

6. Regulation to Protect Water Resources

Wellesley's zoning bylaw protects the Town's water supply through Water Supply Protection Districts and Watershed Protection Districts. A Water Supply Protection District is an overlay, which prohibits or limits certain land uses in watershed areas that contribute to the Town's drinking water supply. This zoning overlay applies to the recharge areas for the Waban Brook Aquifer and the Rosemary Brook Aquifer. The overlay prohibits solid waste facilities; the storage of road salt, petroleum, and hazardous wastes; the production of hazardous wastes; and the disposal of hazardous wastes within the districts. Special use permits may be obtained for commercial mining, businesses that produce small amounts of chemical wastes, parking lots, major construction projects, or any alterations that result in impervious surfaces over 10,000 square feet.

Watershed Protection Districts, also a zoning overlay, protect Wellesley's surface water from pollution. These districts are found adjacent to Wellesley's brooks and streams and the Charles River. Dumping, filling, and excavating are prohibited in a Watershed Protection District, and new construction is not allowed without a special use permit. Permits may be granted for dam and bridge operation and maintenance, parks, non-commercial recreational uses, and driveways and walkways associated with permitted uses. **(See Map 3 - Zoning)**

Wetlands and vernal pools are protected from development and other alterations under the State Wetlands Protection Act and the Inland Restricted Wetlands Act, which established requirements for permits for any alterations within a buffer zone. River and stream banks are protected by the State Rivers Protection Act, which provides that no development can occur within a zone of 25 feet along riverbanks in urban areas, and 200 feet in non-urban areas without a permit from a local conservation commission (the NRC Wetlands Protection Committee in the case of Wellesley).

In September 2002, the Town enacted the Wellesley Wetlands Protection Bylaw to provide additional protection for wetland resources, such as uncertified vernal pools, and established the Wetlands Protection Committee. The first full year of enforcement of the local bylaw was in 2004. The Committee's regulations established a 25-foot no-disturbance zone from the border of all wetland resources and a presumption of no disturbance within the 100-foot vernal pool buffer unless no detrimental impact on the habitat can be demonstrated. Most projects that come before the Committee for an Order of Conditions involve expansion or replacement of houses.

D. Vegetation

Natural plant associations in Wellesley are typical of the eastern part of Massachusetts, and they support characteristic suburban bird and animal populations. Oak and pine communities are found in our wooded urban and community forest areas, while red maple and cat tail communities can

be found in floodplain areas along the Charles River. Plant inventories are available through the Natural Resources Commission for some of the Town's conservation areas and can be seen in **Map F – Vegetation and Wildlife**.

There are a variety of ecosystems and species of vegetation, including both native and non-native and invasive species typical of Eastern Massachusetts. Dominant species include the following^{xxii}:

Trees (deciduous)

Acer pensylvanicum (Striped maple)
A. rubrum (Red maple)
A. saccharinum (Silver maple)
A. saccharum (Sugar maple)
A. spicatum (Mountain maple)
Alnus incana (Speckled alder)
A. serrulata (Smooth alder)
Betula alleghaniensis (Yellow birch)
B. lenta (Black birch)
B. nigra (River birch)
B. papyrifera (Paper birch)
B. populifolia (Gray birch)
Castanea dentata (American chestnut)
Carpinus caroliniana (Hornbeam, Ironwood)
Carya cordiformis (Bitternut hickory)
C. glabra (Pignut)
C. ovata (Shagbark hickory)
C. tomentosa (Mockernut hickory)
Corylus americana (American filbert)
C. cornuta (Beaked hazelnut)
Fagus grandifolia (American beech)
Fraxinus americana (White ash)
F. nigra (Black ash)
F. pennsylvanica (Green ash)
Juglans cinerea (Butternut)
Nyssa sylvatica (Black gum, Tupelo)
Ostrya virginiana (Hop-hornbeam)
Plantanus occidentalis (Sycamore, plane-tree)
Populus grandidentata (Big-toothed aspen)
P. tremuloides (Trembling aspen)
Quercus alba (White oak)
Q. bicolor (Swamp white oak)
Q. coccinea (Scarlet oak)
Q. montana (Chestnut oak)
Q. rubra (Red oak)
Q. velutina (Black oak)
Sassafras albidum (Sassafras)
Ulmus americana (American elm)

U. rubra (Slippery elm)

Trees (evergreen)

Abies balsamea (Balsam fir)
Chamaecyparis thyoides (Atlantic white cedar)
Juniperus virginiana (Eastern red cedar)
Larix laricina (Tamarack)
Picea mariana (Black spruce)
P. rubens (Red spruce)
Pinus resinosa (Red pine)
P. rigida (Pitch pine)
P. strobus (Eastern white pine)
Tsuga canadensis (Eastern hemlock)

Small trees/large shrubs (deciduous)

Amelanchier arborea (Downy serviceberry, Shadbush)
A. canadensis (Shadblow serviceberry)
A. laevis (Allegheny serviceberry)
A. sanguinea (Round-leaved shadbush)
Aronia arbutifolia (Red chokeberry)
A. floribunda (Purple chokeberry)
Cornus alternifolia (Pagoda dogwood)
C. amomum (Silky dogwood)
C. florida (Flowering dogwood)
C. racemosa (Gray dogwood)
C. rugosa (Round-leaved dogwood)
Crataegus dissona (Northern hawthorn)
C. dodgei (Dodge's hawthorn)
C. flavida (Yellow hawthorn)
C. holmesiana (Holmes' hawthorn)
C. intricata (Allegheny hawthorn)
C. keepii (Keep's hawthorn)
C. macracantha (Long-thorned hawthorn)
C. macrosperma (Big-seeded hawthorn)
C. populnea (Poplar hawthorn)
C. pruinosa (Frosted hawthorn)
C. submollis (Downy hawthorn)
C. succulenta (Succulent hawthorn)
Hamamelis virginiana (Common witchhazel)

Ilex laevigata (Smooth winterberry)

I. mucronata (Mountain holly)
I. verticillata (Winterberry)
Prunus americana (Wild plum)
P. pensylvanica (Fire cherry)
P. serotina (Black cherry)
P. susquehanae (Sand cherry)

P. virginiana (Common chokeberry)
Quercus ilicifolia (Scrub oak)
Salix bebbiana (Long-beaked willow)
S. discolor (Large pussy-willow)
S. eriocephala (Diamond willow)
S. nigra (Black willow)
S. petiolaris (Slender willow)
S. sericea (Silky willow)
Sorbus americana (American mountain ash)
Vaccinium corymbosum (Highbush blueberry)
V. fuscum (Black highbush blueberry)
Viburnum cassinoides (Wild Raisin)
V. dentatum (Northern arrow-wood)
V. lantanoides (Hobblebush)
V. lentago (Nannyberry viburnum)
V. opulus (Highbush cranberry)

Small trees/large shrubs (evergreen)

Juniperus communis (Common juniper)

Small/medium shrubs (deciduous)

Aronia melanocarpa (Black chokeberry)
Clethra alnifolia (Sweet pepperbush)
Hypericum frondosum (Golden St. John's-wort)
Lindera benzoin (Spicebush)
Lonicera canadensis (Fly-honeysuckle)
L. villosa (Mountain fly-honeysuckle)
Myrica pensylvanica (Northern bayberry)
Rhododendron canadense (Rhodora)
R. nudiflorum (Pinxter flower)
R. roseum (Early azalea)
R. viscosum (Swamp azalea)
Spiraea latifolia (Meadowsweet)
S. tomentosa (Steeplebush)
Viburnum acerifolium (Mapleleaf viburnum)

Small/medium shrubs (evergreen)

Kalmia angustifolia (Sheep laurel)
K. latifolia (Mountain laurel)
K. polifolia (Bog laurel)
Taxus canadensis (Canadian yew)

Invasive Plants

Trees:

Norway Maple
Sycamore Maple

Acer saccharinum Silver Maple
Tree-of-Heaven
Russian-olive
White Mulberry
Amur Cork-tree
White Poplar
Bradford Pear
New Bradford Pear
Black Locust

Shrubs:

Common Alder
Japanese Barberry
Common Barberry
Autumn-olive
Burning Bush
Glossy Buckthorn
Border Privet
Chinese Privet
Common Privet
Amur Honeysuckle
Morrow Honeysuckle
Tatarian Honeysuckle
Bell's Honeysuckle
Common Buckthorn
Multiflora Rose

Vines:

Porcelain Ampelopsis
Chinese Bittersweet
Swallow-worts
Japanese Hops
Japanese Honeysuckle
Mile-a-minute Vine
Chinese Wisteria
Bittersweet

Ornamentals:

Goutweed
Yellow Flag Iris
Purple Loosestrife
Ribbon Grass

The meadow areas in the Town's open space set an example of how lovely nature can be. For example, a walk-through Centennial Reservation in the summer will appeal to those who enjoy open, grassy fields and hillsides of native flora. Woods with a tall tree canopy can be found in

pockets such as Carisbrooke Reservation, Boulder Brook Reservation, Longfellow Pond, Town Forest, and now the North 40.

The Wellesley Pesticide Awareness Campaign, in operation since 2000, educates residents on reducing pesticide use. Funding for this effort has come through grants from the state Department of Environmental Protection and the Toxics Use Reduction Network. The Wellesley Natural Resources Commission has had a long-standing Organic Integrated Pest Management Plan for the Town's parkland. That policy was recently adopted by the Town's Select Board and Library Trustees, and thus, all Town land is now free from routine application of synthetic pesticides and fertilizers. See **Map F – Vegetation and Wildlife** for more information.

1. Urban and Community Forests

Wellesley's urban and community forests are visible signs that residents have a sense of pride, and our community is highly valued by its citizens. The environmental benefits of Wellesley's urban and community forests are many, but they can be summarized as follows:

- Our forested streets and public parks help define the character of our neighborhoods and offer the functional benefits of noise reduction, cooling shade, visual screening, enhanced property values, economic growth, community pride, reduction of crime and recovery from illnesses.
- Our forests reduce levels of pollutants such as solid particles, ozone, nitrogen dioxide, sulfur dioxide, carbon monoxide and others that can seriously impact human physical, mental and emotional health negatively.
- Our forests reduce heating and cooling needs for residential buildings, reduce the "urban heat island effect" (localized heating due to the preponderance of black topped surfaces), reduce rainfall runoff and consequent erosion (thereby improving water quality and quicker re-charge of local aquifers), function as habitat for wildlife and reduce global warming.

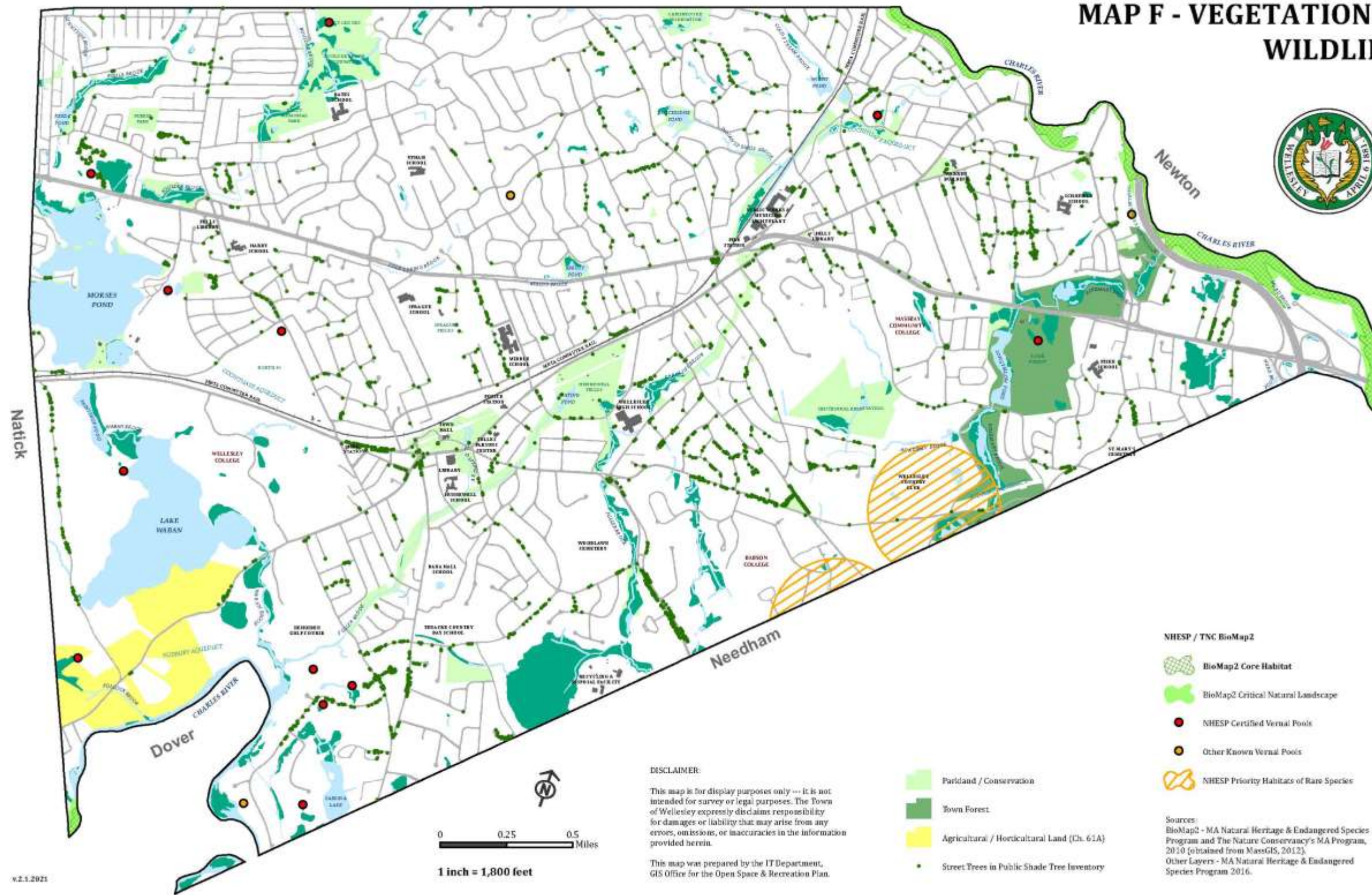
Wellesley's Public Urban Forest

Our "public urban forest" along Wellesley's streets and in our parks is well tended, with more than one hundred new trees planted in these areas each year. For the past several years, \$40,000 was budgeted for the planting of new trees.

Also in 2007, the NRC continued to work with the Massachusetts Urban Forestry Division and the Parks Division of the Dept. of Public Works in the development of a Tree Inventory Program. The State has developed a database computer system entitled "TreeKeeper" that will assist the Town in developing an effective database system to track the health, location, and other information on the Town's trees. Davey Tree Company has partnered with the state in providing the software free to the Town for three years to help it develop this tree inventory system. The NRC is working with the Town GIS Department and the DPW to further develop this important database system and develop a Community Forest Master Plan.

Weston

MAP F - VEGETATION & WILDLIFE



v.2.1.2021

0 0.25 0.5
Miles
1 inch = 1,800 feet

DISCLAIMER:

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This map was prepared by the IT Department, GIS Office for the Open Space & Recreation Plan.

- Parkland / Conservation
- Town Forest
- Agricultural / Horticultural Land (Ch. 61A)
- Street Trees in Public Shade Tree Inventory

NHESP / TNC BioMap2

- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- NHESP Certified Vernal Pools
- Other Known Vernal Pools
- NHESP Priority Habitats of Rare Species

Sources:
BioMap2 - MA Natural Heritage & Endangered Species Program and The Nature Conservancy's MA Program, 2010 (obtained from MassGIS, 2012).
Other Layers - MA Natural Heritage & Endangered Species Program 2016.

Wellesley continues to be the longest Tree City USA in New England. The **Tree City USA Award**, sponsored by the National Arbor Day Foundation in recognition of communities that are making a significant commitment to urban and community forestry. Tree City USA Awards recognize communities which meet four standards, including having a tree board or tree department, spending at least \$2 per capita on urban forestry, enforcing laws that protect public trees, and holding an Arbor Day celebration. Wellesley received this award for the 38th consecutive year in 2021.

Another award presented to the Town was the **Massachusetts Sustainable Community Forestry Award** for achieving a particularly high standard of community forest management which met stringent criteria, including the adoption of a sound forest management plan, professional staffing, strong inter-agency coordination, status as a Tree City USA, and more. Twenty-two Massachusetts municipalities received this award.

In the spring of 2007, 800 priority “public urban forest” trees were sprayed for Winter Moth infestation in May. This infestation was determined to be a substantial environmental threat to the overall health of Wellesley’s Community Forest, and a new and highly effective product, named “Conserv,” was used to combat the infestation. In 2011, scientists from the University of Massachusetts, Amherst released parasitic flies to control the moths and believe they are on the verge of converting winter moth to a non-pest. Winter moth defoliation has now largely disappeared in New England. It thus appears that *C. albicans* has converted winter moth to a non-pest status that seems likely to persist indefinitely, much as it did in Nova Scotia in the 1950s.^{xxiii}

Wellesley’s Public Community Forest

Wellesley’s Town Forest, Carisbrooke Reservation and the Hemlock Gorge Reservation are examples of our protected “public community forest”. These are managed as wildlife habitat areas and are prime examples of New England woodland areas with typical white pines and red oaks providing overhead shelter for understory vegetation of more delicate shrubs and smaller trees like dogwood and mountain laurel. A diversity of species have been left alone to grow for hundreds of years, with some white pines of breathtaking girth, and shagbark hickories of impressive height. During the summer, extensive canopy shades the footpaths, and allows the delicate woodland wildflowers such as the Pink Lady’s Slipper (*Cypripedium acaule*) to survive. On the banks of the Charles River, above the Circular Dam and hidden from view off busy Route 9, can be found an ancient hemlock woodland. This forest is part of the Hemlock Gorge Reservation, owned by MA Department of Conservation and Recreation.

Town Forest Bird Management Plan

In 2018, through the Commonwealth’s DCR Working Forest Initiative, the NRC created a Town Forest Stewardship and Bird Habitat Plan. The goals of the plan included increasing wildlife value, water quality protection, promotion of passive recreation, and enhancement of forest productivity. Strategies to meet those goals include invasive species management, selective tree removal, re-planting of native species, and ongoing monitoring. The plan can be found on the NRC’s website.

Wellesley’s Privately Owned Forest

Privately owned trees that make up a considerable percentage of Wellesley’s overall forest cover are sustained under historic personal property ownership rights. In general, privately owned trees in Wellesley are well maintained by private property owners, however, as the population of the Town has become more and more dense, lot sizes have become smaller or built out to a greater degree. This has significantly increased the potential impact of changes to buildings, trees and

understory vegetation upon neighbors, and much greater care than ever before is needed to avoid such impacts.

Although much of Wellesley's privately owned trees and understory vegetation is dominated by ornamentally landscaped areas that may require pesticides, a new awareness about the hazards of pesticides has brought people back full circle to planting native species without the use of chemicals. Many residents have also made conscious efforts to reduce the size of their lawns, and to spread compost instead of relying on concentrated fertilizers. Since trees do better away from sidewalks, street salt and compaction, Wellesley plants street trees between 8-20 feet from the travelled way wherever possible. 5 Years after a street tree is planted on private property, its care and maintenance become the responsibility of the landowner.

Over the past 10 years, the Town of Wellesley has planted 2,719 new trees on public and private property and tracks these trees on an annual basis.

2. Wetland vegetation

The vegetated wetlands in Wellesley are some of the most important natural resources, offering unique habitat for locally threatened species of Amphibians and the ecosystems they thrive in. These areas may often be identified by the strange-smelling Skunk Cabbage, *Symplocarpus foetidus*, or the early spring song of the peepers, *Hyla crucifer*, who depend on these areas for their survival. The west side of Sabrina Lake is held in trust by the Wellesley Conservation Land Trust, Inc. as the Guernsey Sanctuary. It is a great place to view wetland vegetation and learn its significance within our Town. Wetlands on private land are protected under State Law and cannot be destroyed without equal replication. These areas need to be kept in their natural state to provide habitat and allow for natural water flow.

3. Agricultural Lands



The unique combination of agricultural, estate and private college landscaping is what makes this area of Town so special. Several of Wellesley's working farms are located on both sides of Rt. 16 bordering Natick with hayfields, rolling hills, specimen trees, and livestock such as sheep and beef cattle.

Although much of Wellesley's vegetation on private land is dominated by ornamentally landscaped areas that may require pesticides, the Town continues efforts to educate and encourage residents to plant native and biodiverse species without the use of chemicals. Many residents have made a conscious effort to reduce the size of their lawns, but additional education is needed on how to manage landscapes ecologically.

Hunnewell family lands include cow pastures and hayfields forming a bucolic landscape on the southwest side of the Town.

4. Vegetation Challenges and Issues

Invasive species such as Asian Bittersweet, Purple Loosestrife, Garlic Mustard, Japanese Knotweed, and European Buckthorn are a growing problem in many wetland and wooded areas left in a semi-wild state. Morses Pond and Paintshop Pond have had problems with Water Chestnut, Eurasian Milfoil and other aquatic weeds. In addition to invasive plants, the main invasive insect species that Wellesley's DPW is currently managing are the Woolly Adelgid Aphid, which attacks Eastern Hemlocks, and Winter Moth, and thrives primarily on young ornamental trees and fruit trees.

The above invasive species challenges are being tackled by DPW crews as their budgets and work schedules permit. Citizen volunteers play a key role in continuing to combat these species on Earth Day cleanups, regular weed harvesting sessions, and special trail maintenance days.

E. Fisheries, Wildlife & Habitat

A good range of habitats means an interesting variety of wildlife. Wellesley has riparian wetlands such as marshes, streams, the Charles River bordering two sides of the Town, and Lake Waban. Its forests include coniferous, hardwood, mixed woodland; open lands are comprised of parks, natural turf playing fields and wet meadows. Many developed lots also provide shrubs and edge habitat, which encourage backyard birds, butterflies and other species that thrive near development.

Some of the most serious threats to Wellesley's wildlife, other than cars, are unrestricted pets and pesticide use. Cats instinctually kill birds at feeders and rodents on lawns. Dogs also can harass and flush out meadow and ground-nesting birds. Wellesley has adopted a leash law requiring dogs to be always under the immediate control of their owners, including visits to parks and reservations. A proliferation of "doggie day-care" businesses has caused some problems in Wellesley's parks, leading to the current limit of up to three dogs allowed per person on Town properties, all with Wellesley registration.

Many wildlife species require significant space to survive and reproduce. The size of the habitat may be related to food supply or to the amount of genetic diversity necessary for a healthy population. The Town is no longer able to acquire large amounts of additional open space. It can, however, link together the present open spaces to provide corridors for people and wildlife. The Sudbury and Cochituate aqueducts, for example, can and do serve as important links for wildlife needing corridors to roam safely over longer distances. The NRC and Town partners have developed the Pollinate Wellesley program to encourage pollinator pathways and friendly landscapes throughout Town.

1. Informal Wildlife Inventory

The Wellesley Conservation Land Trust, Inc., a private conservation group, compiled a list of birds sighted in Birds of Wellesley. However, since it was published in 1988, there has been a slow decrease in bird populations. According to one long-time Wellesley birder, Alice Cestari, "in some cases the decline has been quite dramatic; what open space we have is constantly being threatened by its boundaries being developed and house sizes increased." Cestari and other birders appreciate the remaining high-value habitat locations in Town. At Maugus Hill/ Centennial Reservation, red tail hawks can always be found, sometimes thrushes, and in the meadows, "bobolinks in big numbers could come back." Wellesley College's wetlands are also seen as prime

habitat, and the hazardous waste restoration project at Paintshop Pond has reclaimed this area as a significant wildlife habitat.

At Carisbrooke Reservation and Paramesium Pond, 2006 observations included nesting orioles, pleated woodpecker, kingbird and catbird. Many bird species can be found around Morses Pond, the less common ones seen recently include various herons, wood duck, pine warbler, grebe, cormorant, hooded merganser, turkey vulture, kingfisher and even osprey.

Small mammals are often sighted near backyard feeders and gardens: raccoons, red and gray squirrels, opossums and woodchucks. On summer evenings bats can be seen catching insects in the twilight. Larger mammals include both red and grey foxes, skunks, an occasional beaver and coyotes. The deer population has increased markedly since the last Open Space Report was updated. Animal Control Officer, Sue Webb, reported several moose visits to Wellesley, the most recent one when a bull-moose calf waded across Morse's Pond and disappeared into Natick in 2003. Webb was awed to pick up a "fine healthy specimen" of a river otter in 2005, which had been killed on a roadside near the Charles River. She contributed this animal to the Needham Science Center for educational purposes.

Reptiles include several species of turtles and non-poisonous snakes. Amphibians are represented by various frogs, toads and salamanders. With Wellesley's Pesticide Awareness and Reduction program, insects are abundant, including dragonflies, butterflies, hummingbird moths, crickets, locusts, cicada killers, grasshoppers, praying mantises and mosquitoes. Gypsy moth outbreaks are a cyclic phenomenon. Winter moth, a recent invader from Asia and the west coast, increased markedly in 2006-2007, prompting the development of a Town prevention and treatment program which also includes a public education component. (See more info in Section D.1 Vegetation: Urban and Community Forest)

Freshwater fish provide a good deal of pleasure and interest, while keeping down the population of mosquitoes. Bass, sunfish, carp, bullheads and perch provide sport in the larger lakes and ponds. Large eels have been found in Morses Pond (see American Eel information below). Each year white suckers pack Fuller Brook on their way upstream from the Charles River to breed.

Through its Environmental Education and Outreach Coordinator, the Wellesley Natural Resources Commission has participated in the iNaturalist City Nature challenge, an international effort for people to find and document plants and wildlife in cities across the globe. It's a BioBlitz-style competition where cities are in a contest against each other to see who can make the most observations of nature, who can find the most species, and who can engage the most people. Results from Wellesley's CNC are available on the NRC's website.

2. Fisheries of the Charles River

Over the past decade, there has been a new recognition of the Charles River's wildlife habitat, and a better understanding of the fish species that have migrated for millennia from fresh water out to the Atlantic Ocean and back. These anadromous species include River Herring, Atlantic Shad and American Eels. The State has aided in recovery of these species by constructing fish ladders, a series of baffles which fish jump over like stairs of running water.

Wellesley has four dams, with only two having functioning fish ladders at Finlay and Cordingly dams. The other two, Metropolitan Circular Dam and Silk Mill Dam are not passable. When regularly maintained, the Finlay and Cordingly structures can play a significant role helping to re-establish once-abundant fish, especially Blueback Herring and Alewives.



For American Eels, it is a long journey to Wellesley from the Sargasso Sea in the deep Atlantic. The young “elvers” may someday be assisted by new “eelavators”- ramp structures where eels can wriggle up - now being developed by Marine Fisheries for use on the side of dams. However, with eels having been spotted not long ago in Wellesley’s ponds, it is likely that they will return as soon as they can reach above the dams.

The importance of giving fish the means to travel upstream past dams has been recognized by state and federal officials. Local “Stream Team” volunteers have been monitoring the ladders and their condition each spring. In the Wellesley-Needham area, the Nonantum to Cutler Park group, (known as the “No Nasties Stream Team”) has been active with this task for the last decade. Under the training of the Charles River Watershed Association, local volunteers do water quality testing, clear debris from fishways, and make annual progress in cleaning up the river.

Researchers such as Brad Chase and Kristin Ferry at the MA Division of Marine Fisheries have determined that habitat for these anadromous fish and eels in Wellesley, Needham and the upstream Towns is more than adequate for spawning. They stress the importance of local leadership and volunteerism in conserving that habitat and in keeping Finlay and Cordingly fish ladders in good working order every spring. However, the obstruction at the Metropolitan Circular Dam in Wellesley prohibits passage upstream into Needham and beyond. The NRC has investigated improving the Flume on Grove Street, an armored section of Fuller Brook, and known fish migratory barrier, to aid white sucker migration up the brook.

3. Corridors for Wildlife Migration

Wildlife corridors include the Charles River mainstream, six tributary stream corridors and two aqueducts providing linear greenways through the Town. In addition to the Charles River and its tributaries, particular mention must be made of the Town Forest that encompasses Rosemary Brook from the Needham town line to the Charles River, and the land around the Recycling and Disposal Facility that connects to Ridge Hill Reservation in Needham. Larger mammals such as red fox and deer depend on these areas to move long distances in search of food. Dense wooded areas and free access to water are essential for staying healthy and rearing young.

4. Rare, Threatened and Endangered Species

According to the Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife, there are no identified rare wetlands species habitats in the Town of Wellesley. However, the Program does identify twelve certified vernal pools within the Town^{xxivix} which include the north shore of Sabrina Lake in the Guernsey Sanctuary, the northerly corner of the “North 40” on Weston Road, two in the Boulder Brook Reservation, Boulder Brook where it crosses Route 9, and near Cold Stream Brook in the Farms area. One wildflower, *Claytonia virginica*, the Spring Beauty, was listed with the Massachusetts Natural Heritage Program in 1981 and has been observed along the Cochituate Aqueduct near Forest Street.

Table 4: Rare and Threatened Species^{xxv}

Common Name	Scientific Name	Taxonomic Group	MESA Status	Observed.
Brook Snaketail	<i>Ophiogomphus aspersus</i>	Dragonfly/ Damselfly	Special Concern	Historic
Eastern Spadefoot	<i>Scaphiopus holbrookii</i>	Amphibian	Threatened	Historic
Few-seeded Sedge	<i>Carex oligosperma</i>	Vascular Plant	Endangered	1854
Golden-winged Warbler	<i>Vermivora chrysoptera</i>	Bird	Endangered	Historic
Great Laurel	<i>Rhododendron maximum</i>	Vascular Plant	Threatened	1895
Hentz's Red-bellied Tiger Beetle	<i>Cicindela rufiventris hentzii</i>	Beetle	Threatened	Historic
Lesser Snakeroot	<i>Ageratina aromatica</i>	Vascular Plant	Endangered	1891
Lion's Foot	<i>Nabalus serpentarius</i>	Vascular Plant	Endangered	1915
Little Brown Bat	<i>Myotis lucifugus</i>	Mammal	Endangered	2011
Narrow-leaved Spring- beauty	<i>Claytonia virginica</i>	Vascular Plant	Endangered	1994
Narrow-leaved Vervain	<i>Verbena simplex</i>	Vascular Plant	Endangered	1890
New England Blazing Star	<i>Liatris novae-angliae</i>	Vascular Plant	Special Concern	1915
Northern Harrier	<i>Circus hudsonius</i>	Bird	Threatened	1878
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Mammal	Endangered	2011
Purple Milkweed	<i>Asclepias purpurascens</i>	Vascular Plant	Endangered	1884
Purple Needlegrass	<i>Aristida purpurascens</i>	Vascular Plant	Threatened	1908
Purple Tiger Beetle	<i>Cicindela purpurea</i>	Beetle	Special Concern	1906
Shining Wedgegrass	<i>Sphenopholis nitida</i>	Vascular Plant	Threatened	1908
Toothcup	<i>Rotala ramosior</i>	Vascular Plant	Endangered	1908
Tricolored Bat	<i>Perimyotis subflavus</i>	Mammal	Endangered	2011
Whorled Milkweed	<i>Asclepias verticillata</i>	Vascular Plant	Threatened	1909

5. Priority Habitat

Wellesley has two small areas designated on state GIS maps as Priority Habitat: along the northern shore of the Charles River at Elm Bank and a small area in the Cochituate Aqueduct between Forest Street and Laurel Avenue. Priority Habitat Areas indicate where the NHESP estimates the existence of habitat for state-listed rare species. These estimates are made on the basis of species population records, habitat requirement, and landscape information. Priority Habitats are not protected by law, but the rare species that may use these habitats are protected.

6. “BioMap” Core Habitat and Supporting Natural Landscape^{xxvi}

In 2012, the NHESP developed the state BioMap2 to identify areas in Massachusetts where the biodiversity of the state is most in need of protection.^{xxvii} The map focuses especially on state-listed rare species and on natural communities of plants and animals that exemplify the biodiversity of the state. The BioMap is divided into two categories: Core Habitat and Critical Natural Landscape. *Core Habitat identifies key areas that are critical for the long-term persistence of rare species and other Species of Conservation Concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. Protection of Core Habitats will contribute to the conservation of specific elements of biodiversity. Critical Natural Landscape identifies large natural Landscape Blocks that are minimally impacted by development. If protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world. Areas delineated as Critical Natural Landscape also include buffering upland around wetland, coastal, and aquatic Core Habitats to help ensure their long-term integrity.* Two Core Habitats and two Critical Natural Landscapes that border Wellesley were identified in the BioMap2, described as follows:

Core Habitats

Core 1609 (Note: This area encompasses the Charles River and its buffer located along the southwest border between Wellesley and Natick and only a small portion of the area is in Wellesley).

A 25-acre Core Habitat featuring Aquatic Core and a Species of Conservation Concern. Aquatic Cores are integrated and functional ecosystems for fish species and other aquatic Species of Conservation Concern. To delineate these, BioMap2 identified intact river corridors within which important physical and ecological processes of the river or stream occur. To identify those areas integrally connected to each river and stream, each river segment was buffered 30 meters. All wetlands wholly or partially contained within this buffer were then included, and the combination of the river channel, the adjacent buffer, and the connected wetlands make up the riverine Core Habitat. Triangle Floaters are freshwater mussels commonly found in low-gradient river reaches with sand and gravel substrates and low to moderate water velocities, although they are found in a wide range of substrate and flow conditions.

Core 1868 (Note: This area encompasses the Charles River and its buffer located along the northeast border between Wellesley, Newton and Weston and only a small portion of the area is in Wellesley).

A 3,095-acre Core Habitat featuring Aquatic Core, a Priority Natural Community, and Species of Conservation Concern. Aquatic Cores are integrated and functional ecosystems for fish species and other aquatic Species of Conservation Concern. To delineate these, BioMap2 identified intact river corridors within which important physical and ecological processes of the river or stream occur. To identify those areas integrally connected to each river and stream, each river segment was buffered 30 meters. All wetlands wholly or partially contained within this buffer were then included, and the combination of the river channel, the adjacent buffer, and the connected wetlands make up the riverine Core Habitat. Level Bogs are dwarf-shrub peatlands, generally with pronounced hummocks and hollows in sphagnum moss. These wetland communities are very acidic and nutrient-poor because the peat isolates them from nutrients in groundwater and streams. This small bog amid an urban park is in very good condition despite occasional

buckthorn plants. It is protected and buffered from disturbance by a surrounding shrub swamp. Long's Bulrush is globally rare, robust sedge of open peaty wetlands. In Massachusetts, Long's Bulrush is known to occur in acidic fen and wet meadow communities associated with rivers. Britton's violet is known to occur in acidic fen and wet meadow communities associated with rivers. Britton's violet is a low-growing, herbaceous perennial found along the edges of floodplains of freshwater rivers. Creepers are freshwater mussels that inhabit low gradient reaches of small to large rivers with sand or gravel substrates. Cool to warm water with diverse fish assemblages best support Creepers. Umber Shadow dragons are dragonflies that are found on lakes with rocky shores and medium to large rivers that have relatively little aquatic vegetation. Shadow dragons fly only at dusk when they feed and mate in a frenzy of activity.

Adult and juvenile Blue-spotted Salamanders inhabit upland forests during most of the year, where they reside in small-mammal burrows and other subsurface retreats. Adults migrate during late winter or early spring to breed in vernal pools and fish-free areas of swamps, marshes, or similar wetlands. Larvae metamorphose in late summer or early fall, whereupon they disperse into upland forest.

Critical Natural Landscape Summaries

CNL 822 (Note: This area encompasses the Charles River and its buffer located along the southwest border between Wellesley and Natick and only a small portion of the area is in Wellesley).

A 44-acre Critical Natural Landscape featuring Aquatic Core Buffer. A variety of analyses were used to identify protective upland buffers around wetlands and rivers. One, the variable width buffers methodology, included the most intact areas around each wetland and river, by extending deeper into surrounding unfragmented habitats than into developed areas adjacent to each wetland. Other upland buffers were identified through the rare species habitat analysis. In this way, the conservation of wetland buffers will support the habitats and functionality of each wetland and include adjacent uplands that are important for many species that move between habitat types.

CNL 920 (Note: This area encompasses the Charles River and its buffer located along the northeast border between Wellesley, Newton and Weston and only a small portion of the area is in Wellesley).

A 3,352-acre Critical Natural Landscape featuring Aquatic Core Buffer and Wetland Core Buffer. A variety of analyses were used to identify protective upland buffers around wetlands and rivers. One, the variable width buffers methodology, included the most intact areas around each wetland and river, by extending deeper into surrounding unfragmented habitats than into developed areas adjacent to each wetland. Other upland buffers were identified through the rare species habitat analysis. In this way, the conservation of wetland buffers will support the habitats and functionality of each wetland and include adjacent uplands that are important for many species that move between habitat types.

F. Scenic Resources and Unique Environments

1. Scenic Landscapes

The Town's streets and parks have been planned and are maintained to high standards, allowing for many otherwise average suburban landscapes to be deemed "scenic." Whether one is driving through one of the many landscaped intersections, parking at the Wellesley Farms train station, walking along the Fuller Brook path, or stopping to use the library or Town hall, there is a scenic landscape to enjoy in any season. More information about Wellesley's Unique Features can be seen in Map 5 –Unique Features.

2. Scenic Roads

In addition to the gateway avenues, Wellesley contains several scenic roads that represent the Town's more rural, rustic side. These roads are protected by special regulations so trees and stone walls within scenic roads and scenic roads and street layouts will be protected and will not be altered except after a public hearing following notification of interested parties and after

consideration of the work project by the Planning Board. These include the following:

- Benvenue Street
- Brookside Road
- Cheney Drive
- The Waterway/Brookway
- Cartwright Road
- Pond Road
- Squirrel Road

3. Scenic Vistas

Some of the most accessible scenic vistas in the Town are the views across Lake Waban and Morses Pond. The view from Wellesley College across Lake Waban is protected to some extent by deed restrictions on land on Pond Road, but the view from Pond Street to Wellesley College is equally expressive of the character of this portion of the Town. Scenic views across Morses Pond include those from the Town beach, the aqueduct and Pickerel Point. Other important scenic vistas include the view southward from Rocky Ledges in Boulder Brook Reservation; views from the top of Maugus Hill southeasterly across the Massachusetts Bay Community College land and Centennial Reservation; views facing Town Hall and along Duck Pond, and views down the Charles River from the Mary Hunnewell Fyffe Footbridge at Cordingly Falls.

4. Urban Streetscapes

One unique feature that defines Wellesley's character, especially in the Wellesley Square area, is the presence of *gateway avenues* that make a stately or scenic transition from residential and institutional areas into the Town's civic and commercial centers. These gateway avenues could be incorporated into the linkages among open space and cultural resources that have been identified as priorities for planning. They often include flowering shrubs and perennials which help calm traffic. These avenues include:

- **From Natick Square**, Central Street passes the landscaped grounds of Wellesley College before arriving at the Weston Road intersection, where the edge of the business area is defined by three distinctive structures: the Wellesley College gateway, the fire station and the private building at the intersection of Central Street and Weston Road.
- **From South Natick**, Washington Street's character is first defined by the Hunnewell Estates historic district, where cows graze near a picturesque red barn. It then continues past Wellesley College and its Nehoiden Golf Course, passes through the Cottage Street Historic District, and arrives at Wellesley Square and Town Hall.
- **From Needham**, three gateway avenues lead into Wellesley: Grove Street, passing Dana Hall School and Fuller Brook Path; Great Plain Avenue with its formal transition to Wellesley Avenue at the rotary; and Forest Street passing by Babson College and the Wellesley Country Club.
- **At Wellesley Hills Square**, Elm Park^{xxviii} in Wellesley Hills was redesigned by Wellesley's landscape designer and horticulturist Cricket Vlass, with financial support from the Wellesley Hills Garden Club and the Community Preservation Act. Brick paths, perennial and shrub borders and new picnic tables are some of the features that enhance the charm of this gateway.

Additional gateways are less obvious, but perhaps have more potential for change (positive or negative) and should therefore be considered carefully as part of development planning:

- **From Weston Road** and Worcester Street (Route 9), Weston Road passes the “Woodlands” neighborhood and Wellesley College’s “North 40” before crossing the bridge into Wellesley Square. This area has strong potential for change in character: both the way in which the Weston Road bridge is replaced or rebuilt and any development on the “North 40” can have a great impact on the character of this entrance to Wellesley Square.
- **From Cliff Road:** entry from the north, and from exits off the Mass Turnpike and Rt. 30. Bordered by stately homes, the area impresses with its distinctly suburban character and old-growth trees.

At Lower Falls, there are two gateways: the bridge over the Charles River (at the Lower Falls Wine Company in Newton) from the east, and the intersection of Washington and Walnut Streets at the Warren Park from the west.

5. Major Characteristics and Unique Environments

Wellesley’s special quality stems from its history as an attractive green college town. Generous land gifts to the Town at the time of incorporation gave Wellesley a head start on its present open space system. Still, much of Wellesley’s open space is private, not public. Wellesley College, Babson College, Dana Hall School, Tenacre Country Day School, and the Wellesley Country Club are among the major private institutional landowners. Major private estates are concentrated in the southwest corner of Town. Massachusetts Bay Community College, a state institution, has large holdings on Oakland Street. This non-town owned open space contributes greatly to the suburban character of Wellesley. Any development of these lands will bring major changes to that character.

Two of Wellesley’s boundaries are formed by the Charles River. The river enters the Town from Natick and Dover, then detours sharply south into Dedham and Needham, returning to shape Wellesley’s boundary with Newton at the falls. Public access to the river in the southwest is very limited. The river is most widely enjoyed in the northeastern “Lower Falls” section where public parkland provides access.

Two aqueducts: the Cochituate which is largely Town-owned, and the Sudbury which is MWRA-owned, cross Wellesley west to east. They provide interrupted trails along their rights-of-way. Bridges and weirs on the aqueducts are listed on the National Register of Historic Places.

Other key elements in the character of Wellesley are its high-quality drinking water supply, a convenient location, and an excellent, though congested, transportation network. Wellesley blends suburban, commercial and rural landscapes in a way that appeals to many people. Protection of this diversity of landscapes is the key to preserving Wellesley’s character. The pressure of development must be guided and limited by appropriate bylaws so that residential, recreational and natural resource values are not lost. Protection of a diversity of housing choices is also essential to a balanced, viable community.

Several unique Geological features are also of note: Devils slide off Greenwood Road, Problem Rock at the intersection of Dover Rd. and Grove St., Elephant Rock at Boulder Brook, the Eskers

at the Town Forest and Centennial, and the Rocky Ledges area. These features are depicted in **Map 2 – Unique Features and Historical Resources**.

6. Cultural, Archeological and Historic Areas

Cultural resources are those aspects of the environment that reflect the activities and contributions of the human inhabitants of an area. They include historic buildings and structures, scenic roads and landscapes, important institutions and landmarks, village and urban streetscapes. Together with an area's natural resources, these cultural resources define the area's unique character. **Map 2 – Unique Features and Historical Resources** illustrates historical resources in Wellesley.

Wellesley is rich in cultural resources, owing to aspects of its history and development within the Boston metropolitan area and to the civic commitment of its residents over time. The influence of several individuals and families – as property owners, philanthropists and landscape designers – has given a stately and gracious air to areas like Wellesley College and Wellesley Square.

The Hunnewell family has designed and contributed important public buildings and grounds to the community, including the Town Hall and its grounds, and a notable collection of private estates at the southwesterly edge of the Town which make up the “Hunnewell Estates Historic District”. The regional public works and transportation projects of the late nineteenth and early twentieth centuries also made their mark on the community, providing Richardson railroad stations (of which only the Wellesley Farms Station survives) and the linear greenways of the Cochituate and Sudbury Aqueducts. The Town's educational institutions continue to contribute to Wellesley's cultural environment, through both the prominence of their campuses and the cultural richness and diversity that they bring to the community.

Recycled buildings lend a sense of history and stability to Wellesley's downtown areas, including the Community Playhouse (now “Playhouse Square”) where many senior residents remember seeing the country's first movies. The stone and brick train station at Wellesley Hills now houses retail shops but retains its Richardsonian façade.

7. Historic and Cultural Resources

The town that became Wellesley in 1881 began as part of Dedham and then Needham. It was a modest farming town in the late eighteenth and early nineteenth centuries and, as a result, lacks the imposing colonial and Federal-era buildings found in the colonial town centers of other communities. With the arrival of the railroad in the mid-nineteenth century, the Town began to attract notice as a summer community for Boston residents. A few wealthy businessmen began building estates, Wellesley College was founded in 1875, and within a few decades, the Town was on its way to becoming an attractive and affluent commuter suburb of Boston.

Like the National Register listing, a State Register listing only requires a review for impacts be conducted if a state-funded project will affect the property. It does not otherwise affect an owner's ability to change or demolish the property. Listing on the State Register, however, makes the property eligible for some historic preservation grants administered by the Massachusetts Historical Commission.

Historic preservation easements are another preservation option. They are voluntary agreements between property owners and a historic preservation organization recognized by the IRS. The easement restricts specified kinds of changes to the property and the donor conveys certain rights

over the property to the easement-holding organization, which then has the legal authority to enforce the terms of the easement.

Wellesley is a town with a rich civic past, and a heritage of public and private buildings, yet many areas and structures have not been recognized for their contribution to the history of the Town and region. Although a few structures have been recognized through nomination to the National Register of Historic Places, only one local historic district (on Cottage Street and Weston Road) has been designated by the Town. The designated buildings and areas are as follows:

Local Historic District:

- Cottage Street (including portion of Weston Road)

National Register of Historic Places:

- Cochituate Aqueduct Linear District (portion)
- Sudbury Aqueduct Linear District (portion)
- Elm Bank (portion)
- Water Supply System of Metropolitan Boston (portion)
- Hunnewell Estates Historic district
- Intermediate Building, 324 Washington St.
- Moulton Eaton Mill, 37 Walnut St.
- Wellesley Farms RR Station, Croton St. Ext.
- Wellesley Town Hall, 525 Washington St.
- Fuller Brook Park

A 1990 survey of residential areas in the Town, covering only the period since the Town's incorporation in 1889, recommended the following eight areas for nomination to the National Register of Historic Places:

- **Belvedere Estates** - Period of significance: 1896-1930
- **Albion Clapp's, Cliff Road** - Period of significance: 1860s - 1930s
- **College Heights/Curve Street** - Period of significance: mid-1870s - 1930s
- **Dana Hall School area/Elmdale Park** - Period of significance: 1905 - 1936
- **Glen Road area/Riverdale** - Period of significance: ca. 1914 - 1925
- **Cedar Street and River Ridge** - Period of significance: 1880s - 1910s
- **Cliff Estates** - Period of significance: 1929 - ca. 1940
- **Wellesley Gardens** - Period of significance: 1920s

The survey report also recommended that the area of Wellesley between Washington Street and the Charles River at Schaller Street should be added to the existing John Eliot Historic District in South Natick. In addition, several other properties throughout the Town have been determined to be eligible for nomination to the National Register, including the Wellesley Hills Branch Library, and Fuller Brook Park.

As noted already, the 1990 survey covered only residential areas that were developed after 1889. Inventory forms have been prepared for most of the buildings in the Town, but no comprehensive evaluation has been made of older residential neighborhoods (other than the Cottage Street Local Historic District), or of any of the Town's commercial districts. These latter areas are certainly of great importance in defining Wellesley's character, since they contain most public buildings and have been the centers of community activity and growth throughout its history.

The files of the Massachusetts Historical Commission include evaluations of the historical significance of structures and areas in Wellesley. In addition to those areas already included on the National Register (either individually or as contributing elements of existing districts), these files identify the Weston Road and Kingsbury Street Bridges and the Wellesley College Campus as eligible for nomination to the National Register.

Several other significant historic resources, not yet designated or protected, have been identified from several sources. These include the following:

- **Town Hall Grounds:** The grounds were planned by Horatio Hollis Hunnewell and are essential to the design integrity of the Town Hall. Recognition of this resource is currently a primary concern of the Historical Commission. The Natural Resources Commission has extensive guidelines for maintenance and restoration of grounds in harmony with original 1899 plan.
- **Fuller Brook Park:** This linear park historically developed as a gracious link among several early twentieth-century residential subdivisions and remains a beautiful as well as practical element of the community. While continuing to connect and define these neighborhoods, the park has great potential to expand its role as part of a Town-wide pathway system linking the entire community together. Combined with the Cochituate Aqueduct (another historic resource), the Fuller Brook Path might provide a link to Natick. CPA funding was received in 2006, and the park is now on the National Register of Historic Places.
- **Wellesley Hills Area:** Wellesley Hills contains a concentration of distinctive buildings that reflect the area's evolution as an important village within the Town. These structures include the Clock Tower (and Elm Park within which the Clock Tower is located), the Wellesley Hills Branch Library, the Wellesley Hills Railroad Station, and the Unitarian Church.
- **Baker Estate:** Guernsey Sanctuary and Susan Lee Sanctuary. Open space owned by Wellesley Conservation Land Trust, Inc. at the Needham line.

MBTA's Commuter Rail serves the Town at the Square, the Hills, and Farms Stations. The Wellesley Farms Station and Grounds, a collaboration between H. H. Richardson and Frederick Law Olmsted, is listed on the National Register of Historic Places. Wellesley's historic homes up to 1881 are marked by date plaques provided by the Wellesley Historical Commission. CPA funds were approved for restoration of Wellesley Farms Station in 2005. Protection of all historic buildings, an inventory of gravestones and the protection of the stone bridges along Fuller Brook Parkway are all urgently needed.

One of the best-known landmarks in Wellesley is the pink stone Town Hall, built in 1887 and restored in 1985. The building, its park-like arboretum, and its beloved duck pond are Wellesley's signature. Surprisingly, the next-best-known landmark is Wellesley's Recycling and Disposal Facility ("RDF"). This disposal site is internationally known for its well-organized recycling center and park-like appearance.

8. Demolition Delay

In 2017, Wellesley Town Meeting enacted a demolition delay bylaw in Wellesley. Many Massachusetts communities have established "demolition delay" for structures of historic significance. When a property owner files for a demolition permit on a structure deemed

historically significant, there is a delay period of six months to a year while an effort is made to find a use for the property that will not require demolition of the structure.

The law is designed to alert property owners to the historic significance of the property and encourage them to find a use or buyer willing to use the historic property. Another approach to continuing concerns is the establishment of Neighborhood Conservation Districts. A resource for potential Neighborhood Conservation District studies is the recent publication from the National Park Service, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

9. Areas of Critical Environmental Concern

The State of Massachusetts has a program to designate Areas of Critical Environmental Concern (ACECs). These areas are qualified on a set of requirements and a nomination process. Wellesley has no designated or proposed ACECs within the Town.

G. Environmental Challenges

Open space and environmental planning are faced with the following challenges:

- The increased use of Wellesley's active recreation space exerts significant pressure on the Town to preserve and balance its passive recreation space to active space.
- Wellesley's built-out condition and high property values preclude the acquisition of significant amounts of open space.
- Significant open space areas are either held by institutions or are in tax abatement programs that provide limited protection against development.

1. Hazardous Waste Sites

According to data from the Massachusetts Department of Environmental Protection, Wellesley has two significant hazardous waste sites: The old Paint Shop site adjacent to Paint Shop Pond (identified in 1986) and Alumnae Valley west of College Road (identified in 2001).

Paint Shop Pond had one of the most serious chemical contaminations in the state until it was remediated by Wellesley College in 2003 and 2004. The arsenic and chromium-laden waste was dumped from a large paint pigment factory, which functioned east of the pond from 1880's to 1930's. The toxic waste had affected nearly 40 acres of a former wildlife habitat, killed amphibians, and rendered soils too toxic for plant growth.

Table 5: Activity and Use Limitation Hazardous Waste Sites in Wellesley

Release Address	RTN	Site Name/ Location Aid	Compliance Status	Date	Phase
CENTRAL ST RTE 135	3-0000462	PAINTSHOP POND	TIER I	9/9/1994	
453 WASHINGTON ST	3-0001622	MOBIL STATION 01 185	RAO	11/29/199 5	
93 WORCESTER ST	3-0002570	MA DPW	RAO	6/29/2001	PHASE II
COLLEGE RD	3-0011326	BABSON HALL	688	Norfolk	RAO
453 WASHINGTON ST	3-0011892	MOBIL GAS STATION	RAO	11/29/199 5	
455 WORCESTER ST	3-0013155	PUBLIC WORKS YARD	RAO	4/13/1999	PHASE III
106 CENTRAL ST	3-0013767	WELLESLEY COLLEGE ALUMNAE HALL	RAO	5/13/1997	
106 CENTRAL ST	3-0021374	ALUMNAE VALLEY WEST OF COLLEGE RD	RAO	12/29/200 5	PHASE II
79 OAK ST	3-0022918	SPRAGUE SCHOOL ATHLETIC FIELDS	RAO	8/19/2009	
2 MUNICIPAL WAY FMRLY 455 WORCESTER ST	3-0025947	DPW AND MLP PROPERTIES	RAO	6/4/2010	PHASE II
462 WASHINGTON STREET	3-0031847	COMMERCIAL BUILDING	PSC	10/16/201 4	

The pond's cleanup process involved state and federal agencies, the firm of Haley and Aldrich, and the Facilities staff of the College in creative problem-solving and a commitment to state-of-the-art land reclamation. The pond was drained using a by-pass pump at the Rt. 135 culvert. 30,000 cubic yards of dredge spoils were put in a lined container instead of being trucked off-site. That impervious container is now completely hidden under a natural turf playing field; nearby leachate is tested twice a year by Haley and Aldrich. Overall, the results of the project are impressive by any standard: 7.3 acres of wetlands have been replicated, a newly landscaped "Alumnae Valley" boasts public paths and a long curving bench for walkers to rest and enjoy sunset over the now healthy pond. Three playing fields, track and stadium have taken the place of parking lots. In Wellesley College's effort to increase sustainability and beauty of the campus, paved surfaces have been reduced by 5.7 acres.

As noted in Table 5, there have been additional hazardous waste issues in Wellesley. However, eight of the 11 sites listed in Table 4 have an RAO compliance status. "This statement asserts that response actions were sufficient to achieve a level of no significant risk or at least ensure that all substantial hazards were eliminated."^{xxix}

2. Landfills

The *Groundwater Protection Study*^{xxx} prepared for the Town by MAPC in 1982 identified four sites in the Waban Brook and Rosemary Brook basins had been used in the past to dump solid waste.

- An area east of the Morses Pond pumping station was used for a brief period in 1980 to dump ballast from the railroad. Materials were removed within one month of disposal per order of the Massachusetts Department of Environmental Quality Engineering, and test results indicated no evidence of pollution of the Morses Pond wells.

A portion of the Wellesley College “North 40” off Turner Road was used as a temporary dump-and-cover landfill for household wastes during the late 1950s and early 1960s. Upon purchase of the North 40, the Town began mitigation efforts for the area.

The old Paint Shop site, described above, was used to dump approximately one ton of waste. Tests in 1975 and 1982 indicated high levels of various elements in the soil including arsenic, chromium, lead, nickel and zinc.

- Former ash was dumped at Nehoiden Golf Course off Washington Street. Wellesley College has built an equipment shed on the site of the original incinerator. Studies have shown no leachate problems in the nearby Fuller Brook and Lower Waban Brook.
- Closed landfills are at the playing fields between the Middle School on Linden Street and the Sprague Elementary School, were remediated as required by the Mass DEP and now a fully functional playing field.
- The Department of Public Works facility on Woodlawn Avenue is also a closed landfill.

Little testing for pollutants has been performed at sites other than Morses Pond and the old Paint Shop sites.

3. Erosion

Areas with steeply sloping land can pose development constraints due to the threat of erosion, sedimentation and related environmental damage. As noted in Section 4.A., there are several areas in Wellesley where the soils are classified by the U.S. Soil Conservation Service as posing “severe” restrictions for building site development. Most areas in Wellesley that are sensitive to development because of their steep slopes are not threatened. However, the Town should protect the remaining steep slopes on Maugus Hill from inappropriate development, as well as the easterly portion of the Massachusetts Bay Community College property. Both areas are currently under the control of the Commonwealth of Massachusetts, and the former area has already been identified as a priority for acquisition to connect Centennial Reservation with the Town-owned water tower at the summit of Maugus Hill.

Where development is permitted to occur, the Town should consider the use of pre-development slope characteristics to determine lot size and development density. Land use regulations can be designed to relate the intensity of development to the steepness of the terrain to minimize disturbance of the natural stable character of the site. This can be done in two ways. The first approach could be to exclude areas with excessive slopes (e.g., slopes greater than 15 percent) from the calculation of lot size. For example, in a Single Residence District with a required

minimum lot area of 30,000 square feet, a lot would need to have at least 30,000 square feet of land with slopes less than 15 percent to permit construction of a home.^{xxxi}

The second approach to managing development on steeply sloping land is to apply lot size multipliers based on the average slope of the lot. A value for average slope can be calculated and then used to establish multipliers for minimum lot size and permitted coverage, such as the following:

Table 6: Example=-0 Minimum Lot Size Multipliers

Average Slope	Lot Multiplier	Permitted Coverage
10% - 15%	1.15	30%
15% - 25%	1.3	20%
Over 25%	1.5	10%

Either approach will impose additional costs on the developer and, ultimately, the homebuyer. These costs will include survey costs to determine pre-development slopes, and increased land costs based on the increased parcel areas necessary to meet minimum lot size requirements. As with any land use regulation, these cost impacts raise issues of equity (since lots with similar characteristics may have been developed to a higher intensity in the past), as well as perhaps rendering some existing lots non-conforming. The desire to control erosion and sedimentation must be balanced against the impact of placing financial burdens on existing property owners; and a more detailed review of existing developable lots in Wellesley would be required to determine the right balance.

4. Chronic Flooding

Special Flood Areas are designated by FEMA by the 1% annual flood. The 1% annual Flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The base flood elevation is the water-surface elevation of the 1% annual flood. As noted under “Flood Hazard Areas” in Section 4.C. and Map 6, Wellesley’s floodplains are generally not extensive due to the hilly topography, and most of the Town’s flooding problems are associated with water backup caused by bridge crossings, dams, and excessive hard scaping such as driveways and parking lots. There are, however, five specific areas subject to chronic flooding:

- Lexington Road, which crosses Boulder Brook just upstream of the Worcester Street crossing near the Natick town line.
- Cedar Brook Road, which crosses Boggle Brook at the outlet of Reed Pond near the Natick line.
- River Street, which runs along the Charles River between Washington Street and Walnut Street.
- #1 Washington Street, bordering the Charles River (opposite River Street).
- Windsor Road, which parallels Academy Brook just south of Centennial Reservation.

5. Sedimentation

Sedimentation problems are associated with erosion from construction (discussed above), and stormwater runoff from street drains into the Town's waterways. Several known sedimentation problems are negatively impacting the Town owned ponds including Reeds, Abbotts, and Duck Pond. The Town hopes to address these problems by implementing the Comprehensive Pond Management Plan.

6. New Development Impact

The fact that Wellesley is largely built up means that the remaining undeveloped home sites are usually marginal, with constraints such as shallow bedrock and sharp grade changes. In addition to the problems associated with building on steep slopes, development impacts result from blasting of ledges that frequently create dust problems for neighboring properties and major grade alterations, leading to severe changes in stormwater flow. Many of the remaining lots in the Cliff Estates are currently facing these issues. There is thus a recognized need to restrict the amount of grade change that is allowed in site preparation. The Planning Board recently amended its subdivision regulations with new provisions relating to cuts and fills.

7. Surface Water Pollution

Because of the extensive urbanization of their watersheds, Wellesley's streams and ponds are susceptible to degradation of water quality. In several cases these issues are regional in nature because the watersheds originate in adjacent communities. Nearly 80 percent of the Morses Pond drainage area is in the Towns of Natick, Wayland and Weston, and about 60 percent of the Rosemary Brook watershed is in the Town of Needham.

There are several local actions that Wellesley should consider in addressing point and non-point contamination sources. Specific water resource protection actions that the Town could implement include:

- Require that all development proposals be accompanied by an erosion and sedimentation plan that protects adjacent land and water resources from sedimentation; avoid disturbance to on- and off-site wetlands and sensitive soil and water resource areas; protect existing watercourse networks; and employ stormwater "Best Management Practices" (BMP's).
- Set limits on the percentage of impervious surfaces in new developments. This strategy is recommended as one of the possible action steps to address stormwater management and flooding issues.
- Apply for State and Federal non-point source program funds administered by the Massachusetts Department of Environmental Protection for Town projects involving the design and installation of BMP's and obtain available technical assistance through the Metropolitan Area Planning Council.

In conjunction with the enactment of BMP regulations, the Town could retain the services of a landscape designer, site development engineer and a forestry consultant, and seek technical assistance through the NRCS (Natural Resource Conservation Service) to review proposals for new subdivisions or commercial developments, to ensure conformity with BMP's. Costs associated with development proposal review should be passed back to the applicant through application review fees authorized under Massachusetts law (Chapter 593 of the Acts of 1989). The Planning Board has amended its Subdivision Rules to implement this review fee authority.

8. Stormwater Regulations

The Town has begun to address the need to control discharges into stormwater drains by passing the Municipal Stormwater Drainage System Rules and Regulations in 2005, which regulate the type and number of discharges entering the stormwater system. Through these rules Wellesley complies with the Environmental Protection Agency's Phase II Stormwater Regulations. New Stormwater Regulations are currently being reviewed by the state; Wellesley should be prepared to adapt to stricter standards expected with approval of these regulations.

9. Morses and Other Town Pond Water Quality and Management Plan

Morses Pond, on the Wellesley-Natick town line, is the Town's primary concern for surface water quality. The pond serves multiple uses: several areas along its shores are densely developed for residential uses; the Town has two public water supply wells and a swimming beach on the easterly side; and a major open space corridor (Cochituate Aqueduct) passes along the north and east sides. Morses Pond is also vulnerable to the pressures of urbanization: Worcester Road (Route 9) crosses Bogle and Boulder Brooks, two of the pond's tributaries, just above their outlets



into the pond, with commercial strip development in both Natick and Wellesley; and the drainage of the tributaries contain extensive residential development, including many homes on small lots that are not connected to the public sanitary sewer system.

Water quality in Morses Pond has been of concern to the Town for several years and has been the subject of several studies beginning in 1975. The latest study^{xxxii}, completed in 1989, analyzed the flow of nutrients into the pond, the

sources of water color, and included recommended management and restoration actions. The study found that Bogle Brook is the principal source of both phosphorus (the limiting nutrient to the pond^{xxxiii}) and suspended solids. Furthermore, between 75 and 90 percent of the phosphorus entering Morses Pond was accounted for in readings taken at the Weston/Wellesley line, which is consistent with the proportion of total water flows in the brook that originate before the brook enters Wellesley.

The study evaluated alternatives for the management of water quality in Morses Pond and recommended a program of pond management directed to both control of watershed inputs and in-lake management.

The watershed management elements of the program include implementing a public education program and continuing the protection of wetlands in the watershed. In addition, further study was recommended for four types of action: enhancing Reeds Pond to maximize nutrient removal capacity, expanding the Town's street sweeping program within the Boulder Brook watershed, enhancing the wetland area on Elmwood Road on Boulder Brook, and identifying areas along Bogle Brook for construction of new wetlands and/or enhancement of existing wetlands.

The study made four recommendations for in-lake management:

- Periodic treatments to maintain water transparency near the swimming beach.
- Resolution of conflicts between water supply and recreation needs as they relate to

- chemical treatments with compounds containing aluminum.
- Use of alum to improve the effectiveness of chemical treatments.
- Mechanical weed harvesting to reduce the amount of plant biomass in the pond.

The Department of Public Works is currently engaged in the next phase of this project, studying the implementation of the 1989 study's recommendations for wetland enhancement. The DPW (through its environmental consultant) is analyzing Town-owned wetland areas upstream of the pond, determining the appropriate approach and estimated cost for creating "nutrient sinks", that is, areas that will tend to retain a larger proportion of the nutrients that are being carried out of the watershed by the pond's tributaries. The Town is also continuing in-lake treatment, using copper sulfate (rather than alum) for chemical treatments and mechanically harvesting plant growth.

It should be noted that the study did not consider several common watershed management techniques – including land use regulation and land acquisition – for inclusion in the program since only 22 percent of the watershed area lies within Wellesley and as a result these alternatives were not considered to be cost effective. If they were implemented only within the Town of Wellesley, these alternatives would not result in significant improvements in nutrient loading and water transparency commensurate with the effort needed to implement them. This highlights the need for continuing inter-municipal cooperation in watershed management strategies in this watershed, as well as in the Rosemary Brook watershed.

Morses Pond Comprehensive Plan Analysis^{xxxiv}

The first 12 years of phosphorus inactivation history for Morses Pond has been divided into three periods: 2008-2010, 2011-2013, and 2014-2021, both in terms of system function and average summer water clarity data (Figure 2). The system worked well for three years, had equipment and operational problems for the next three years, then was modified and improved, leading to six years of low summer phosphorus and superior clarity. Conditions in 2020, the 13th year of operation, were not quite as desirable as in recent years, mostly owing to a dry June that offered limited opportunity to treat incoming stormwater. Conditions in 2021 were even less desirable, given excessive inflows after the treatment period was over. Clarity and algae remained acceptable for contact recreation, but the Phosphorus inactivation system was not really a factor in Morses Pond condition in 2021. Phosphorus and clarity in 2021 follow the pattern known for Morses Pond (Figure 3) but are more indicative of a year without P-inactivation treatment. Functionally, that is an appropriate description for 2021, as any treated water was likely flushed from the pond by the end of July and conditions were controlled by flushing rate more than Phosphorus concentration.

Assessment of Harvesting Impacts

The Town of Wellesley initiated the enhanced Morses Pond vegetation harvesting program in 2007. The zoned vegetation harvesting strategy originated from the 2005 pilot program and comprehensive management plan written that year. For the pilot program, Morses Pond was divided into seven zones to better track the harvesting process. Figure 7 shows these zones and Morses Pond bathymetry. Harvesting protocols have been adjusted through experience to maximize effectiveness and minimize undesirable impacts, such as free fragments that accumulate along shore. The goal is to complete one harvest all targeted areas by the end of June, sometimes using two harvesters, with a cutting order and pattern that limits fragment accumulation, especially at the town swimming beach. This usually involves cutting in area 6 first, with any work around the edge of area seven second, followed by work in areas 2, 3 and 4 in whatever order appears warranted by conditions. Area five is in Natick and is usually not cut, and area 1 is the north basin and is also not cut, except for a channel for residences along the western

side. A second cutting occurred from August into October until 2015, when the second cutting was initiated in July and completed by September. In 2021 there was a partial third cutting, extending into October. More frequent plant surveys are now used to inform harvesting priorities, with occasional shifts in which zone is addressed in which order to best meet user needs. The keys to successful harvesting include:

- Initiate harvesting by the Memorial Day weekend, sooner if plant growths start early in any year.
- Cut with or against the wind, but not perpendicular to the wind, to aid fragment collection.
- Limit harvesting on very windy days (a safety concern as well as fragment control measure). - Using a second, smaller harvester to pick up fragments if many are generated.
- Cut far enough below the surface to prevent rapid regrowth to the surface, but not so far as to cut desirable low growing species such as Robbins' pondweed.
- Minimize travel time on the water with a cutting pattern that does not end a run any farther from the offloading point near the outlet than necessary.
- Preventive maintenance in the off season to minimize down time during the harvest season.
- Use trained personnel who know what to cut, where to cut, and how to avoid damage that would necessitate maintenance of the harvester.

The town has owned harvesters for over 35 years, with the oldest one retired a few years ago and the second oldest, and largest, due to be retired in FY22. In 2019, a new smaller harvester was used instead of the larger, older harvester. The small harvester may have reduced efficiency but is intended to minimize downtime. Operation of the larger harvester is what the plan was based on, and breakdowns that last for more than a couple of weeks during the harvesting season create conditions from which it can be hard to recover. Harvesting to maintain open water over much of the pond can be a challenging exercise even with properly functioning equipment, given issues with staffing, weather, and simultaneous needs in different parts of the pond. The area that affects the town beach complex has priority when resources are limited. A decrease in efficiency when plant growth is dense can have a cascading effect that leads to unacceptable conditions over a larger area. The key is to cut before weeds get too dense but not before there is enough biomass to allow substantial collection during a harvesting run (the time between leaving the port area and returning to it). Aquatic plant harvesting is very much like mowing a lawn; if grass is allowed to get too high, cutting becomes difficult in one pass. Clogging is an issue, and more frequent unloading of the grass catcher is needed. In the aquatic environment this problem can be magnified, as travel time to dump each load can be substantial. It is therefore important to stay ahead of plant growth when harvesting, maintaining maximum cutting rate and minimizing travel time. Equipment issues that reduce cutting time and allow plants to grow high and dense can prevent achievement of goals

Low Impact Development Demonstration

In the spring of 2008, AECOM evaluated public sites within the Morses Pond watershed for future application of Low Impact Development (LID) techniques. A desktop analysis was conducted on the approximately 60 parcels identified. Out of the 60 parcels, 13 locations were identified for further field investigation. Based on the field investigation, the Upham Elementary School and Bates Elementary School were chosen as the best properties for a LID demonstration but were rejected by the School board due to interference with trees in the area.

As an alternative, a demonstration project was completed in the Morses Pond beach complex area. This was viewed as a high visibility site during the beach season and could be used to educate residents about the need for and potential of simple landscaping techniques in managing urban water quality. Two rain gardens were established, and a roof drip line erosion control system was installed.

Education

Education programs continue in Wellesley, and the NRC website has useful information on protection of the environment and living a more sustainable lifestyle as a resident of the Town. Included is information on:

- Understanding storm water and its impact on our streams and ponds.
- The impact of phosphorus on ponds.
- The importance of buffer strips and how to establish and maintain them.
- Managing residential storm water through rain gardens, infiltration trenches, rain barrels and other Low Impact Development (LID) techniques.
- Organic lawn and landscape management, pollinator habitat development.
- Tree maintenance and related town bylaws.
- Recycling needs and options.
- Energy efficiency in the home.

Wellesley also has bylaws relating to lawn watering and other residential activities that affect water quality in streams and lakes. The extent to which residents understand these regulations is uncertain, but the website helps in this regard. The right messages are being sent, but reception and reaction have not been gauged recently. A conservation-oriented day camp was run at Morses Pond before the pandemic and sessions on aspects of the pond were included.

Dredging

Soft sediment was dredged in the fall of 2012. Soft sediment was dried in geotubes on the adjacent property (former St. James parish, eventually to be a town facility) until spring 2013, when it was hauled away, and the parking area was restored to its former condition. Additional dredging of coarser sediment (mostly sand) exposed by soft sediment removal was conducted in the spring of 2013 and used for beach nourishment in the town swimming area. Visual inspection of the swimming area during summer 2013 indicated that the added sand buried most plants and created a more favorable substrate for human uses. However, by mid-summer there were some milfoil and fanwort plants colonizing the deposition area. No nuisance conditions were observed, but the substrate appears hospitable for at least some plant growth.

The reported sediment removal tally was 12,104 cubic yards (cy), with 6,383 cy of mainly muck sediments that was dried at the St. James site and disposed of in an approved landfill, and 5,721 cubic yards of sandy material that was pumped to the beach area.

Both Duck Pond and Reeds Pond are identified as needing dredging soon during this update timeframe.

Other Town Ponds

There is a desire to expand the success of the Morses Pond program to other waterbodies in Wellesley. This is a challenge, as many are small, shallow and receive considerable storm water from highly developed watersheds. Not all are easily accessible for larger equipment. There is no economy of scale to be achieved, but it is possible to improve conditions to make these other ponds more favorable habitat, more aesthetically pleasing, and potentially to achieve other use goals, notably fishing. A report on the condition of eight ponds and the potential for improvement

was prepared in 2017 based on 2016 field work. The ponds included were Abbotts, Bezanson, Duck, Farms Station, Icehouse, Longfellow, Reeds and Rockridge. The phosphorus inactivation program for these smaller ponds showed promise in 2018 through 2020. Bezanson and Farms Station Ponds exhibited improved conditions in 2019 and 2020 than in past years and this may be all that is needed to keep those ponds in a condition appropriate for their intended uses. It would be best if treatment of Rockridge Pond followed harvesting, which should occur earlier in the summer, if possible, but if harvesting must wait until July the paired treatment approach can be continued. Duck Pond does not require much aluminum, but conditions in this pond would be much enhanced by dredging. Clearing the water under current conditions provides only slight benefit for a short period. Treatment of Abbotts Pond will probably necessitate launching a boat and spraying from the pond surface to get adequate coverage, as the results from 2018 through 2021 were not acceptable, and more intensive management may be needed in this shallow, highly eutrophic pond.

10. Ground Water Quality

Two potential threats to ground water have been identified:

The Rosemary Plume is a contamination of TCL in the groundwater originally picked up in Needham, moving toward the Rosemary aquifer.

Intense use of pesticides and herbicides on privately owned watershed land is being seen as a threat to both surface and ground water. Wellesley's Pesticide Awareness Program was started in 2000 in response to this problem. Several metrics were used to determine the success of this project, they include:^{xxxv}

- Website visits were recorded, and we had 400 website visits since March, 2001. The most activity occurred after the letter from the Board of Health (BOH) was sent to each Wellesley resident.
- The Needham Garden Center recorded Wellesley customers. The organic four step program material (a cost of up to \$400) was purchased by 35 customers. Over 25 others bought miscellaneous organic material or were repeat customers.
- The Natural Resources Commission phone lines recorded 30 calls. Many in response to the BOH letter.
- The Boston Tree Preservation organic landscaping company received over 15 referrals from WPAC.

11. Septic System Management

Since the last Open Space and Recreation Plan, the Town has worked to connect most of the remaining septic system properties to the Wellesley sewer system that ties into the MWRA Deer Island Sewer Treatment. There are 203 Wellesley properties that still have septic systems. The Deer Island plant in Boston Harbor treats approximately 3.85 MGD (million gallons per day) of sewage per day from Wellesley and sends the treated effluent nine miles out into the Gulf of Maine.

12. Environmental Equity

The Commonwealth's Executive Office of Energy and Environmental Affairs (EOEEA)

established an Environmental Justice Policy to help address the disproportionate share of environmental burdens experienced by lower-income people and communities of color who, at the same time, often lack environmental assets in their neighborhoods. The policy is designed to help ensure their protection from environmental pollution as well as promote community involvement in planning and environmental decision-making to maintain and/or enhance the environmental quality of their neighborhoods. There are basically two frameworks of environmental equity that seek to improve environmental quality in a community: addressing negative conditions such as a disproportionate burden of toxics; and promoting environmental benefits such as assuring access to parks, green amenities, and recreational opportunities.¹²

The goals for including environmental equity issues in Wellesley's Open Space and Recreation Plan are to:

- 1) engage environmental justice populations in environmental decision-making through expanded and inclusive outreach;
- 2) minimize health risks through targeted environmental enforcement;
- 3) improve environmental quality in all communities through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land; and
- 4) investment in parks and green space.

Analysis of Environmental Justice Populations in Wellesley

As noted in **Map 2 - Environmental Justice Populations**, two areas in Wellesley were identified as containing "Environmental Justice" populations based on the number of minority populations that require an environmental justice evaluation. There were no areas identified in Wellesley that met the Environmental Justice criterion based on income or English language isolation. The first area contains the campus of Babson College, a private educational institutional that was likely identified since its student population contains a high number of minority students. The second area contains the most eastern section of the Town, which was likely identified because it contains the largest affordable housing complex in Wellesley that includes a high number of minorities.

Goal 1: Engage environmental justice populations in environmental decision-making through expanded and inclusive outreach

Both Environmental Justice population areas in Wellesley have been and will continue to be involved in environmental decision-making through public outreach and communication efforts. Both population areas were included in all public education outreach efforts for the Town's Open Space and Recreation Plan including survey distribution and public meeting notification. The Town has a good working relationship with Babson College and the Barton Road Public Housing Authority. The NRC works with both organizations on several environmental protection efforts including: tree improvement projects and installations, wetland and wildlife habitat protection, pesticide and fertilizer use reduction efforts, sustainability efforts including co-sponsoring a community garden on Town land at the Barton Road Housing complex.

Goal 2: Minimize health risks through targeted environmental enforcement

The NRC has initiated policies and projects that encompass these two Environmental Justice population areas that help minimize health risks through targeted environmental enforcement. These policies and projects include pesticide and fertilizer use reduction efforts, limiting the number of dogs using Centennial Reservation to protect the Town's drinking water supply aquifers and enforcing the State and local wetlands protection regulations to protect the Town's drinking water, flood control capacity and improve stormwater management.

Goal 3: Improve environmental quality through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land

The NRC has worked in these two Environmental Justice population areas to improve environmental quality through initiatives that include reduction of pollutants and emissions, remediation and redevelopment of contaminated land. These efforts include the protection of the Town's drinking water supply through its *Green Wellesley Campaign* efforts involving pesticide and fertilizer use reduction, limiting development in wetland resources areas, improved stormwater management, increased tree plantings and wildlife protection.

Goal 4: Investment in Parks and Greenspace

The Town's Open Space and Recreational resources are evenly distributed in Town, including in Environmental Justice neighborhoods. In particular, the following open space and recreational resources are found in these areas:

Babson College campus: encompasses over 370 acres with lighted paths and walkways that includes extensive open space and many both indoor and outdoor recreational resources including a portion of the 16-mile Charles River Link Trail that runs through the campus. The College has a long history of protecting open space and natural resources on campus. It has implemented a balanced approach to needed facility development and protection of environmental resources, including wetland resources and wildlife habitat, while at the same time improving water management.

Eastern Section of Town: – contains approximately 110 acres of open space including the Town Forest, DCR Charles River Park, the Charles River and Ouellette Park, which includes a newly renovated Little League baseball field, new basketball court, open playing fields, picnic areas and a new playground.

Presently, there is sufficient open space and recreational resources available in these two areas and no additional resources are needed at this time based on the identified demographics. The Wellesley Comprehensive Plan is a planning document that complements the Town's Open Space Plan. Completed in 2007, this plan establishes priorities and policies to guide the delivery of parks, open space, recreation and leisure services, programs and facilities within the Town of Wellesley through the year 2021 and beyond. Evidence from the Wellesley Comprehensive Plan 2007-2017 demonstrates youth and seniors generally comprise the largest class of park users. Wellesley's growing youth population generates a need for additional playing fields, playground areas, and recreational programs. Similarly, the aging population needs more adult recreational programs and passive park amenities, such as walking trails. One of the challenges created by these demographic trends is to balance the range of needs by park users.^{xxxvi}

13. Forestry Issues

Urban forests are vital to the well-being of any community, and Wellesley is fortunate to have extensive woodland areas. The Wellesley Town Forest is the largest conservation land owned by the town and extends along Rosemary Brook from north of Rt. 9 into the Town of Needham. It includes Longfellow Pond, the third largest pond in town, and a total of 221 acres of open space with a brook, vernal pool, woodlands, marshes, and steep eskers. The Town Forest also protects one of Wellesley's main aquifers. Wellesley developed a Town Forestry Stewardship Plan and Bird Habitat. Maintaining the highest quality trail system is one of the stated goals for

the plan, along with increasing biodiversity, ensuring water protection and assessing bird habitat. Forest Health appears to be good, although pockets throughout the property have suffered limited storm damage over the years as well as periodic outbreaks of insect defoliations. One of the most striking features of the Town Forest is the lack of desirable young tree regeneration. With the exception of a few small areas of past storm damage or oak mortality, the upland woodlands have relatively modest components of young white pines, mixed oaks and desired tree species. The relatively closed canopy has discouraged the establishment and potential survival of desired trees over the years.

A major source of loss of the urban canopy is a result of development, where mature trees are removed when a residential property is demolished and rebuilt or modified. The Town has a Tree Preservation Bylaw which encourages the preservation of Trees, but is limited in scope to trees on the periphery of these properties. The Town is currently conducting a Tree canopy study to evaluate the change in canopy over time, and has included in its Climate Action Plan, the goal to set a Townwide canopy cover of 60% by 2050.



5. Inventory of Lands of Conservation and Recreational Interest



As noted in **Map 7 – Lands of Conservation and Recreational Interest**, Wellesley has an extensive network of public open space that includes some of the Town's most scenic areas and features. This section provides an inventory of private and public sites. As the Town grows in population, retail businesses, and popularity of colleges and schools, it benefits greatly from privately owned open space resources, including the landscaped campuses and large family estates, particularly to the west of Wellesley College.

This section explores the degree of protection that is afforded to various parcels of land in Wellesley owned by private, public and nonprofit entities. The inventory is divided into two overall categories based on Massachusetts Division of Conservation Services definitions: protected and unprotected lands.

A. Legally protected lands are private, public, or semi-public parcels that are permanently committed for conservation purposes (which is not true for all public land). Public land dedicated to open space or recreation falls under the protection of Article 97 of the State Constitution, having been acquired expressly for natural resource purposes, meaning it cannot be converted to any other use without a 2/3 vote of the Town Meeting, plus a 2/3 vote of the Massachusetts Legislature, Unanimous approval of the Conservation commission and governor. Private and semi-public land can be protected by a Conservation Restriction, Historic Restriction and other methods of land protection.

B. Unprotected lands are a mixture of Town-owned and other public and private land (including all land enrolled in MA General Law Ch. 61, 61A & B). The unprotected lands are divided into five sub-categories that are: park and recreation land, multi-purpose open space land, Chapter 61B recreation land, Chapter 61 forest and wooded land, and Chapter 61A agricultural land. It is important to remember private landowners can withdraw their properties from Chapter 61 programs at any time. If the property goes up for sale, the town has the right of first refusal, but the window of opportunity is a very short 120 days. It is therefore essential to inventory and prioritize these properties before that situation arises.

C. Tools for Land Conservation

1. Outright Acquisition

Outright Acquisition provides the highest amount of protection for a piece of property. In addition, the group that purchases the property can control how it is used or managed. However, outright acquisition is often the most expensive technique. Funding mechanisms for outright acquisition include:

- a. Town funding from a one-time appropriation, an annual contribution to a land protection fund, an open space bond, or the Community Preservation Act.
- b. Grant funding: for example, through the state's LAND grant program administered through the Division of Conservation Services.
- c. Private conservation organizations
- d. Donations or "bargain sales" from landowners seeking to conserve their land or gain income tax benefits.

2. Restrictions and Easements

Restrictions and easements limit the future use of land by restricting or prohibiting development. However, the land continues to be owned and operated by a private owner. If the restriction on development is in perpetuity, this mechanism provides as much protection for land as outright acquisition, offers more flexibility to meet the needs of the landowner, and allows the property to stay on the tax rolls. For example, a restriction could be negotiated that allows a landowner to continue to farm the land, live on the land, or even build another house on the property.

Funding can come from the same mechanisms as for outright acquisition. In addition, grant funding is available through various state programs including the Agricultural Preservation Restriction program, which purchases easements from farmers to restrict future development. There are currently no APRs in Wellesley.

Table 7: Wellesley Conservation Restrictions

CRID	Location	Date	Reference
97	845 Washington St	12/31/74	Book 5099 Page 575
737	848R Washington St	12/18/79	Book 5688 Page 720
739	866R Washington St	12/23/81	Book 5956 Page 491
99	845 Washington St	02/12/88	Book 7881 Page 462
734	86 Pond Rd	12/30/92	Book 9686 Page 351
93	845 Washington St	12/23/93	Book 10301 Page 521
106	37 Pond Rd	12/27/95	Book 11167 Page 570
735	901 Washington St	03/14/97	Book 11734 Page 95
95	845 Washington St	12/29/98	Book 13109 Page 533
733	110 Pond Rd	12/29/99	Book 13931 Page 437
117	40R Pond Rd	03/13/00	Book 14044 Page 215
655	866 & 866A Washington St	12/27/01	Book 16000 Page 561
105	37 Pond Rd	12/31/02	Book 17944 Page 166
1713	62 Pond Rd	12/26/03	Book 20363 Page 89
1711	890R Washington St	12/30/04	Book 21946 Page 394
1712	848 Washington St	03/22/06	Book 23501 Page 419
725	75 Croton St	01/12/83	Book 6103 Page 585
728	25 Rockridge Rd	02/19/02	Book 17871 Page 240
1710	27 Livingston Rd	01/10/05	Book 21974 Page 22
1709	144 Glen Rd	08/23/05	Book 22807 Page 566
1714	100 William St	08/02/84	Book 6465 Page 15
732	80 William St	08/02/84	Book 6465 Page 19
727	12 Seaward Rd	01/08/88	Book 7853 Page 637
729	15A & 15R Pembroke Rd	12/26/75	Book 5189 Page 256
103	99 Pond Rd	09/14/66	Book 4382 Page 59
736	828 Washington St	07/24/72	Book 4851 Page 223
664	848, 848R, & 866R Washington St	12/30/94	Book 10774 Page 268
731	Forest St (Cochituate Aqueduct)	07/07/87	<Null>
576	96 Worcester St	08/10/84	LC Doc# 453979
N/A	23 -27 Washington St	08/27/2012	Book 30417 Page 234
N/A	892 Washington ST	12-11-2017	Book 35661 Page 489

3. Temporary Protections

The State's Chapter 61, 61A, and 61B programs offer tax incentives for landowners to keep their property in active forestry, agricultural, and recreational use, respectively. However, these programs offer no long-term protection for land.

4. Other Tools

Other land conservation tools take advantage of the economics of land development to protect open space as part of new development projects (usually residential). If the open space is

protected with a suitable conservation restriction, this form of open space protection is as good as outright acquisition.

1. Conservation Cluster Development (*Natural Resource Development Bylaw*)
2. Other Zoning Tools
3. Limited Development Projects

These land protection techniques should be used in appropriate situations to help protect part or all key unprotected open spaces in Wellesley.

D. Inventory of Open Space in Wellesley

Open Space and Recreational resources are listed on the following pages on **Map 7 – Lands of Conservation and Recreational Interest**, and Table 8. Individual parcels are broken down into five major groups: Town Owned Land, Land Owned by non-profit groups, Federal Lands, Land Under Current Use Taxation Programs (61 A+B), and Miscellaneous.



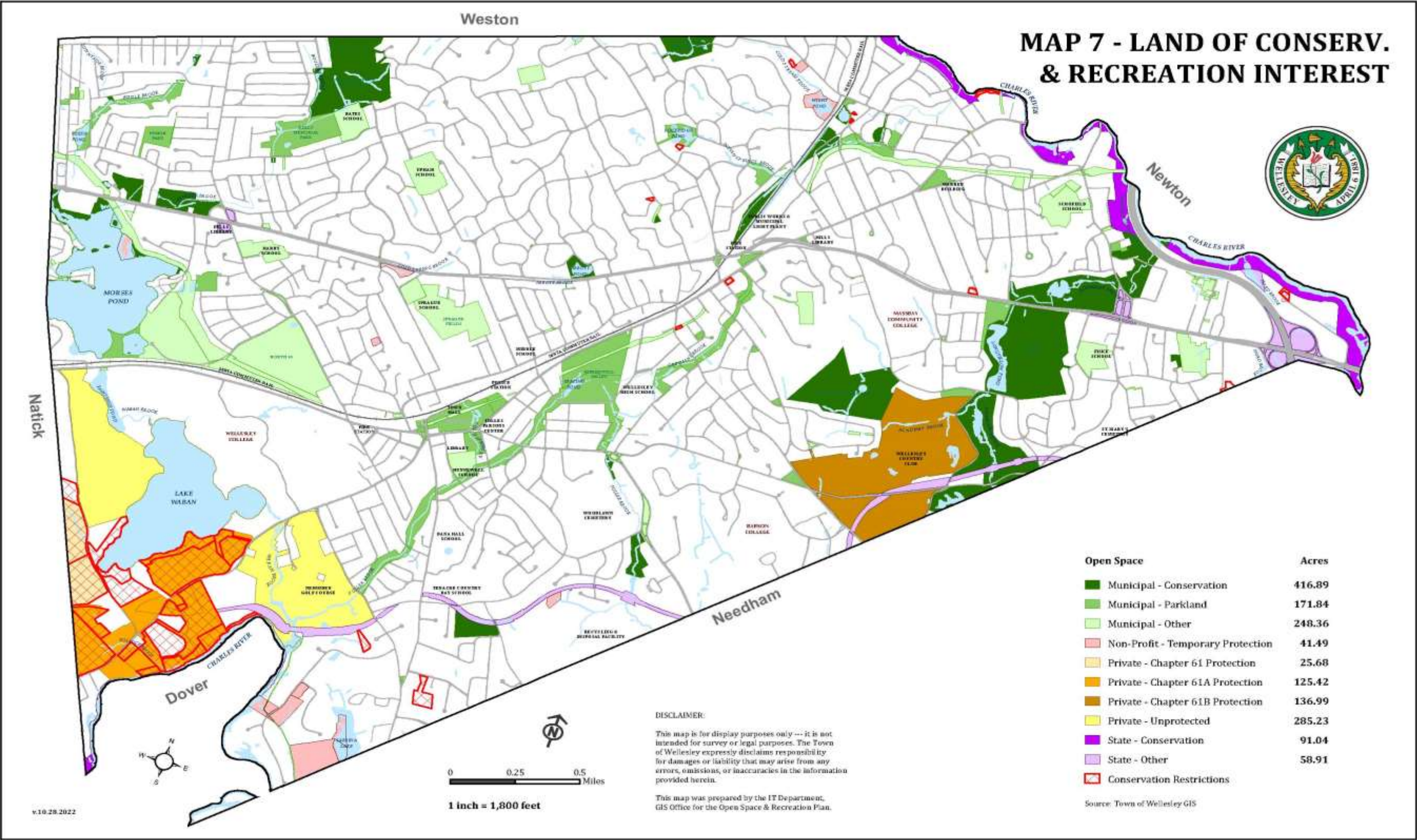


Table 8: Open Space Inventory for Wellesley

Map ID	MapBlock Lot	Name / Location	Acres	Current Use	Management Agency	Condition	Original Area (acres)	Public Access	ADA Access	Recreation Potential	Zoning	Protection
Town Owned Land												
1	93-17	Carisbrooke Reservation	10.57	Conservation Passive Rec. Trails	NRC	Good	10.5	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
2	156-21	Boulder Brook Reservation	31.86	Conservation Passive Rec. Trails	NRC	Good	31.16	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
3	156-11	Rocky Ledges	15.56	Conservation Passive Rec. Trails	NRC	Good	15.53	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 Conservation
4	97-39	Abbott Pond*	4.16	Conservation Passive Rec. Trails	NRC	Good	4	Yes	No	None due to wetlands	Conservation	Article 97 Conservation
5	85-41	Devils Slide	0.29	Conservation Passive Rec.	NRC	Good	0.3	Yes	No	None due to size	Conservation	Article 97 Conservation
6	192-27	Bird Island Sanctuary	1.03	Fishing	NRC	Good	0.99	Yes	No	None due to size	Single Residence	Article 97 Conservation
7	192-30	Pine Point	0.82	Passive Rec. Trails, Fishing	NRC	Good	0.84	Yes	No	None due to size	Single Residence	Article 97 Conservation
8	181-106	Overbrook Reservation	9.85	Conservation	NRC	Good	10.29	Yes	No	Trails Passive Only	Conservation	Article 97 Conservation
9	115-34	Problem Rock (Puddingstone Rock)	0.14	Parkland corner lot	NRC	Good	0.12	Yes	No	None due to size	Conservation	Article 97 Conservation
10	170-84	Annanian Land	0.21	Conservation Passive Rec.	NRC	Good	0.21	Yes	No	None due to size	Single Residence	Article 97 Conservation

11	73-51	Colburn Road Reservation	6.09	Passive Rec. Trails	NRC	Good	6.09	Yes	No	Passive Rec. Trails	Conservation	Article 97 Conserv.
12	46-2	Centennial Reservation*	41.74	Passive Rec. Trails	NRC	Good	41.94	Yes	No	Passive Rec. Trails	Conservation	Article 97 Conserv.
13	198-6	Capse Memorial	0.18	Parkland Passive Rec.	NRC	Good	0.18	Yes	No	None Due to Size	Single Residence	Article 97 Parkland
14	14-9	Town Forest	0.94	Water Supply Passive Rec., Trails	BPW/NRC	Good	13.9	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	21-81	Town Forest	6.26	Water Supply Passive Rec. , Trails	BPW/NRC	Good	29.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	14-8	Town Forest	6.49	Water Supply Passive Rec. , Trails	BPW/NRC	Good	30.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	15-39	Town Forest	0.61	Water Supply Passive Rec. , Trails	BPW/NRC	Good	31.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14	22-39	Town Forest - north adjacent Route 9 (Rosemary Meadow)	29.74	Water Supply Passive Rec. , Trails	BPW/NRC	Good	32.58	Yes	No	Passive Rec. Trails	Conservation	Article 97 & Water Supply
14		Total	44.03									

15	23-15	Town Forest - Longfellow Pond*	68.35	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	68.32	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	31-19	Town Forest - Oakland Street to Sudbury Aqueduct	26.09	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	25-4	Town Forest - Wellesley Avenue to Needham town line	10.19	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16	25-5	Town Forest - Sudbury Aqueduct to Wellesley Avenue	5.3	Conservation Water Supply Passive Rec., Trails	BPW/NRC	Good	38.07	Yes	No	Trails Passive Rec. Only	Conservation	Article 97 & Water Supply
16		Total	41.57									
17	118-2	Peirce Hill Reservoir	4.18	Water Works Passive Rec.	BPW	Good	4.07	Yes	No	Trails Passive Rec. Only	Single Residence	Temporary Water Works
18	54-53	Maugus Hill Reservoir	5.31	Water Works Trails Passive Rec.	BPW	Good	4.76	Yes	No	Trails Passive Rec. Only	Single Residence	Temporary Water Works
19	171-12	McKinnon Playground	3.88	Parkland Playing Field	NRC	Good	3.91	Yes	No	Maximized	Single Residence	Article 97 Parkland
20	31-20	Brookside Gardens	2.35	Community Gardens	BPW	Good	2.34	Yes	Yes	Community Gardens	Single Residence	None Municipal

21	102-36	Beebe Meadow	6.82	Conservation Passive Rec., Trails	NRC	Good	6.77	Yes	No	Passive Rec.	Single Residence	Temp. May revert back to School
22	69-1	Recycling & Disposal Facility (RDF)	76.42	Recycling & Disposal Fac.	BPW	Good	78.34	Yes	Yes	None	Single Residence	None Municipal
23	28-80	Cochituate Aqueduct	0.69	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	35-120	Cochituate Aqueduct	1.7	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	160-38	Cochituate Aqueduct	5.15	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	35-121	Cochituate Aqueduct	1.24	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	52-66	Cochituate Aqueduct	4.72	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	62-34	Cochituate Aqueduct	2.14	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-87	Cochituate Aqueduct	1.2	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	172-78	Cochituate Aqueduct	13.03	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	182-76	Cochituate Aqueduct	6.26	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	87-22	Cochituate Aqueduct	2.42	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	111-10-A	Cochituate Aqueduct	2.38	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	20-16	Cochituate Aqueduct	2.37	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	63-42	Cochituate Aqueduct	2.74	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-86	Cochituate Aqueduct	0.44	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	75-85	Cochituate Aqueduct	0.35	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal

23	75-91	Cochituate Aqueduct	0.36	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23	27-26	Cochituate Aqueduct	0.4	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
23		Total	47.6	Passive Rec. Trails	SEL/BPW	Good	49.18	Yes	No	Passive Rec. Trails	Varies	None Municipal
24	28-20	Walnut Street near Prospect Street	1.24	Municipal	SEL	Good	1.1	Yes	Yes	Affordable housing	Single Residence	None Municipal
25	Oct-69	Dearborn Lots - Reservoir Addition	9.56	Passive Rec. Trails	SEL	Good	9.56	Yes	No	None Wetlands	Single Residence	None Municipal
26	111-9	Town Hall / Hunnewell Park*	12.82	Passive Rec. Trails	NRC	Good	12.72	Yes	Yes	High Active	Single Residence	Article 97 Parkland
27	74-58	Elm Park / Clocktower Park	1.35	Parkland	NRC	Good	1.34	Yes	Yes	Low Active Passive	Single Residence	Article 97 Parkland
28	111-26	Simons Park	3.69	Parkland	NRC	Good	3.77	Yes	No	High Active: Active	Single Residence	Article 97
29	111-10	Morton Park	2.1	Parkland	NRC	Good	2.06	Yes	No	High Active: Active	Single Residence	Article 97
30	112-39	Fuller Brook Park*	1.48	Parkland, Trails	NRC	Good	18.68	Yes	Varies	High Active: Active	Single Residence	Article 97
30	112-38	Fuller Brook Park*	2.2	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
30	99-111	Fuller Brook Park*	3.45	Parkland Playing Fields, Trails	NRC	Good	4.99	Yes	Varies	Active	Single Residence	Article 97
30	112-40	Fuller Brook Park*	6.53	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
30	113-37	Fuller Brook Park*	5.3	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97

30	88-33	Fuller Brook Park* - adjacent Wellesley Avenue	0.82	Parkland, Trails	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
30		Total	19.78	Parkland	NRC	Good	0.81	Yes	Varies	Active	Single Residence	Article 97
31	78-17	Fuller Brook Park* land - south of Brook Street	5.53	Conservation, Trails	BPW CHECK****	Good	5.45	Yes	No	Passive	Single Residence	Town-owned
32	199-27	Reeds Pond / Boggle Brook*	3.27	Parkland	NRC	Good	10.73	Yes	No	Low Active Passive	Single Residence	Article 97
32	190-108	Reeds Pond / Boggle Brook*	7.34	Parkland	NRC	Good	11.73	Yes	No	Low Active Passive	Single Residence	Article 97
32	190-109	Reeds Pond / Boggle Brook*	0.19	Parkland	NRC	Good	12.73	Yes	No	Low Active Passive	Single Residence	Article 97
32		Total	10.8									
33	95-33	Rockridge Pond*	0.74	Parkland Passive	NRC	Good	5.12	Yes	No	Low Active Passive	Single Residence	Article 97
33	83-13	Rockridge Pond*	4.37	Parkland Passive, Trails	NRC	Good	5.12	Yes	No	Low Active Passive	Single Residence	Article 97
33		Total	5.11									
34	52-40	Indian Springs Park - Hillside Road to Cochituate Aqueduct	3.11	Parkland Passive, Trails	NRC	Good	NOT GIVEN	Yes	No	Low Active Passive	Single Residence	Article 97

36	183-4	Morses Pond Waterworks	30.52	Water Works	BPW	Good	30.6	Yes	No	Low Active Passive	Single Residence	Temporary Water Work
37	193-10	Morses Pond Islands*	69.61	Conservation Passive	NRC	Good	104	Yes	No	Low Passive	Single Residence	Article 97
38	184-1	Morses Beach*	4.69	Parkland Active Rec. , Trails	NRC	Good	4.96	Yes	Yes	High Active	Single Residence	Article 97
39	204-18	vacant lot between Overbrook Drive and Edgemoor Avenue	0.41	Conservation Pocket Park	NRC	Good	0.42	Yes	No	High Active	Single Residence	Article 97
39	203-85	vacant lot between Overbrook Drive and Highledge Avenue	0.71	Conservation Pocket Park	NRC	Good	0.71	Yes	No	High Active	Single Residence	Article 97
39		Total	1.13									
40	98-66	Vacant land - drainage	0.18	Conservation	NRC	Good	0.12	Yes	No	Passive	Varies	Article 97
41	48-5	Sawyer Park	1.64	Parkland Pocket Park	NRC	Good	1.64	Yes	No	High Active	Single Residence	Article 97
42	88-61	F. Kenneth Hardy Land	0.62	Conservation	NRC	Good	0.66	Yes	No	Low Passive	Single Residence	Article 97
43	39-14	vacant lot on Academy Brook adjacent Lincoln Road	0.14	Tax Title CHECK***	NRC	Good	0.49	No	No	Low Passive	Single Residence	??????

43	47-39	vacant lot on Academy Brook - landlocked	0.35	Tax Title CHECK***	NRC	Good	0.49	No	No	Low Passive	Single Residence	??????
43		Total	0.49									
44	62-6	Farms Station Pond	1.63	Conservation Passive	NRC	Good	1.65	Yes	No	Low Passive	Single Residence	Article 97
45	56-27	Peabody Park - South	0.38	Parkland Pocket Park	NRC	Good	0.28	Yes	No	High Active, Small Area	Single Residence	Article 97
45	65-60	Peabody Park - North	0.27	Parkland Pocket Park	NRC	Good	0.37	Yes	No	High Active, Small Area	Single Residence	Article 97
45		Total	0.65									
46	75-37	Shaw Common	0.49	Pocket Park	NRC	Good	0.47	Yes	No	None Due to Size	Single Residence	Article 97 Parkland
47	34-26	Lower Falls Riverway	0.09	Passive Trail	SEL	Good	0.57	Yes	No	None Due to Size	Varies	None Municipal
47	34-28	Lower Falls Riverway	0.45	Passive Trail	SEL	Good	0.57	Yes	No	None Due to Size	Varies	None Municipal
47		Total	0.53									
49	64-5	Phillips Park	1.15	Playground Play Fields	NRC	Good	0.38 CHECK	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
50	98-1	Hunnewell Field	18.78	Playground Tennis, Play Fields	NRC	Good	39.16	Yes	Varies	Maximized	Single Residence	Article 97 Parkland
50	87-21	Hunnewell Field - skating pond*	25.6	Playground Tennis, Play Fields	NRC	Good	39.16	Yes	Varies	Maximized	Single Residence	Article 97 Parkland
50		Total	44.38									
51	43-71	Warren Park	3	Playground Play Fields	NRC	Good	0.38	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
52	171-59	Hardy School Grounds	7.54	Playground Play Fields	SCH	Good	7.57	Yes	Yes	Maximized	Single Residence	None Municipal

53	135-74	Sprague School grounds+	4.21	Playground Tennis	SEL/SCH	Good	29.72	Yes	Yes	Maximized	Single Residence	None Municipal
53	122-40	Sprague School grounds and Middle School Fields+	23.98	Playground Tennis	SEL/SCH	Good	29.72	Yes	Yes	Maximized	Single Residence	None Municipal
53		Total	28.18									
54	133-2	Upham School Grounds	11.99	Playground, Play Fields	SCH	Good	11.96	Yes	Yes	Maximized	Single Residence	None Municipal
55	169-72	Kelly Memorial Park / Bates School Fields	19.55	Playground Play Fields	NRC	Good	19.01	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
56	21-25	Schofield School grounds	12.77	Playground, Play Fields	SCH	Good	13.27	Yes	Varies	Maximized	Single Residence	None Municipal
56	28-82	Schofield School Grounds	0.78	Playground, Play Fields	SCH	Good	13.27	Yes	Varies	Maximized	Single Residence	None Municipal
56		Total	13.54									
57	73-52	Brown Park	2.95	Playground Play Fields	NRC	Good	2.95	Yes	Yes	Maximized	Single Residence	Article 97 Parkland
58	112-14	Hunnewell School Grounds	5.62	Playground Play Fields	SCH	Good	5.57	Yes	Yes	Maximized	Single Residence	None Municipal
59	191-91	Perrin Park+	0.14	Playground Playing Field	NRC	Good	5.84	Yes	Yes	Maximized	Single Residence	Temp.-Can Revert to School
59	191-76	Perrin Park+	5.64	Playground Playing Field	NRC	Good	5.84	Yes	Yes	Maximized	Single Residence	Temp.-Can Revert to School

59		Total	5.78									
60	16-50	Fiske School grounds	8.48	Playground Playing Field	SCH	Good	4.2	Yes	Yes	Maximized	Single Residence	None Municipal
92	112-8	Cameron Street / Fuller Brook land	0.07	Water Works	DPW	Good	0.07	Yes	No	None Due to Size	Varies	Water Works
93	30-41	Rosemary Town Forest - Ollie Turner Park	5.59	Trails, Playing Field	NRC	Good	5.68	Yes	No	Maximized	Conservation	Article 97 Parkland
95	61-69	Wellesley Farms Station	0.38	Municipal	SEL	Good	0.38	Yes	Yes	Active	Single Residence	None Municipal
98	52-26	Indian Springs Park - adjacent Springdale Road and Hillside Road	1.36	Trails, Passive Rec.	NRC	Good	1.34	Yes	No	Passive	Single Residence	Article 97 Conserv.
99	52-65	The Waterway - Semicircle west of Indian Springs Brook	1.5	Trail, Passive Rec.	NRC	Good	1.49	Yes	No	None	Single Residence	Article 97 Parkland
100	21-65	Ouellet Playground	1.06	Playground	NRC	Good	0.83	Yes	Yes	None	Conservation	Article 97 Parkland
102	63-41	vacant lot along Colburn Road	0.07	Tax Title	NOT GIVEN	Good	0.03	No	No	Passive	Single Residence	Unknown

103	194-21	Pickereel Road vacant lot	0.18	Water Works	DPW	Unknown	0.17	Yes	No	Unknown	Single Residence	None Municipal
104	62-4	Indian Springs Park - adjacent Cochituate Aqueduct / Croton Street	1.4	Parkland	NRC	Good	1.43	Yes	No	Passive	Single Residence	Article 97 Parkland
105	21-61	Charles River Reservation access (River Ridge / Cedar Street)	0.24	Tax Title	SEL	Good	0.24	Yes	No	Passive	Conservation	Town-owned
106	124-84	Flag Pole Park	0.18	Parkland	NRC	Good	0.18	Yes	No	Active	Single Residence	Article 97 Conservation
109	Nov-81	3 Burnett Lane	0.88	Conservation	NRC	Good	0.85	Yes	No	Passive	Single Residence	Article 97 Conservation
110	74-53	Adjacent Cochituate Aqueduct	0.09	Parkland	NRC	Poor	0.1	Yes	No	Passive	Single Residence	Town-owned
112	157-34	Bates School grounds	9.15	Municipal	SCH	Good	9.04	Yes	Yes	Active	Single Residence	Town-owned
113	16-49	Wellesley Public Schools - PAWS	0.6	Municipal	SEL	Fair	0.59	Yes	No	Active	Single Residence	Town-owned
114	123-86	Central Park - Station Oak	0.27	Parkland	NRC	Good	1.51	Yes	Yes	Active	Single Residence	Article 97 Conservation
114	124-98	Central Park	0.35	Parkland	NRC	Good	1.51	Yes	Yes	Active	Single Residence	Article 97 Conservation

114		Total	0.62									
115	85-69	Devil's Slide Access	0.44	Passive Rec.	SEL	Good	0.45	Yes	No	Passive	Single Residence	Town-owned
116	62-7	Farms Station South - adjacent Squirrel Road / railroad parking lot	2.93	Conservation	NRC	Good	3.18	Yes	No	Passive	Single Residence	Article 97 Conservation
118	62-33	Indian Springs Park - Squirrel Road to Cochituate Aqueduct	1.8	Conservation	NRC	Good	1.67	Yes	No	Passive	Single Residence	Article 97 Conservation
119	190-111	Sinoff Gift of Land	0.49	Conservation	NRC	Good	0.44	Yes	No	Passive	Single Residence	Article 97 Conservation
120	15-Sep	Foster Park	0.07	Municipal	SEL	Good	0.29	Yes	No	Passive	Single Residence	Town-owned
120	14-Sep	Foster Park	0.21	Municipal	SEL	Good	0.29	Yes	No	Passive	Single Residence	Town-owned
120		Total	0.27									
121	123-1	Linden Street vacant land adjacent railroad tracks	0.3	Municipal	SEL	Poor	0.32	Yes	No	Passive	Single Residence	Town-owned
122	110-62	Middle School	6.31	Municipal	SCH	Good	5.7	Yes	Yes	Active	Single Residence	Town-owned
123	150-1	MLP Substation on Weston Road	1.47	Municipal	SEL	Good	1.46	Yes	No	Passive	Single Residence	Town-owned

124	116-6	Guernsey Sanctuary	2.73	Tax Title, Trails	Unknown	Good	0.05	Yes	No	Passive	Single Residence	Unknown
125	76-73	Vacant land - sewer	0.15	Parkland	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-61	Parkway / Caroline Brook	3.23	Parkland	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	76-75	Parkway / Caroline Brook	3.03	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	76-16	Parkway / Caroline Brook	1.35	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-63	Parkway / Caroline Brook	0.6	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	64-70	Parkway / Caroline Brook	1.23	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125	65-62	Parkway / Caroline Brook	0.79	Parkland, Trails	NRC	Good	11.81	Yes	No	Passive	Single Residence	Article 97 Conservation
125		Total	10.39									
126	118-27-A	Pond on Weston town line (Greylock Road)	0.56	Tax Title	Unknown	Good	0.62	Yes	No	Passive	Single Residence	Unknown
127	192-13	Pumping Station #3	0.38	Water Works	DPW	Good	0.95	Yes	No	Passive	Single Residence	Town-owned
127	192-14	Pumping Station	0.46	Water Works	DPW	Good	0.95	Yes	No	Passive	Single Residence	Town-owned
127		Total	0.84									

128	43-77	Warren School Recreation Building property	1.28	Municipal	SEL	Good	1.17	Yes	Yes	Active	Single Residence	Town-owned
129	200-18-F	Retention Pond	0.39	Conservation	NOT GIVEN		0.38				Single Residence	NOT GIVEN
130	1-Sep	Riverdale Park	1.22	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	13-Sep	Riverdale Park	0.12	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	Oct-55	Riverdale Park	0.18	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130	Oct-63	Riverdale Park	0.12	Municipal	SEL	Fair	1.86	Yes	No	Passive	Single Residence	Town-owned
130		Total	1.64									
3	200-38	Route 9 Leased land - currently used for parking	0.09	Municipal	SEL	Fair	0.09	Yes	No	Passive	Business	Town-owned
132	76-11	Wellesley High School grounds	14.67	Municipal	SCH	Good	13.47	Yes	Yes	Active	Single Residence	Town-owned
133	192-19	vacant land on Worcester St / Ottaway Cir	5.3	Municipal	NOT GIVEN		5.29				Single Residence	NOT GIVEN
134	88-66	Vacant land adjacent Fuller Brook	0.2	Municipal	DPW	Good	0.28	No	No	N/A	Single Residence	Town-owned

135	141-12	Sewer Trunk line - trail to Guernsey Sanctuary	1.22	Municipal	DPW/SEL	Good	0.94	Yes	No	Passive	Single Residence	Town-owned
136	201-18	Tax Title land along Pickerel Road	0.09	Tax Title	Unknown	Fair	0.15	No	No	Passive	Single Residence	Unknown
136	201-17	vacant land along Pickerel Road	0.06	Tax Title	Unknown	Fair	0.15	No	No	Passive	Single Residence	Unknown
136		Total	0.15									
137	159-125	The Woodlands Traffic Island	0.7	Greenspace	Municipal	Good	0.74	Yes	No	Passive	Single Residence	Town-owned
138	23-3	Town Forest access from Madison Road	0.12	Conservation	NRC	Good	0.12	Yes	No	Passive	Conservation	Article 97 Conservation
148	Oct-56	vacant drainage	0.25	Tax Title	Unknown	Fair	0.63	No	No	Passive	Single Residence	Unknown
148	Oct-58	vacant drainage	0.32	Tax Title	Unknown	Fair	0.63	No	No	Passive	Single Residence	Unknown
148		Total	0.57									
149	183-36	Vacant land - traffic island	0.24	Tax Title	SEL	Fair	0.23	Yes	No	passive	Single Residence	Town-owned
150	63-40	vacant land adjacent Cochituate Aqueduct / Fuller Road	0.04	Conservation	Unknown	Fair	0.05	No	No	Passive	Single Residence	Unknown

151	76-72	vacant land adjacent Fuller Brook along Seaver Street	3.43	Municipal	SEL	Good	3.07	Yes	No	Passive	Single Residence	Town-owned
152	201-27	vacant land adjacent Pond Terrace	0.14	Tax Title	Unknown	Fair	0.3	No	No	Passive	Single Residence	Unknown
152	201-29	vacant land adjacent Pond Terrace	0.16	Tax Title	Unknown	Fair	0.3	No	No	Passive	Single Residence	Unknown
152		Total	0.3									
153	199-28	vacant land adjacent Reeds Pond	0.19	Tax Title	Unknown	Fair	0.19	No	No	Passive	Single Residence	Unknown
154	170-10	vacant land adjacent Route 9	0.33	Tax Title	SEL	Fair	0.33	Yes	No	Passive	Single Residence	Town-owned
155	77-38	vacant land along Fuller Brook adjacent Woodlawn Cemetery	0.21	Conservation	NRC	Good	0.22	Yes	No	Passive	Single Residence	Article 97 Conservation
156	63-39	Ware Park	0.17	Parkland	NRC	Good	0.23	Yes	No	Active	Single Residence	Article 97 Conservation
157	203-26	vacant land on Edgemoor Avenue / Manor Avenue	0.11	Tax Title	Unknown	Fair	0.11	No	No	Passive	Single Residence	Unknown

158	203-4	vacant land on Highledge Avenue	0.33	Tax Title	Unknown	Fair	0.33	No	No	Passive	Single Residence	Unknown
159	76-76	Seaver St. Parcel Abutting Fuller Brook Park	0.16	Parkland - Passive	NRC	Good	0.16	Yes	No	Low Passive	Single Residence	Article 97
160	76-77	Seaver St. Parcel Abutting Fuller Brook Park	0.28	Parkland - Passive	NRC	Good	0.28	Yes	No	Low Passive	Single Residence	Article 97
161	76-78	Seaver St. Parcel Abutting Fuller Brook Park	0.26	Parkland - Passive	NRC	Good	0.26	Yes	No	Low Passive	Single Residence	Article 97
162	186-1	Wellesley College - 99 Pond Rd.	10.03	Undeveloped	Private	Good	10.03	No	No	Educational	Single Residence	None Private
163	192-10	900 Worcester ST (St. James Property)	7.86	Majority of Land is Developed Limited Open Space and Wetlands	SEL	Good	7.86	Yes	Varies	High Active	Single Residence	None Municipal
Land Owned by Nonprofit Conservation Organizations												
66	116-7	Guernsey Sanctuary	2.14	WCC	WCC	Good	18.18	Yes	No	Passive	Conservation	NOT GIVEN
66	128-6	Guernsey Sanctuary	13.84	WCC	WCC	Good	18.18	Yes	No	Passive	Conservation	NOT GIVEN
66		Total	116.65									
67	71-9	A Patch of Woods	0.93	WCC	WCC	Good	0.93	Yes	No	Passive	Single Residence	NOT GIVEN

68	141-9	Susan Lee Memorial Sanctuary & Heyl Gift	3.29	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
68	127-2	Susan Lee Memorial Sanctuary & Heyl Gift	1.39	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
68	128-23	Susan Lee Memorial Sanctuary & Heyl Gift	4.51	WCC	WCC	Good	9.12	Yes	No	Passive	Conservation	NOT GIVEN
68		Total	9.2									
69	96-60	Soule Grant (Greenwood and Dinsmore Aves.)	0.15	WCC	WCC	Good	0.15	Yes	No	Passive	Single Residence	NOT GIVEN
70	192-28	Pickle Point Sanctuary	3.2	WCC	WCC	Good	3.28	Yes	No	Passive	Single Residence	NOT GIVEN
71	183-24	Coveside Bank Sanctuary	0.05	WCC	WCC	Good	0.05	Yes	No	Passive	Single Residence	NOT GIVEN
72	134-65	Cold Springs Brook Sanctuary	1.72	WCC	WCC	Good	1.84	Yes	No	Passive	Single Residence	NOT GIVEN
73	136-30-A	Cronk's Rocky Woodland	0.58	WCC	WCC	Good	0.58	Yes	No	Passive	Single Residence	NOT GIVEN
74	62-26	Wight Pond (Mary Walker Gift)	5.63	WP Trust	WP Trust	Good	5.5	Yes	No	Passive	Single Residence	NOT GIVEN
101	90-4	Walker Woods	1.47	WCC	WCC	Good	1.44	Yes	No	Passive	Single Residence	NOT GIVEN
Federal-Owned Land												

97	Oct-47	National Guard Reserve - Minuteman Lane	6.98	State	NATIONAL GUARD	Good	7.01	Yes	No	Passive	Single Residence	Federal
State/Miscellaneous Land												
23	204-56	Cochituate Aqueduct - Overbrook Drive to Natick town line	0.67	Open Space	SEL	Good	32.05	Yes	No	Passive	Varies	Town-owned
23	192-26	Cochituate Aqueduct - south of Route 9	0.71	Open Space	SEL	Good	32.05	Yes	No	Passive	Varies	Town-owned
23	199-89	Cochituate Aqueduct - Overbrook Drive to Route 9	3.93	Open Space	SEL	Good	32.05	Yes	No	Passive	Varies	Town-owned
23		Total	5.32									
61	24-70	Sudbury Aqueduct	4.56	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	40-3	Sudbury Aqueduct	0.77	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	40-2	Sudbury Aqueduct	2.84	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	32-6	Sudbury Aqueduct	4.29	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	69-7	Sudbury Aqueduct	4.58	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	90-60	Sudbury Aqueduct	4.58	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	102-38	Sudbury Aqueduct	2.6	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned

61	114-45	Sudbury Aqueduct	1.56	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	114-43	Sudbury Aqueduct	0.76	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	153-3	Sudbury Aqueduct	11.88	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	17-43	Sudbury Aqueduct	0.41	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61	17-41	Sudbury Aqueduct	0.58	State, Trails	MWRA/DCR	Good	36.02	Yes	No	Passive	Single Residence	State-owned
61		Total	39.41									
62	42-43	Charles River Reservation	11.14	State, Trails	DCR	Good	60.36	Yes	Varies	Passive	Conservation	State-owned
62	34-27	Charles River Reservation	1.1	State, Trails	DCR	Good	3.44	Yes	Varies	Passive	Conservation	State-owned
62	27-10	Charles River Reservation - Bunker Wildlife Sanctuary	5.58	State, Trails	DCR	Good	5.11	No	No	Passive	Conservation	State-owned
62	27-23	Charles River Reservation	1.56	State, Trails	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	20-17	Charles River Reservation - Benjamin Mills Park	3.57	State, Trails	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned

62	9-Jun	Charles River Reservation	38.33	State	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	21-36	Charles River Reservation	9.92	State	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	2-Feb	Charles River Reservation - Hemlock Gorge	2.57	State	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned
62	27-11	Charles River Reservation - Bunker Wildlife Sanctuary	1.82	State	DCR	Good	2.52	Yes	No	Passive	Conservation	State-owned
62		Total	75.59									
63	166-10	Charles Rives Reservation (Natick line)	1.09	State	DCR	Good	1.05	Yes	No	Passive	Conservation	State-owned
64	45-4	Massachusetts Bay Community College	0.93	State	MBCC	Good	45.94	Yes	No	Passive	Educational	State-owned
64	45-3	Massachusetts Bay Community College - adjacent Centennial Park	44.67	State, Trails	MBCC	Good	45.94	Yes	No	Passive	Educational	State-owned
64		Total	45.6									

65	45-2	Massachusetts Bay Community College - adjacent Route 9	38.98	State	MWRA/DCR	Good	0.68	Yes	Varies	Active	Single Residence	State-owned
94	10-Jun	Masshighway excess land (Wellesley Office Park)	2.45	State	NOT GIVEN	Good	3.07	Yes	No	Passive	Administrative/ Professional	State-owned
96	140-1	Charles River	10.88	State	NOT GIVEN	Good	15.66	Yes	No	Passive	Conservation	State-owned
96	177-14	Charles River	3.27	State	NOT GIVEN	Good	15.66	Yes	No	Passive	Conservation	State-owned
96		Total	14.16									
107	44293	Clover leaf traffic island - state land	2.28	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44292	Clover leaf traffic island - state land	5.4	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44295	Clover leaf traffic island - state land	1.16	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44294	Clover leaf traffic island - state land	1.58	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44230	Clover leaf traffic island - state land	0.68	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned

107	44291	Clover leaf traffic island - state land	0.93	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44290	Clover leaf traffic island - state land	2.47	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107	44289	Clover leaf traffic island - state land	0.81	Greenspace	MDOT	Good	15.31	Yes	No	Passive	Single Residence	State-owned
107		Total	15.3									
108	15-40	Route 9 traffic Island - state land	0.01	Greenspace	MDOT	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-31	Route 9 traffic island - state land	0.15	Greenspace	MDOT	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-38	Route 9 traffic island - state land	0.41	Greenspace	MDOT	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108	15-41	Route 9 traffic island - state land	0.02	Greenspace	MDOT	Good	0.59	Yes	No	Passive	Single Residence	State-owned
108		Total	0.6									
117	171-80	Fells Traffic Island - state land	0.18	Greenspace	MDOT	Good	1.52	Yes	No	Passive	Single Residence	State-owned
117	170-136	Fells Traffic Island - state land	0.7	Greenspace	MDOT	Good	1.52	Yes	No	Passive	Single Residence	State-owned

117	171-79	Fells Traffic Island - state land	0.66	Greenspace	MDOT	Good	1.52	Yes	No	Passive	Single Residence	State-owned
117		Total	1.54									
139	15-35	Traffic island - state land	0.31	Greenspace	MDOT	Good	1.73	Yes	No	Passive	Single Residence	State-owned
139	15-34	Traffic island - state land	0.11	Greenspace	MDOT	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-33	Cedar Street ramp traffic island - state land	0.87	Greenspace	MDOT	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-36	Cedar Street ramp traffic island - state land	0.8	Greenspace	MDOT	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-32	Cedar Street ramp traffic island - state land	0.03	Greenspace	MDOT	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139	15-37	Cedar Street ramp traffic island - state land	0.03	Greenspace	MDOT	Good	0.42	Yes	No	Passive	Single Residence	State-owned
139		Total	2.14									
140	51-48	Town of Wellesley - Boulevard Road Pump Station	0.42	Water Works	DPW	Good	0.42	Yes	No	Affordable housing	Single Residence	Town-owned
141	47-40	Traffic Island	0.24	Greenspace	SEL	Good	0.24	Yes	No	Passive	Single Residence	Town-owned

142	75-89	Traffic island	0.02	Greenspace	SEL	Good	0.02	Yes	No	Passive	Single Residence	Town-owned
143	29-68	Traffic island	0.18	Greenspace	SEL	Good	0.17	Yes	No	Passive	Single Residence	Town-owned
144	171-77	Traffic island	0.01	Greenspace	SEL	Good	0.01	Yes	No	Passive	Single Residence	Town-owned
145	170-138	Traffic Island - tax title	0.24	Tax Title	Unknown	Good	0.24	No	No	Passive	Single Residence	Unknown
146	138-39	Traffic Island at Washington Street / Dover Road	0.02	Greenspace	Municipal	Good	0.03	Yes	No	Passive	Single Residence	Town-owned
75	194-23	Wellesley College	24.39	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
75	186-2	Wellesley College	81.14	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
75	137-18	Wellesley College	212.06	Institution (excess property)	Wellesley College	Good	315.93	Yes	Varies	Active	Educational	NONE
75		Total	317.59									
76	138-33	Wellesley College - Nehoiden Golf Course	90.77	Institution (excess property)	Wellesley College	Good	87.96	Yes	Varies	Active	Educational	NONE
77	152-1	Wellesley College - Cheever House	20.96	Institution (excess property) , Trails	Wellesley College/WCC	Good	21	Yes	Varies	Active	Single Residence	NONE
78	149-5	Wellesley College - North 40 Botanical Gardens	46.65	Institution (excess property)	Wellesley College	Good	46.1	Yes	No	Active	Single Residence	NONE

79	58-1	Babson College	25.83	Institution (excess property)	Babson College	Good	202.59	Yes	Varies	Active	Educational	NONE
79	67-22	Babson College	173.79	Institution (excess property)	Babson College	Good	202.59	Yes	Varies	Active	Educational	NONE
79		Total	199.62									
80	113-36	Dana Hall School	34.83	Institution (excess property)	Dana Hall	Good	36.78	Yes	Varies	Active	Educational	NONE
81	102-53	Tenacre Country Day School	9.83	Institution (excess property)	Tenacre	Good	9.06	Yes	Varies	Active	Educational	NONE
82	17-56	St. Mary's Cemetery	10	Cemeteries	Church-owned	Good	7	Yes	No	Passive	Church Owned	NONE
84	78-16	Woodlawn Cemetery	46.13	Cemeteries	Church-owned	Good	47.39	Yes	No	Passive	Single Residence	NONE
147	124-85	Wellesley Congregational Church Cemetery	2.31	Cemeteries	Church-owned	Good	2.33	Yes	No	Passive	Single Residence	NOT GIVEN
Land Under Current Use Taxation Programs (61 A+B)												
85	165-11	Elizabeth Hunnewell	6.95	61A	Private	Good	11.53	No	No	Passive	Single Residence	CR
85	165-10	Elizabeth Hunnewell	4.34	61A	Private	Good	11.53	No	No	Passive	Single Residence	CR
85		Total	11.28									
86	164-11	Francis O. Hunnewell	7.14	61A	Private	Good	2.89	No	No	Passive	Single Residence	CR
86	164-2	Francis O. Hunnewell & Elizabeth Hunnewell	3.27	61A	Private	Good	7	No	No	Passive	Single Residence	CR
86		Total	10.42									

87	153-2	Jane P. Hunnewell	16.6	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	164-12	Jane P. Hunnewell	0.78	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	153-1	Jane P. Hunnewell	8.87	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87	164-7	Jane P. Hunnewell	5.73	61A	Private	Good	28.21	No	No	Passive	Single Residence	CR
87		Total	31.98									
88	163-5	Hunnewell Family	39.44	61A	Private	Good	7.1	No	No	Passive	Single Residence	CR
89	177-13	Hunnewell Farm	14.8	61A	Private	Good	15.43	No	No	Passive	Single Residence	CR
90	164-1	Hunnewell Land Trust	5.67	61A	Private	Good	10.44	No	No	Passive	Single Residence	CR
90	165-12	Hunnewell Land Trust	5.25	61A	Private	Good	10.44	No	No	Passive	Single Residence	CR
90		Total	10.93									
91	176-4	M. Luisa Hunnewell	6.58	61A	Private	Good	6.64	No	No	Passive	Single Residence	CR
83	40-1	Wellesley Country Club	32.16	61B	Wellesley Country Club	Good	136.85	No	Varies	Active	Single Residence	TEMP
83	32-2-A	Wellesley Country Club	104.83	61B	Wellesley Country Club	Good	136.85	No	Varies	Active	Single Residence	TEMP
83		Total	136.99									
111	187-1	Von Clemm Estate	13.74	61	Private	Good	23.36	No	No	Passive	Single Residence	CR
111	186-3	Von Clemm Estate	11.91	61	Private	Good	23.36	No	No	Passive	Single Residence	CR
111		Total	25.65									

*Water quality and stormwater improvement projects at these properties were funded in part by Massachusetts Department of Environmental Protection 319 Nonpoint Source Competitive Grants.

†Construction and Renovation projects at these properties were funded in part by local Community Preservation Act funds.

The list that follows includes some of Wellesley's most significant and best-known cultural landscapes:

Hunnewell Park /Town Hall Park (established 1887, 10.23 acres, 525 Washington St.)

Grounds surrounding Town Hall were Wellesley's first municipal park. The land and building were donated by H.H. Hunnewell, who also laid out the grounds. Significant as a designed landscape and arboretum. Town Hall listed on National Register (NRIND 04/30/1976), nomination should be revised to include landscape. A larger 26-acre area that includes Town Hall Park, the grounds of the Wellesley Free Library, the police station, Morton Park, Simons Park and Post Office Park is now referred to as Town Hall Arboretum. In 1985 there were over 550 trees of 80 different species.^{xxxvii}

Hunnewell Playground/Hunnewell Field (established 1901, 49.1 acres, including high school grounds, Washington Street between State and Rice Streets) H.H. Hunnewell donated 18 acres as a "playground for the young and old of the Town." Over the years the Town has added recreational facilities and includes World War I Memorial Grove.

Wellesley Farms Railroad Station Landscape (established 1880s, acquired by Town 1957, unknown acreage, Croton Street Extension): Station designed by H.H. Richardson, with the original landscape by Frederick Law Olmsted Sr. The station is listed on the National Register of Historic Places (NRIND 02/14/1986).

Small Parks

- * **Elm Park/Clock Tower Park** (Established 1908, 1.24 acres, Washington St. & Worcester Turnpike). Elm Park was established on site of former hotel, Clock Tower added 1928. The tower was added to National Register of Historic Places in June, 2007.
- * **Shaw Common** (Established 1899, .48 acres, Laurel Avenue, Spruce Park Road). A small early park near Fuller Brook.
- * **Sawyer Park** (Established 1912, 1.2 acres, Forest Street and Wellesley Avenue). A small early park across from Babson
- * **Peabody Park** (Established 1912, .64 acres Abbott Road and Livermore Road). A small early park near Centennial Reservation.
- * **Indian Springs Park** (Established 1909, 1.25 acres, Hillside Road). Natural area along Cochituate Aqueduct near Wellesley Farms Station with historical associations.
- * **Maugus Hill** (4.8 acres). Native American site and 19th century reservoir with dramatic vistas. Named for Algonquin Chief Maugus.
- * **Other smaller parks** Bebee Meadow, Phillips Park, Brown Park, Warren Park, Perrin Park, Warren Park

Large Municipal Parks and Other Civic Landscapes

- * **Fuller Brook Park** (Established 1899, 33.4 acres, Dover Road to Maugus Avenue).

Established to improve the drainage in flood-prone areas and create parkland near the center of Town. Linear waterway park extending along Fuller Brook. Managed as a semi-natural park and as part of Wellesley's trail system. Listed on the National Register of Historical Places in 2013, and restoration project substantially completed and invasive management plan ongoing.

- * **Morses Pond** (Acquired by Town in 1920s, 140 acres, western edge of Town between Worcester and Central Streets). Pond was the site of an ice house, Boston Ice Co. (1902-1927) which sold the property to the Town. The initial beach was developed in 1934 under a Works Progress Administration grant and opened in 1935. Pumping station built for Water Department 1937 and bathhouse in 1938. Comprehensive Management Plan developed in 2005, and implementation is underway.
- * **Centennial Reservation** (Acquired by the Town in 1980, 42 acres adjacent to the Mass Bay Community College and south of Maugus Hill). Fields, woods and a pond with vistas and rolling topography.
- * **Boulder Brook/Rocky Ledges** Boulder Brook Reservation, Kelly Memorial Park and Rocky Ledges provide a combined 64 acres of open space with a wide diversity of habitat, flora and fauna, terrain and geological features. Boulder Brook Reservation is the largest parcel and once was part of Boulder Brook Farm. Kelly Memorial Park has playing fields, tennis courts, and a sledding hill. Rocky Ledges provides a high lookout to the south, from which you can see the Wellesley College chime tower. (15 acres, north end of Town at Weston Border). Natural upland area with dramatic regional views and adjacent to Boulder Brook Reservation.
- * **Longfellow Pond/Town Forest** (145-acre site between Oakland Street and Route 9). Pond, marsh, and field located in Town Forest along Rosemary Brook. Dammed in 1815, site of 19th century mill and ice house; now used for aquifer protection and passive recreation.
- * **Carisbrooke Reservation:** This reservation has a ½ mile loop trail and contains the source of the Cold Spring Brook.
- * **Woodlawn Cemetery** (established 1880s, 39 acres, Brook Street near Great Plain Ave.) Wellesley's first large rural cemetery, privately owned.
- * **Other Cemeteries and Burial Grounds** Small cemeteries and burial grounds associated with individual churches.
- * **North 40:** The North 40 is a 46-acre undeveloped parcel of land off Weston Road that was purchased by the town from Wellesley College in December 2014.
- * **Urban Streetscapes** Wellesley's tree-lined streets and public spaces are an integral part of the scenic and historic character of the community. These include gateway avenues, such as Routes 9 and 16, scenic roads (Wellesley has designated seven scenic roads under state enabling legislation), and many small squares and triangles.

Regional Parks and Landscapes

- * **Charles River Reservation** (established 1890s, 72 acres, eastern border of Town) State-owned regional park. The Charles River forms the boundary of Wellesley on the northeast and southwest and is itself a significant cultural landscape feature. Includes the Cordingly Dam, Fyffe Footbridge, small footbridge to Newton, Hemlock Gorge and Echo Bridge.
- * **Elm Bank** (19th century estate, mostly in Dover, Washington Street near Natick line) Former Cheney estate now state-owned parkland and watershed land. Part is leased by Massachusetts Horticultural Society. Portion is listed on National Register (NRDIS 07/10/1987).^{xxxviii}
- * **Cochituate Aqueduct** (constructed 1846-48, 50-acre Town-owned portion) Built to transport drinking water from Lake Cochituate to Boston. The Aqueduct extends 5.2 miles from Route 9 near the Natick Town line through Wellesley to Newton and the Charles River. Listed on National Register as Cochituate Aqueduct Linear District (01/18/1990).
- * **Sudbury River Aqueduct** (constructed: 1876-1877, 44 acres, runs east/west through southern part of Town): Includes Waban arches at confluence of Fuller Brook and Waban Brook. Listed on National Register as Sudbury Aqueduct Linear District (NRDIS and NRTRA 01/18/1990).

Institutional Landscapes

- * **Wellesley College Campus** (established 1875, 397-acre main campus, Central Street) A scenic site that overlooks Lake Waban on land that was previously the estate of Henry Fowle Durant. The campus, although greatly expanded, still retains much of its spacious landscaped character and has been evaluated for National Registry. The Nehoiden Golf Course, which is owned by Wellesley College, abuts Fuller Brook Park to the west.

- **Dana Hall School** (established: 1881, 50 acres, Grove Street) Established 1881 as a preparatory school for Wellesley College. Abuts Fuller Brook Park at Grove Street.
- **Tenacre Country Day School** (established 1910, 14.5 acres, Grove Street) Private school initially part of Dana Hall School.
- **Babson College** (established 1923, 169.5 acres, Wellesley Avenue and Forest Street) Campus includes former Convalescent Home on Forest Street, begun in 1879 as part of Children's Hospital, provided care and fresh air for children suffering from TB and other diseases including polio. Babson campus also includes former Channing Sanitarium on Wellesley Avenue, which was a private hospital for patients with "mental and nervous ailments."
- **Massachusetts Bay Community College** (Established in 1961, 47 acres, 50 Oakland Street) The Wellesley campus is a commuter school for more than 5,000 students per term.

Wellesley Country Club (established: 1910, 137 acres, Forest Street) Site of former Town poor farm. Historic main building, which was demolished to accommodate the new club house, was the site of Wellesley's incorporation signing. Leased from the town by Country Club in 1910. Sixty-six acres became a golf course and the former almshouse became the clubhouse. A nine-hole course, two tennis courts and a croquet area were built. The property was purchased from the Town in 1921. Additional land purchased in the 1960s.

6. Community Vision

Wellesley strives to be a town recognized for its welcoming community culture and exemplary town services; respect for the environment and support for sustainability, conservation, and protection of natural, physical and historical assets.



Photo Credit: Raina McManus

A. Description of Community Visioning Process

This Open Space and Recreation Plan Update 2022 is the final product of an extensive public participation process conducted for the Town's Unified Plan and other planning exercises, including the Municipal Vulnerability Planning Process, Sustainable Mobility study, additional public meetings, and a community survey explicitly developed for the Open Space and Recreation Plan. Through the survey, forum, NRC meetings, inter-departmental collaboration, and sub-committee consultation, the views and perspectives of a broad range of the Wellesley community informed the vision and resulting overall open space and recreation goals outlined below. For a more detailed description of the Town's planning and visioning process and public participation efforts, see *Section 2. B. Planning Process and Public Participation*. To review the complete results from the 2021 Open Space and Recreation Plan Community Survey and Public Forum, see Appendix B.

B. Statement of Open Space and Recreation Goals

Informed by the previous Open Space and Recreation Plan (2015-2022), the 2017 Unified Plan, and the Open Space public forum, this update aims to improve the Town's current open space and recreation resources and identify opportunities to enhance the community's quality of life. The following points will help achieve the overall goal:

- Protect and improve the Town's natural environment for the benefit of the Town's current and future citizens;
- Protect sensitive environmental areas from potential hazards or unnecessary disruption to their ecosystems;
- Maintain sufficient natural areas so that important plant and wildlife species can be sustained;
- Preserve, protect, and acquire specific parcels of open land that are significant either because of their size or because they provide potential links to expand the existing network of open spaces;
- Protect and improve surface water and groundwater resources, and to enhance the value of Moses Pond for multiple uses (i.e., water supply, environmental protection, and recreation).
- Optimize recreational facilities to best meet the needs of the Town's residents;
- Enhance accessibility to both playgrounds and trails for young, old and disabled users;
- Classify public and private open space according to availability for use, the appropriate intensity of use, and need for critical protection of irreplaceable resources;
- Careful planning for future use of all currently undeveloped land to ensure a balance between open space and developed lands;
- Connect parks, playing fields, and other public and publicly accessible lands with walkways and bikeways to create a network of parks and open space within Wellesley and neighboring towns; and
- Provide optimum indoor and outdoor multi-purpose parks and recreational lands and facilities.

7. Analysis of Needs

Wellesley is fortunate to have a wide range of natural and recreational resources. Due to many citizens' long-term generosity and diligent work, several large tracts of woods, fields, wetlands, streams, and hills provide a variety of wildlife habitats and environments for Wellesley residents to enjoy. Tree-lined streets and an extensive parks and trails system offer a scenic respite from overall urban growth in the Boston MetroWest area. In addition, playing fields and playgrounds, several with newly built facilities, provide improved opportunities for play and team sports. If

Wellesley continues to benefit from these, its officials and citizens need to be vigilant in protecting and enhancing these resources for a growing and changing population. Section 7 (presents an) updated analysis of these needs.

The Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2017 notes that "demographic factors must be incorporated into outdoor recreation planning. People's national origins can help determine what recreational pursuits they desire. For example, the aging of our population may require a shift in recreational amenities to those that are passive rather than active. Residents who do not earn as much as others may be more dependent upon public recreational amenities as they may not be able to afford private facilities or equipment". One in seven Massachusetts households has a member of the household with a disability that restricts his or her ability to use outdoor recreation areas and facilities.

Results from the Open Space and Recreation Survey

A. Methods of Analysis

Several methods are commonly used to evaluate the supply of - and demand for - open space and recreational facilities. In this section, the following three methods are applied:

- Comparison with other communities: Wellesley's protected open space is compared with open space in two comparable communities.
- Comparison of existing facilities with state and national standards: The number of specific recreational facilities in Wellesley is compared to standards outlined in the *Statewide Comprehensive Outdoor Recreation Plan* and other criteria developed by the National Recreation Association, and to a more detailed methodology for determining regional supply and demand published in the Massachusetts Department of Conservation and Recreation.
- Assessment of need by Town boards and officials: Several specific recreational facility needs are identified, based on the expertise and experience of the Town's Recreation Commission staff.
- Survey Results: As noted in Appendix B, the Open Space and Recreation Survey was distributed to local organizations, with enhanced outreach efforts directed towards the two census districts outlined in Map 2.

B. Summary of Resource Protection Needs

Wellesley's major resource protection needs stem from the fact that the Town and its neighboring communities are substantially built up. Consequently, remaining development must occur on land that is marginal for building because of soils, topography, or location relative to sensitive resources. The urbanization of Wellesley's watersheds means that the Town's ponds and streams are susceptible to water quality degradation, and ongoing development further encroaches onto wetland resources. The potential for erosion from development on steep slopes in several areas further exacerbates the issue. The Town needs to address this concern through various approaches, including regulations, infrastructure, and acquisition.

Morses Pond merits particular attention because it provides water supply and recreation functions for the Town. The pond is under pressure from development in the immediate area (dense

residential neighborhoods along the shore and Route 9 just to the north) and throughout its watershed. The Town is engaged in ongoing watershed and in-lake management programs to maintain and improve the water quality of the pond and has recently launched a two-million-dollar Morses Pond Management Program led by the NRC.

Based on the Town's past Open Space and Recreation Plans, the Wellesley Unified Plan, public input, resource protection, and enhancement needs will continue to be a priority over the next seven years in two general categories: water and land. Sections C and D present the needs expressed in the 2022 OSRP residents' survey, an OSRP public forum held in December 2021, and the many public meetings held since the last Wellesley Open Space and Recreation Plan was published.

C. Water Resource Needs

Wellesley's water resources include streams, wetlands, ponds, and one river: the Charles. The underlying springs and aquifers provide the people of Wellesley with drinking water, while the surface waters provide wildlife habitat, recreation, and beautiful vistas that change with the seasons.

The federal Clean Water Act and Safe Drinking Water Act, the state Wetlands Protection Act (MGL c.131§407), and the Town's Wetlands Protection Bylaw (Article 44) provide a statutory infrastructure to protect most of Wellesley's water resources from degradation due to normal development. The current development pressures impact many water resources through runoff from increased impervious surfaces, newly graded landscapes, and pollution from pesticides, herbicides, and fertilizers. Wellesley's water resource needs are as follows:

Reduce overlapping jurisdiction between the Watershed Protection District zoning overlay, the Water Supply District zoning overlay, and the Wetlands Protection Bylaw. As Wellesley's bylaws have grown over time, overlap has developed between its three major water protection laws. These laws should be reviewed to eliminate confusion and needless intersections in the permitting process.

Promote awareness of the environmental damage caused by stormwater runoff and increased impervious surfaces and regulate development to minimize pollution impacts. Wellesley's experiences with redevelopment and its location in regional watersheds make it essential for the Town to regulate stormwater issues. As new residential properties increase impervious surface areas on lots, the Town will see an increase in runoff and pollutants. The Town must provide regulations that place adequate restrictions on non-point source pollution. For example, in some communities, the local wetlands bylaw promotes the use of native vegetation and the elimination of lawns on the shores and banks of water bodies and near wetlands. In addition, Wellesley must also consider how regional development creates additional water quality issues. Current laws must be re-evaluated frequently to ensure that their provisions promote acceptable local and regional water quality levels.

Reduce non-point source pollution in water bodies from regional activities in upstream communities, particularly in the watershed area bordering Morses Pond. Non-point source pollution reduction could be achieved through educational outreach to residents of Weston and other neighboring communities. The result could be reductions in fertilizers and chemical herbicides that would lower phosphorous and other nutrient levels, resulting in better water quality.

Protect surface and groundwater quantity and quality by protecting wells, aquifers,

watersheds, and groundwater recharge areas. High priority should be given to protection and possible acquisition of forested or vegetated lands that can provide increased filtration for the seven Town drinking water wells that draw from two alluvial aquifers under Moses Pond and Rosemary Brook. The Rosemary Brook Aquifer has been affected by groundwater pollution in Needham (see Section 4). At the same time, the Waban Aquifer underneath Moses Pond is subject to contamination from many development activities along Route 9.

Continue public awareness campaigns to alert Wellesley residents to the harmful effects of non-point source pollution. Produce educational materials and sponsor campaigns that provide information on the local and regional impacts of the overuse of pesticides, herbicides, and chemical fertilizers on private properties. Also include alternative solutions.

Increase water conservation. The current popularity of lush green lawns should prompt increased educational efforts on water conservation throughout the year. Many residents are concerned that much of their local drinking water is being pumped as wastewater out to Deer Island. They need to be shown systems, like low-impact cisterns and rain barrels, which can collect rainwater for use on their landscapes. Articles in the local press on Town and DPW conservation efforts, such as outdoor watering bans, and the installation of low-flow showers and toilets, need to be part of any education effort.

Restore and manage ponds to reduce the effects of development and eutrophication. Wellesley has embarked on an aggressive program of pond restoration and management. Several smaller ponds have already been restored, but all will require ongoing monitoring and management. Moses Pond is the Town's most important pond because of its multiple functions: as a source for recreation, wildlife habitat, and drinking water through its adjacent deep aquifer wells. Town officials should continue to work closely with citizens' groups, such as the Friends of Moses Pond, to improve the pond's environment.

Strengthen and increase the protection of vegetated buffer zones. Stream corridors, ponds, and wetlands can sustain more diverse wildlife and generate better water quality when a mix of woody vegetation, especially tall canopy trees, grows at its edges. Whether on private or public land, invasive plant removals should be encouraged in all affected areas, especially on wooded shorelines.

Support watershed efforts to restore fish passage to the Charles River. Currently, only small numbers of adult shad are observed in the river each year. The Charles River should support a large, viable shad population of up to 30,000 adult fish, based on the Charles River Watershed Association's (CRWA) target fish community work, which considers historical fish records in the Basin. The collaborative restoration project seeks to increase the number of shad to this target population over the next decade.

Support improved environmental conditions in the Charles River and its tributaries. The Town should continue to work with state regulators, developers, and CRWA on various legal and technical mechanisms to improve flow conditions in the river, thereby promoting a shift in the fish population to represent one found in a more natural riverine system. Assessment of the Finlay, Cordingly, and Circular dams will contribute to that process.^{xxxix}

D. Land Resource Needs

The key to better watershed protection and water quality improvement in Wellesley is protecting vegetated land and encouraging environmentally sensitive and responsible developmental land use. It is essential to use all available planning tools to preserve remaining pervious and green lands.

Preserve open space parcels that are significant because of their size or location. The Town needs to be poised to acquire significant remaining parcels that may come up for sale or change of usage by assessing their natural resource value as wetlands, wildlife habitats, and recreational assets.

Continue to identify important open space properties and work with property owners to obtain conservation restrictions. The NRC should continue to seek donations of conservation restrictions from owners of undeveloped land, particularly where this land links to existing protected land, either in Wellesley or its bordering towns. Although some properties may be more readily restricted to conservation through bequests or gifts, it is important to identify critical open space properties, especially where parcels could provide strategic links for the Town's trail system.

Continue to protect and enhance the Public Shade Tree Program by providing adequate funding for planting new trees throughout the Town. Wellesley's "urban forest" includes trees in parks, the Town Forest, and the canopy of trees along Town streets and on other public lands. Continued funding of the Public Tree Replacement Program is needed to ensure maintenance of the Town's public trees by an annual appropriation of approximately \$30,000 a year from Town Meeting. Trees are lost each year due to disease, age, storms, and construction. Wellesley's recently implemented database inventory, "Tree Keeper," reveals the need for 60 to 100 new and replacement trees to be planted on public land each year. In recognition of its effective urban forestry management program, Wellesley is the first Massachusetts community to receive a 25-year Tree City USA Award from the National Arbor Day Foundation.

Protect and monitor linked habitat for wildlife along the Town's stream corridors and trail systems. Funding for the maintenance of these corridors and systems will be needed. In addition, outreach and education, plus cooperation with volunteer groups, will be necessary to fulfill this need.

Ensure that watershed protections are provided in the Town's zoning bylaws. Although Wellesley has bylaws that protect watershed and wetland areas, these regulations may need to be updated as regional growth continues. In addition, bylaws can be amended to more finely regulate vegetation removal, drainage, and grading of development lots.

E. Summary of Community Needs

"Community Needs" are those needs applying to direct public uses of open lands for recreation. **Passive Recreation** focuses on Wellesley's conservation areas, trail systems, and ponds for this analysis. Active **Open Space** will examine areas such as athletic complexes, playing fields, playgrounds, and tot lots. As with natural resources, recreational open spaces also provide a backbone to the health and well-being of the community, but their design and maintenance must also accommodate a wide variety of users and their many cars without degradation of the natural resources. This section also includes an analysis of the facilities from an accessibility point of view, with reference to the Americans with Disabilities Act inventory, found in Appendix A.

Balancing Passive and Active Open Space

Wellesley faces the challenge of preserving, expanding, and maintaining open space for passive uses, water quality, and wildlife habitat, while meeting increasing requests for active recreational space. Although demand for park facilities and programs may grow, the Town will have to weigh this demand against the environmental benefits of passive open spaces.

Trends in Recreational Tastes and Participation

The past decade has seen a change in Americans' recreational and open space tastes. Sports activities have expanded from traditional American sports like baseball and football to include soccer, lacrosse, softball, and field hockey, among other sports. In addition, many more children are participating in multiple athletic activities at earlier ages, and several sports have become multi-seasonal. Additionally, more adults are participating in league play. People of all ages have become more interested in outdoor activities such as disc golf, kayaking, stand-up paddleboarding, and fitness trails. The demand for passive recreational activities has also grown.

Moreover, bikeways, trails, and greenways provide exercise opportunities in natural open spaces and provide alternative forms of transportation that reduce dependency on cars. All these trends have affected Wellesley's recreational programs. For example, the Wellesley Recreation Commission anticipates an increased demand for active playing fields in all sports seasons and for passive recreation areas for the 2022-2029 period.

Table 9: Youth and Older Adult Population Growth, 2010-2020 (Source – US Census)

Population Group	2010 Total	2020	% Increase
Under 5	1,570	1,547	-1.5
5-9	2,272	1,957	-14.9
10-14	2,380	2,699	13.4
15-19	3,145	4,089	30.0
Total Children	9,367	10,292	9.8
Population Group	2010 Total	2020	% Increase
45-54	4,301	4,536	5.5
55-59	1,713	1,637	-4.5
60-64	1,564	1,428	-8.7
65 and over	3,865	5,735	48.4
Total Adults	11,443	13,336	16.5

F. Passive Open Space Needs

Background

Wellesley's passive open space needs center on protection and expansion of open space areas. The amount of unprotected open space (1,187 acres) and at risk of conversion to other uses pose a significant challenge to Wellesley's future open space. Much of the unprotected open space in Wellesley is in private ownership, and the possibility exists that this land could be developed as

part of college expansion plans. The landscaped grounds of Wellesley College, Massachusetts Bay Community College, Wellesley Country Club and Babson College currently contribute to the green infrastructure of the Town. However, nothing guarantees that this open space will be preserved. In addition, the forest and agricultural land that falls under the MGL c. 61 programs (388 acres) has no preservation guarantee. If an owner chooses to discontinue participation in the tax abatement program, his or her acreage will no longer be protected from development. Although the Town of Wellesley has the right of first refusal on some of these properties once they emerge from tax abatement programs, land costs are very high; it may be difficult for the Town to act quickly enough to protect the land when it goes on the market. The Select Board, Planning Board, and Wellesley Housing Development Corporation worked collaboratively to produce a five-year (5) Housing Production Plan.

As shown in Table 10, Centennial Reservation, with 42 acres, is considered by many residents to be the pre-eminent open space in Wellesley, as it provides scenic views of Wellesley and the neighboring Town of Needham and beyond to Blue Hills. Fuller Brook Park, the first park in Wellesley, was acquired over several decades starting in 1899 and restored in 2014. Boulder Brook Reservation has a varied landscape over 30 acres in size. Other publicly owned passive recreation land includes a 27.5-mile system of trails, nature conservancies, and ponds. Residents also have access to institutionally owned open spaces at local colleges, ensuring the maintenance and protection of these spaces requires vigilance.

Enact mandatory cluster zoning to maximize open space preservation and allow limited development if these properties cannot be fully protected. Cluster zoning would ensure that a significant portion of the developed parcel remains private open space. This type of zoning would prevent a project from occupying the entire lot. Instead, structures and paved areas would be grouped at a higher density on one portion of the property, thus leaving part of the property as open space. In addition, the Planning Board should require that the Town's open space goals are considered when reviewing site plans and should encourage developers to use low-impact design strategies on these parcels.

Develop a strategy for placing conservation restrictions on Town-owned parks and conservation land. Because of the time and expense involved in drafting and securing conservation restrictions, the NRC should develop a strategy focused on lands that might be most vulnerable. Much of the Town-owned open space is protected under Article 97 of the Massachusetts Constitution but could be converted to other uses through Town Meeting and legislative action.

Protect remaining historic landscapes. Identify, preserve, and protect scenic and historically significant landscapes throughout the Town. Currently, only Elm Park/Isaac Sprague Memorial Tower (also known as "Clocktower Park") and Fuller Brook Park are protected.

Establish and maintain relationships with Massachusetts Bay Community College, Babson College, and Wellesley College. The NRC needs to continue to work with these institutions to monitor any changes in the use of each institution's current open space properties.

Expand ADA accessibility to Town-owned open space and recreational resources. The need for expanded access to the Town's open space and recreational resources, including ADA parking spaces, was identified at Fuller Brook Park, the most heavily used Town park due to its central location and paved pathway. Construction of ADA accessible pathways and parking is being installed in Fuller Brook Park

Table 10: Public Passive Open Space and Ponds in Wellesley

Name	Location	Acres	Land Status	Facilities/Activities
RESERVATIONS & CONSERVATION				
Boulder Brook Reservation	Westgate Rd.	31.16	Conservation	Trails/Walking
Carisbrooke Reservation	Glen Brook Rd.	10.5	Conservation	Trails/Walking
Centennial Reservation	Oakland Street	41.94	Conservation	Meadows, pond, hiking trails, cross-country skiing
Town Forest	Oakland St., off Rte. 9	62.3	Conservation	hiking trails, and cross-country skiing, well protection
Overbrook Reservation	Rt. 9 & Weston Rd.	10.29	Conservation	N/A
Rocky Ledges	Meadowbrook Road	15.53	Conservation	Trails/Walking
PATHS				
Caroline Brook Path	Hunnewell Field to Maugus Avenue	11.81	Park	Walking, jogging
Cochituate Aqueduct	Rte. 9 at Natick Line to Weston Rd. Woodlawn Ave to Charles River	54.59	Municipal	Hiking, x-c skiing
Fuller Brook Path	Dover Rd. to State Street	33.40	Park	Walking, jogging, X-C skiing
PONDS				
Abbott Pond	Fox Hill Road	1.7	Parkland	Bird watching, fishing
Bezanson Pond	Centennial Reservation	.7	Conservation	Nature study, habitat, skating
Duck Pond	Washington St at Town Hall	2.5	Parkland	Fowl habitat, bird watching
Longfellow Pond	Oakland Street	24	Conservation	Fishing
Morses Pond	Turner Road	103	Parkland	Bird watching, fishing, swimming, kayaking
Reeds Pond	Woodside Avenue	10.73	Parkland	Habitat, bird watching, walking
Rockridge Pond	Hundreds Circle	2	Parkland	Habitat, walking, skating
Skating Pond	State Street	1.28	Parkland	Habitat, walking, skating

Station Pond	Croton Street	1.65	Parkland	Habitat, walking, skating
North 40	Turner Road	46	Municipal Land	Habitat, multi-use trails

Source: NRC Open Space Inventory, 2007.

Enhance pedestrian and bike access to the Charles River. Protect open space on Town's Right-of-Way adjacent to the new 27 Washington Street mixed-use development project.

This public Right-of-Way parcel lies along an old railroad bed and bridge adjacent to the private mixed-use development. The developer, National Development Inc., granted a Conservation Restriction to the NRC along the riverfront, which connects to the Right of Way. Recently completed pedestrian enhancements improved this connection to the river from Washington Street, although ongoing maintenance is needed. Cooperative arrangements with the State DCR, the developer, and the Towns of Wellesley and Newton were secured so that this link and former railroad bridge across the Charles River remains a safe and accessible pedestrian and bicycle bridge connecting the two towns.

Pursue greater connectivity of open spaces on a local and regional level. Wellesley's trail system provides excellent links among some of the Town's open spaces. Together with its Trails Committee, the NRC needs to create additional inter-town connections for its open spaces and will continue to work with the Metropolitan Area Planning Council, MetroWest Regional Collaborative and the Town of Natick, Weston and Newton to prioritize efforts to increase connectivity of open spaces on a local and regional level.

Strengthen linkages that expand and enhance the trail, pedestrian, and bicycle system connecting open space and recreational resources throughout the Town. In 1938, the "Brook Path" (Fuller Brook Park) was severed in two (the Caroline and Fuller Brook Paths) due to the construction of Wellesley High School. This vital link was restored, and the footpath improved as part of the Fuller Brook Park Preservation Project, which began implementation in the fall of 2014, and was completed in late 2017.

Maintain and create pedestrian linkages between open space areas and high-use locations. The Town needs to continue to create safe and accessible passages between its open spaces and popular destinations such as the library, stores, and train stations. Pedestrian linkages promote the safe use of Wellesley's open spaces, discourage car usage, and serve as wildlife corridors between habitats. Although several natural corridors exist, such as the "Brook Path" and the Cochituate and Sudbury Aqueducts, the Planning Board and NRC continue to look for opportunities to link all open spaces throughout the Town and the surrounding region. The Town needs to commit sufficient resources to procure and maintain these important linkage parcels whenever possible.

Strengthen and expand Wellesley's Trails System. Wellesley's trails system provides woodland hiking routes in conservation and park areas. These paths link different parts of Wellesley through its open spaces and, in some segments, on-street routes. For example, the Fuller Brook Park path is the most heavily used trail due to its location near schools, the main library, shopping areas, and municipal buildings. The Crosstown Trail connects the Morses Pond

area to the Charles River. The Trails Committee and the NRC prioritized the creation of more water access routes in Wellesley by extending the Charles River Trail at the Wellesley Office Park to Rt-9 and creating more trail linkages with neighboring towns. The Committee maintains the trails, twenty directional map houses, and a website with trail information. It sponsors eight walks in the spring and fall that attract many participants and provides many volunteer opportunities each year for Boy Scout and Girl Scout projects associated with trail improvements.

Continue to expand the trails system through conservation restrictions. The Trails Committee should determine whether trails are appropriate for the town's land through donations or purchases. Paths across small parcels may link with the greater trail system and provide residents with new passive open space opportunities. The NRC will continue to work with property owners to secure conservation restrictions on parcels that offer strategic links to the trails system.

Table 11: Wellesley's Major Trail System (Marked Trails)

Trail Name	Location of Trailhead	Length of Trail
Beard Trail	Beard Way off Grove Street	1.1 miles
Boulder Brook Reservation Trail	Parking lot on Elmwood Road at Kelly Memorial Park	1.0 miles
Fuller Brook Path	Maugus Avenue	2.3 miles
Carisbrooke Reservation Trail	End of Glen Brook Road	0.5 miles
Centennial Reservation Trail	Centennial Reservation lot off Oakland St.	1.7 miles
Charles River Path	Washington Street at Charles River	3.2 miles
Crosstown Trail	Cochituate Aqueduct, Route 9	5.9 miles
Esker Trail	Longfellow Pond parking lot, Oakland St.	0.8 miles
Guernsey Path	Winding River Road parking area	2.2 miles
Longfellow Pond Trail	Longfellow Pond parking lot, Oakland St.	0.8 miles
Morses Pond Trail	Turner Road and Crosstown Trail	1.2 miles
North 40 Trail	Turner Road near Weston Rd.	.9 miles
Rockridge Pond Trail	Parking area off Hundreds Circle	0.4 miles
Sudbury Aqueduct Trail	Waban Arches	4.6 miles
WCLT Guernsey Sanctuary Trail	Winding River Rd parking area	0.6 miles
TOTAL Length		27.5 miles

Curb dog waste on trails and near environmentally sensitive areas. There has been a marked increase in dog waste in the Town's open spaces, despite the Town's efforts to stock dog waste bags in many locations. Trails Committee members note that bags have been often filled and tossed aside rather than deposited in one of the special receptacles. In areas such as the Town Forest, Morses, and Longfellow Ponds, where land surrounds a drinking water source, clear signage and systematic enforcement efforts are needed to stop this practice. Increased efforts are required to educate users on the importance of cleaning up after themselves and their dogs at all of Wellesley's passive recreation areas.

Increase Open Space. In many areas, Wellesley gives the impression of a town with substantial open space. However, so much of the total area is in private ownership by either large institutions or families. As a result, compared to some other suburban Boston communities, Wellesley has a relatively small amount of publicly owned or protected open space and recreational facilities in proportion to its population. Tables 9 and 10 compare Wellesley to Concord and Lexington in protected open and recreational land.

Table 12: Open Space Comparison in Acres

Type of open Space	Concord	Lexington	Wellesley
Conservation/Parkland	1,363	1,080	552
Other Municipal Space (Schools, water supply, library, garden, etc.)	2,376	738	186
Chapter 61A & B	1,760	285	388.2
Conservation Restrictions	1,500	148	200
State	123	7	7
Federal	664	215	7
Non-Profits/Private Schools	1,355	35	1,272
Total	9,141	2,508	2,756
Excluding State/Federal	8,354	2,286	2,465

As Table 12 indicates, after subtracting the significant federal and state-owned acreage from the total of open and recreational land in Concord and Lexington, Concord has a higher acreage count of open space than Wellesley does. As shown on Table 13, Concord and Lexington are both significantly larger in total area and have higher ratios of protected space to total area than Wellesley.

Table 13: Comparison to Comparable Communities

Area and Population Ratios	Concord	Lexington	Wellesley
Total Open Space (active and passive)	9,141	2,501	2,632
Excluding State/Federal	8,374	2,286	2,349
Total area (square miles)	24.96	16.48	10.35
Ratio of Open Space to Town Total Area (acres per square mile)	370	151.8	226
Excluding State/MDC/Federal	339	138.7	159
Total Populations - 2000 Census	17,076	28,974	26,613
Population Density (persons/acre of open space)	1.8	2.7	11.7
Ratio of Open Space to Population (Acres per 1,000 residents)	542.5	86.3	83.9
Excluding State/Federal	295.7	78.9	0

G. Active Recreational Open Space Needs

Wellesley has numerous programs for all age groups. Over the last 10 years participation in recreational sports has increased among children and adults in the Town. The recreational programs are supported by Wellesley's Recreation Program and include sports and activities such as summer day camp, cooking, language, music, dance, science, exercise, art, and personal enrichment classes for all ages. All classes are self-supporting, with fees paid by the participants. Between 2012 and 2017, the number of people participating annually in Recreation Department programs ranged from 6,648 to 7,592. Between 2012 and 2017, an annual average of 7,279 people participated in Recreation Department Programs.

In addition, Morses Pond Beach has approximately 24,000 users per year. An average of 28,014 users visits Morses Pond Beach annually between 2011 and 2017. Local sports leagues, such as youth soccer, lacrosse, and baseball, also use Wellesley's fields and contribute \$30 per person for field maintenance costs.

Background: Comparison with Regional and National Standards

Recreation and open space standards provide a way to measure the adequacy of a community's park system. Standards set uniform criteria for the amount, size, and service radii of recreation and open space areas. By applying standards, a community can assess its current recreation and open space inventory and determine future needs. Standards, however, should remain as ideals to be attained and not necessarily strict rules to follow. They are most useful as flexible guides for

communities to plan, acquire, and develop recreation and open space lands.

The standard to measure how much open space and recreation land there should be in a town varies considerably from community to community. The best known and most popular method is to use a population ratio (acres of park land per thousand population, see Table 13). This method assumes that the need for open space grows in direct proportion to the Town's population. It does not take into consideration other demographic factors such as wealth, income, or population density.

Standards and guidelines for recreation and open space areas have been developed by the National Recreation and Park Association (NRPA) and other organizations and individual communities. The national standards set by NRPA can serve as benchmarks for planning; however, because of the differences among respective communities, it is often necessary to use these standards as guides to develop criteria for a specific community based on its geographic, cultural, climatic, and socioeconomic characteristics.

Table 14: Suggested Recreation Standards for Parks and Playgrounds

Facility Type	National Standard	Existing in Wellesley	Standard Based on Wellesley's Projected 2015 Population	Standard Based on Wellesley's Projected 2022 Population	Increase Needed to Meet National Standard
Playgrounds	1 per 2,000 persons	11 playgrounds on 33 acres	39 acres		6 acres
Neighborhood Parks (0- 40 acres)	2 acres per 1,000 persons		52 acres		0
Playing fields	1.5 acres per 800 persons	6 fields = 60 acres	49		0
Community Parks (40 plus acres)	3.5 acres per 1,000 persons	314 a	91		0
Major Parks (500 acres +)	15 acres per 1,000 persons	0	390		390
Baseball Fields	1 per 10,000 adults; 1 per 6,000 youth	8	17		9
Trails	1 mile per 4,000 persons	46	26		0
Tennis Courts	1 per 2,000 persons	16	17		1
Soccer Fields	1 per 4,000 persons	4	6		2
Football Fields	1 per 10,000 persons	1 stadium	2		1
Water sports, rowing, fishing	1 lake/river per 25,000 persons	2 lakes, 1 river	0		0
Picnic Areas	1 per 2,000 persons		104		NA

* *Note that per NRPA, no current standards exist, and these prior standards were used purely for reference*

Work with institutional partners to provide additional recreational facilities. Three large institutions own most of the remaining unprotected open space in Wellesley. Babson College, Massachusetts Bay Community College, and Wellesley College may build on and develop their open spaces as part of expansions. Good communication is needed to learn development plans early enough to negotiate options to protect or purchase their open space. Dialogue should be continued with the Colleges and the Massachusetts Board of Higher Education.

Continue to encourage cooperation with surrounding towns for shared public recreational facilities. Wellesley residents enjoy access to regional public recreational facilities in surrounding communities such as the Leo J. Martin Memorial Golf Course in Weston and the Elm Bank playing fields in Natick and Dover. Elm Bank is owned and managed by the MA Dept. of Conservation and Recreation. In addition, there are numerous private recreational facilities not included in these lists.

Continue to encourage cooperation with local institutions to share private recreation facilities. COVID-19 has limited access to several of the local school facilities. Wellesley's private recreation opportunities include memberships at local clubs such as the Wellesley Country Club, which features an 18-hole golf course, a swimming pool, and tennis and paddle tennis courts. In addition, the sports complex at Dana Hall School may open to the public on a fee-per-use basis. User fees for these private facilities are generally expensive, and no low-cost private recreational facility exists in Town. Babson College's playing fields, skating rink, tennis courts, and swimming pools are available to the public or organizations in varying degrees, as are the pools at Wellesley College.

Plan for future recreation facilities using State and Federal standards. The number and type of recreational facilities in Wellesley should be determined (at least in part) in comparison to standards developed by the National Recreation and Park Association (<https://www.nrpa.org/>). In addition, we have reviewed current Massachusetts Statewide Comprehensive Outdoor Recreation Plan SCORP standards and agree that similar needs exist for children and elderly park visitors in Wellesley. Goals outlined in the SCORP mirror goals for Wellesley. Wellesley's Trails committee has worked hard to establish a well-defined and well-maintained Trails system throughout the Town and continues to explore connections to regional trails. Furthermore, Wellesley shares the SCORP goal of increasing the availability of Water-based recreation as the Town continues to manage Moses pond for swimming, fishing and boating, and has begun feasibility for a renovated public beach. Finally, the Town is regularly evaluating the parkland to "develop amenities supported by neighborhood parks, such as playgrounds, (off-leash dog hours), and community gardens.

Table 15: Public Recreation Facilities & Active Open Space

Site Name	Location	Facilities	Acres
TOWN PLAYGROUNDS, TOT LOTS & SWIMMING AREA			
McKinnon Park	Fisher Ave.	Open parkland, mowed lawn	3.91
Morses Pond	Turner Rd.	Beach, bathhouse, docks	4.96

Morton Park	Washington St.	Open Park land, mowed lawn	5.5
Ouellet Park	Cedar St.	Playground, Little League baseball, basketball court, picnic tables, parkland	.83
Perrin Park	Thomas Rd.	Little League baseball, Lacrosse/Soccer field, basketball court	5.8
Phillips Park	Off Maugus Rd.	Playground, Little League field, basketball court, picnic tables, parkland	1.1
Peabody Parks	Abbott Rd.	Open Park land, mowed lawn	.64
Shaw Common	Laurel Ave.	Open park land, mowed lawn	.48
Skating Pond	State St.	Skating, fishing	
Simons Park	Washington St.	Open parkland, mowed lawn, benches, paths	4.5
Warren Playground	90 Washington St. at Walnut St.	Small baseball diamond, 2 playgrounds, basketball court, picnic benches, paved walking paths, open parkland, sledding hills	4.02
SCHOOL PLAYGROUNDS & PLAYING FIELDS			
Bates School	Kelly Memorial Pk.	School playground, tot lot, Basketball courts	29.1
Brown Park	Colburn Rd.	Playground, Little League field, picnic tables, benches, walking path	3.4
Fiske School	Hastings Rd.	Playground, basketball court, baseball field	4.2
Hardy School	Weston Rd.	Playground	6.1
Hunnewell School	Cameron St.	Basketball court, lacrosse/soccer field, paved path, Tot Lot, Little League field	5
Schofield School	Cedar St.	Playground, playing field, 2 tennis courts	12.9
Sprague School	Oak St.	Playing fields, playground	27.7
Upham School	Lowell Rd.	Playground, playing field, little league	11.96
Wellesley HS / Hunnewell Field	Rice St. & Washington St.	Football stands, Football, Lacrosse, Soccer field, practice football, softball	49.1
Wellesley Middle School	Kingsbury St.	4 tennis courts, 1 basketball court, playing fields, intermediate baseball diamond (track?)	5.7
Abbott Pond	Fox Hill Road	Passive Use	4
Beebe Meadow	Cartwright & Kenilworth	Paved & natural paths, bird watching	6.77

	Roads		
Fuller Brook Park	Dover Road to State Street	Walking, jogging, and cross-country skiing	45.21
Central Park	Wellesley Square	Paths, Station Oak, benches, parking	1.51
Clocktower Park	Washington Street	Picnic tables, gardens, clock tower, labyrinth path	1.34
Devil's Slide	6 Greenwood Road	Passive use	.45
Hunnewell Park	Wellesley Square, Town Hall	Arboretum, picnic tables, benches, and duck pond (is this Duck Pond)	12.72
Indian Springs Park	The Waterway	Pocket Park	2.73
Morton Park	Washington Street	Passive use, mowed lawn	2.06
Peabody Park (East & West)	Abbott Road & Livermore Road	Neighborhood use	.65
Rockridge Pond	Off Hundreds Road	Fishing and ice-skating	5.12
Sawyer Park	Forest & Wellesley Avenues	Habitat, bird watching	1.64
Shaw Common	Laurel Avenue	Neighborhood use	.48
Simons Park	Washington & Brook	Passive use, mowed lawn	3.77

Conduct a collaborative recreational needs assessment between the Natural Resources Commission and the Recreation Department and use the results to inform future decisions made by Town departments and commissions. Conduct assessments of existing recreation facilities (active and passive) the impacts and determine future recreation needs based on population projections and current demands. A current inventory can inform management and aid the Planning Board and Select Board in understanding Wellesley's short- and long-term open space and recreation needs and inform planning and town-wide budgeting.

Establish outdoor recreational facility needs. Specific facility needs have been identified based on the expertise of the Town's Recreation Department staff and the playing fields task force.

- Evaluate the contribution of fees to maintenance and increase fees assessed to local sports leagues for the use of the Town's playing fields if appropriate.
- Where appropriate, add lighting to recreational facilities to extend the hours of use.

- Continue to investigate the use of local institutional facilities for Town programs.

In a 2019 study performed by the Playing Fields Task Force, the results outline the following key points:

Field Usage Analysis

Over the years, the number of sports activities and participants has grown in Wellesley, while the number of athletic fields available to support activities has not. Participation in two of the four major sports that require rectangular fields has grown meaningfully over the past six years.

What is not captured by the number of teams is the frequency of practices and games. Youth sports (except for football which has 3 practices, 1 scrimmage if possible, and 1 game per week) tend to have a practice or game event on 2 or 3 days per week on average (1 or 2 practices and 1 game). As school sports typically have a 5 day per week schedule, the number of teams does not correlate equally with the amount of field time needed by the respective school and youth sports.

In addition to the regularly scheduled practices and games of youth and school sports, there are several groups that pay user fees, including Recreation programming and other third parties that host a variety of camps, clinics, and games on the playing fields throughout the year on a space-available basis. Unfortunately, the lack of available field time does have a dampening effect on adding additional programs that require rectangular fields. As an example, Recreation would like to create afterschool programs (e.g., flag football) close to the middle school. They need rectangular fields but cannot offer the program due to the lack of field availability. Additionally, the youth field hockey program must use space at Wellesley College due to the lack of available town field space.

The field shortage issue is particularly acute in spring when many teams are vying for the same field space. In the spring, 200 teams require rectangular fields, and 183 teams need rectangular fields in the fall.

Due to the existing shortage of adequate rectangular athletic field space in Town, Wellesley United Soccer Club (WUSC – youth soccer) leases two fields at Elm Bank Reservation to accommodate all their teams. While WUSC has been able to rent fields at Elm Bank Reservation, the State of Massachusetts owns the land, and there are no guarantees that fields at Elm Bank Reservation will continue to be available for use in the future.

Regulation Rectangular Field Size Requirements

- High School Soccer Field – 60-80 yds. wide by 110-120 yds long
- High School Lacrosse Field – 60 yds. wide by 110 yds. long
- High School Field Hockey Field – 60 yds. wide by 100 yds. long
- High School Football Field – 53½ yds. wide by 120 yds. long

Maintenance

The DPW's Park and Tree Division maintains the grass and turf fields. Grass field maintenance

typically includes mowing, fertilization, irrigation, cultivation, weed control, over-seeding, controlling field use, and controlling pests like insects or diseases when necessary. Turf field maintenance primarily involves infill maintenance.

Due to the current level of sports participation and the shortage of available fields, particularly for the youth soccer program, tremendous stress has been put on many of the existing fields from overuse (e.g., high school stadium field, Hunnewell Multi-Purpose Field, Sprague Field 1, Sprague Field 4). However, the high demand for these fields makes it difficult to "rest" the fields during ideal growing seasons (fall and spring). This overuse can degrade the surface quality with the development of unstable, loose, or uneven areas leading to divots and potholes, resulting in twisting or trip hazards that could cause injury to the participants. Playing Field Use from 2014 study is outlined below in Table 16. A Field Utilization and Optimization study is currently underway, which will help to update this information.

There are several options that could add additional field use, but have environmental, permitting and site sensitivity issues:

1. **Hunnewell Track and Field** – Converting this field to a synthetic turf field increased the utilization of this field. Adding lights to this field would increase the number of available field hours, thus reducing the number of new fields needed.
2. **Sprague Fields Usage** – Increasing the number of available field hours for the two synthetic turf fields at Sprague could be achieved with the addition of lights, thus reducing the number of new fields needed.

Table 16: Wellesley Playing Field Use

Rectangular Fields	Season	# Teams 2008	# Teams 2014	Variance
Youth Lacrosse	Spring	24	34	10
Youth Soccer	Spring	160	160	0
	Fall	130	160	30
Youth Football	Fall	2	5	3
School Lacrosse	Spring	6	6	0
School Field Hockey	Fall	5	5	0
School Football	Fall	4	4	0
School Soccer	Fall	9	9	0
TOTAL		340	383	43
Diamond Fields				
Youth Baseball	Summer	22	21	-1
Youth Baseball/Softball	Spring	133	98	-35
Youth Baseball	Fall	35	27	-8
School Baseball	Spring	4	4	0
School Softball	Spring	4	4	0
Adult Co-ed Softball	Spring/Summer	4	0	-4
Men's Slow-Pitch Softball	Spring/Summer	8	7	-1

	TOTAL	210	161	-49
Other Fields				
Youth Track and Field	Summer	0	1	1
School Track and Field	Spring	4	4	0
School Cross Country	Fall	4	4	0
	TOTAL	8	9	1

H. Summary of Management Needs

1. History of Open Space Management in Wellesley

The Park Commission was one of Wellesley's earliest boards. The Commission was assisted by Town residents who joined a national trend of forming Village Improvement Societies in the early 1900s. They campaigned to purchase Elm Park, which provides a scenic entrance to Wellesley and a common for Wellesley Hills Square. Today, this self-improvement tradition is carried on by the Council of Wellesley Garden Clubs, neighborhood associations such as the Friends of Morses Pond, Sheridan Hills Association, and Friends of several Wellesley parks.

The construction of Route 128 in 1956 that ripped Lower Falls and the MDC Charles River Reservation apart triggered concern in the community. Further threats to open space were seen in the straightening and channeling of Fuller Brook, the selection of the incinerator site on Fuller Brook wetlands, and the proposal to take a portion of the Town Hall Park for a parking lot. Many citizens concerned with the protection of open space decided to unite. The Wellesley Garden Club members retained landscape architects to design a restoration plan for the Lower Falls area. The Park and Tree Board, the Wellesley Conservation Land Trust, and the Wellesley Conservation Commission were then formed. Many from Wellesley also were spurred on to assist in forming the Charles River Watershed Association.

In 1975 the Open Space Management Study Committee wrote:

Our public lands are controlled by boards whose major priorities must be in other areas than open space. The boards concerned with open space exercise little or no power...Our community has changed in recent years. Open space has become more valuable than was dreamed of 22 years ago. Demands and pressures on open space have tremendously increased...Open space needs must be met by coordinated policymaking and planning, and this cannot be provided under the existing government structure. The key word is consolidation of open space management.

In response to this call, the Wellesley Natural Resources Commission was established in 1979 through a Home Rule bylaw and a Special Act of the Massachusetts Legislature. The Natural Resources Commission consolidates the responsibilities of Park and Conservation Commissions, Tree Warden, Town Forest Committee, and Insect Control Officer with responsibilities for land acquisition, land management, and implementation of this Open Space Plan for Conservation and Recreation. The NRC establishes formal policies for open space management, maintenance of conservation lands, public trees, pesticides, and pest control.

The Park and Tree Division of the Department of Public Works (DPW) maintains about 890

acres of conservation, park, school, recreation, and municipal land. Management plans for these parcels were prepared in 1986 as the outcome of a four-year program supported by landscape architecture interns. The Park and Tree Division, in conjunction with the Natural Resources Commission and the Board of Public Works, has also published a compilation of brochures about Wellesley's public open space and recreation areas.^{xi}

In addition to the pond restoration program described in the chapter on Natural and Cultural Resources, the NRC developed the Fuller Brook Park Restoration Master Plan to improve one of Wellesley's oldest parks. Created in 1899 and later expanded, the 23-acre Fuller Brook Park contains Wellesley's heaviest-used trail, the Fuller Brook Path, officially recognized by the National Register of Historic Places. Lack of maintenance over the years has caused the park's infrastructure to deteriorate significantly. The restoration plan, funded in 2003 by Town Meeting, will recommend repairing the pathways, brook channels, culverts, and the stormwater drainage system. The Town continues to invest in efforts to remove invasive species along the Fuller Brook Path.

The Playing Fields Task Force was created as an advisory body to the NRC to identify urgently needed improvements and develop a long-range field improvement program. The Task Force has representatives from the NRC, DPW, Select Board, Recreation Department, School Department, Wellesley Little League, Wellesley Boys Lacrosse, Wellesley Field Hockey, and Wellesley Soccer Club. Recent playing field improvements have been made at Lee Field, Diane P. Warren, and at the Sprague Tennis courts.

The DPW recently implemented an extensive Playground Improvement Master Plan with funding from the Community Preservation Fund, groups, individuals, and town sources. Recent improvements were made to Warren Park, Phillips Park, Ouellet Park, and Hunnewell Field Playground. As improvements are made to Town recreational facilities of all types, they are upgraded to meet Americans with Disabilities Act requirements and modern safety standards.

2. Management Needs

Improve communications among local boards. Over recent decades, several Town Government Study Committees have looked at the status of communication among Town boards. The success of all inter-board collaborations depends on people's skills in communicating their needs. In terms of the Natural Resources Commission, the key communication link is with the Board of Public Works. The latter is responsible for implementing maintenance policies adopted by the NRC.

Town committees and boards should communicate regarding potential open space acquisitions. All Town Boards and committees should ensure that any information received regarding the possible loss of unprotected open space is shared quickly with the NRC.

Seek management options that will allow more productive use of Town-owned and private active recreational space rather than converting passive into active open space. There is demand for more active recreation land to support local private sports. Playing fields are used extensively, and maintenance of these fields is challenging because of their designs and existing low-quality maintenance procedures. Wellesley's high property values prevent the acquisition of

new land for additional recreational facilities. Without the prospect of new land acquisition, the Town must find new management options for its active recreation space needs.

Work with the Town of Needham officials on resource protection along the border near wellhead areas. Pollution problems coming from a business in Needham have required extensive remediation technologies at the Rosemary Brook Valley wells. The Water Department and NRC need to work together to keep this area well protected.

Encroachment enforcement

In December 2011, the Natural Resource Commission voted to approve an Encroachment Correction Policy and Procedure to serve all boards with jurisdiction over town land. In coordination with representatives from the Select Board, Library, Public Works, the School Committee, and Trails Committee, the policy was developed to create a uniform procedure to correct encroachments. As defined by the Town of Wellesley's Encroachment Correction Policy statement, the term "encroachments" involves a wide variety of intrusions by landowners, including the building of retaining walls and/or structures, landscaping, and dumping on Town land.

Given the variety of encroachments on Town land, the potentially significant use of staff resources, and the cost of enforcing this policy and correcting encroachments, the Town recognized the need to determine priorities for enforcement. To this end, the Town categorized encroachments on Town land into the following three levels:

Level III: Encroachments that pose potential or immediate safety, health or other hazardous condition

Level II: Encroachments which impose significant intrusions on Town land by, including but not limited to, structures, landscaping, or significant dumping that impedes the public's ability to use and enjoy Town land; or impede the public awareness of here the Town land ends, and privately owned land begins

Level I: Other encroachments on Town property not falling within Level II or Level III.

More effort is needed to identify encroachments, notify the responsible parties, and follow up on their correction.

Place all park and conservation land under "Conservation" zoning district. The NRC should identify the lands needing conservation protection prepare a petition to rezone the lands to conservation and provide this information to the Planning Board so its elected board can initiate a zoning change petition.

Expand and fund expansion of the NRC department staff. To meet public demands due to expanded regulatory responsibilities, projects on wetlands issues, reduction of landscaping chemicals, climate change action, invasive species control, river protection, and other important topics, the NRC staff needs to be expanded and funded as a part of the operating budget of the NRC.

Keep the Open Space and Recreation Plan updated every five to seven years. Continued collaboration between the NRC and the Recreation Department should keep the recreation needs/inventory updated. This relationship should allow the two groups to communicate explicitly about Wellesley's recreation issues and challenges. In addition, ongoing record keeping, and dialogue will enable the Town to stay current with the Open Space and Recreation Plan and keep Wellesley eligible for grant funding from the Division of Conservation Services.

I. Potential Change of Use

As a mature and built-out town, Wellesley has limited opportunities for new developments or major changes of use. However, several large parcels that currently exist in private ownership have potential for open space protection and recreational opportunities.

Massachusetts Bay Community College. The NRC has undertaken a concerted effort to preserve and explore the possibility of acquiring open space under the control of MassBay Community College. The College owns approximately 43-acres of environmentally significant open space that encompasses extensive wetlands, forestland and abuts the Town-owned Centennial Reservation, the Town's largest parcel of open space. This state-owned land includes extensive wildlife habitat and a public trail system maintained by the Town of Wellesley Department of Public Works and the Wellesley Trails Committee. It is located in the Town's Water Supply Protection District. Based on the Town's past partnership with MassBay Community College and stewards of this important conservation land, the NRC has made a concerted effort towards continuing this partnership to protect the land as open space in perpetuity. In 2003, the Community Preservation Committee funded a study by NRC of the needs and possibilities for land preservation at Mass Bay. In 2005, the NRC, along with Board of Selectwoman Katherine Babson, State Representative Alice Peisch, and Advisory Committee Member Dan Kasper, held meetings with MassBay's College President, Dr. Carole M. Berotte Joseph, to unite the college community and the Town in protecting this land for future generations and continuing to enable Town residents to take walks through this important natural resource. Additional conversation with the college related to their athletic facility and the potential access for Wellesley user groups is ongoing.

900 Worcester, St. James Site development^{xii} In 2012, Wellesley agreed to purchase the former St. James the Great Church from the Boston Archdiocese for just under four million. Approximately eight acres south of Route 9 and east of Dale St, the property housed a 17,600 sq ft church, a 4,200 sq ft. rectory, and 2.5 acres of parking. The property is surrounded by a residential area to the south, west, and north, an office park to the east, and Morses Pond to the southwest. The total estimated buildable area is approximately four acres.

During that work, the Town learned that the cost to remove asbestos inside the two buildings on the property—for which it had budgeted \$160,000—would be significantly higher than initially suggested. After a lengthy public process, which included a study to investigate three potential land uses, the public overwhelmingly supported recreational use of the parcel for recreational fields or community facilities such as a pool or ice rink. At a Special Town Meeting on October 27, 2014, Town Meeting Members approved the purchase of the property.

In 2016, the Select Board (then Select Board) voted to approve a 50-year ground lease for the property. The Town entered a public-private partnership with the Edge Sports Group to build

and operate the Boston Sports Institute. The Boston Sports Institute (BSI) is a 130,000 sq. ft. multi-use recreation facility that features two NHL regulation ice surfaces (one fully sled hockey compatible), an indoor synthetic turf field, competition swimming pool, warm-up pool, sports rehabilitation, and strength training. BSI offers preferred ice and pool times to Wellesley High School, Wellesley Youth Hockey, Dana Hall School, and the Wellesley Swim Association. The center will also offer recreational skating and pool times to the public.

27 Washington Street, Lower Falls (Formerly Grossman's, now Waterstone). This important parcel of 5.27 acres contained the former Grossman's Hardware and Lumber building in the middle of the Lower Falls commercial and residential district. The property is now a four-story 120-unit rental apartment building in the back near the Charles River, with a swimming pool and subsurface parking garage of 262 spaces. Its location is crucial for reducing traffic congestion in the Lower Falls retail area and for access to and protection of the Charles River and its vegetated buffer. Priority needs accompanying the project, as first described in the Town's Comprehensive Plan, are:

- * Conserve the river's edge.
- * Create a continuous, publicly accessible green ribbon from Washington St. to the Charles River and the Columbia Street/Saint John's Church neighborhood.
- * Establish linkages to the river and Riverside Station from Washington Street.
- * Explore possible connections with the Newton trail system.

North 40^{xlii} In May 2014, after a judgment from the State Supreme Judicial Court removed restrictions from the property, Wellesley College announced tentative plans to sell a 46-acre parcel in western Wellesley. Over the years, the College maintained the North 40 according to the original restrictions and generously permitted access to community residents. The site's trails have become an integral part of the Town of Wellesley's trail system, which provides well-connected woodland access to people and wildlife. Since the 1970s, the North 40 has hosted community gardens, including one run by the Weston Road Community Garden, administrated by the NRC, and a long-standing partner to the Wellesley Food Pantry in providing fresh fruits and vegetables to those in need.

While the campus property is elegantly sculpted, most of the North 40 remains "farmlands [and] woodlots" as stated in the indenture. Its heritage and legacy as a mixture of wild and cultivated space entrusted to the college make it a place out of time, a respite from the 21st century, and the largest parcel of undeveloped land left in Wellesley. Students and residents take stewardship of the land seriously, and it remains clean, quiet, and abundant with wildlife despite being centrally located in a densely populated suburb.

Wellesley College and the Town of Wellesley announced December 18, 2014, that the College's Board of Trustees chose the Town's bid of \$35 million to purchase 46 acres of land adjacent to its campus. Under this agreement, at least half of the "North 40 property" will be preserved in perpetuity as open space.

J. Needs for Sustainability

When increased population growth and consumption have created escalating demands on the world's resources, the Natural Resources Commission recognizes the need for sustainability on both a global and local scale. Sustainable development can be defined as meeting the vital human

needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area's ecosystems and natural resources." *xliii*

Although the pressing environmental issues of the day often seem impossible, the NRC believes that various tools can help the community begin to implement sustainable policies and practices as we actively plan for Wellesley's future. These include but are not limited to; The Commonwealth of Massachusetts's 10 Principles of Sustainable Development and The American Planning Association's (APA) Policy Guide on Planning for Sustainability.

The areas of Massachusetts that are developing more rapidly than others are referred to by Mass Audubon as the "sprawl frontier". The communities in the sprawl frontier, which include Wellesley, are those in the Interstate 495 belt and southeastern Massachusetts. Various organizations are working with these communities to assist with planning to balance protecting their open space and recreation resources while advancing economic development goals. Executive Office of Energy and Environmental Affairs is directing some of the state land protection funding towards communities with the highest growth rate to help to maintain Massachusetts' open space heritage.

Open Space and Recreation Actions Towards Sustainability

Sustainability is a journey, not a destination, and for that reason, the Wellesley Natural Resources Commission continues to strive to lessen the Town's impact on the natural world. This section begins to outline how the APA's objectives can be employed as a framework to systematically generate a comprehensive strategy of *specific planning actions* toward sustainability. To this plan, we will focus on four Open Space and Recreation principles.

Reduced dependence upon fossil fuels, extracted underground metals, minerals, by:

What we are doing:

- Providing recreational facilities within walking and bicycling distance

- Landscape and park maintenance minimizing the use of equipment powered by fossil fuels

Needs for the future:

- Using local materials and native plants in facility design to reduce transport distances and reduce maintenance

Reduced dependence upon chemicals and synthetic substances by:

What we are doing:

- Using alternatives to chemical pesticides and herbicides in park and facility maintenance (example: Integrated Pest Management policy).

Actions for the future:

- Having the IPM policy adopted by all Town boards and continuing education in the community

Activities that reduce encroachment upon nature

What we are doing:

- * Open space acquisition funding (example: Community Preservation Act)
- * Community gardens, community-supported agriculture
- * Creation of systems of green spaces within and among communities
- * Development of responsible alternatives to the land filling of solid waste (example: Wellesley's Recycling and Disposal Facility)
- * Encourage use regionally native plants for landscaping
- * Proposed addition of .5FTE to address encroachment

Actions for the future

- * On-site composting of organic waste
- * Restoration of damaged natural systems through regenerative design approaches

Meeting human needs fairly and efficiently by:

What we are doing and should continue to do:

- * Integrally involving local community residents in setting the vision for and developing plans for their community.

K. Special Group Needs

The Open Space and Recreation Plan 2015-2022 discusses access to open space and the needs of people with disabilities in the "Access to Open Space" section of the Needs Analysis. Issues related to people with disabilities are also mentioned in the action plan, which has an objective to advocate for improved access to open spaces for people with disabilities and several related action items. A member of the Commission for the Disabled served on the Open Space Plan Committee and contributed to the discussion of needs of special groups, such as the people with disabilities. Teens comprise one of the largest user groups of the Town's Open space resources yet remain less involved in the decision-making about those resources. As Wellesley High School athletics participation rates are amongst the highest in the Commonwealth, it will be critical that the Town continue to evaluate how best to utilize existing active recreation resources and advocate for additional ones to meet the needs of student athletes. This will also necessitate better communication with that group.

The "Access to Open Space" section of the Needs Analysis was also intended to include the needs of elderly persons, though this is not specifically stated. This section does mention people with health issues and people who are not comfortable walking longer distances on rough terrain. Our analysis found that many of the needs of people with disabilities and elderly persons overlapped, and these needs are highlighted in this section. In addition, the design development process for new parks, or more frequently park renovations, includes a significant amount of public process and input from the community and often contains comments requesting careful consideration of the needs of elderly persons. Needs that have been raised in the recent past include access to open spaces with sufficient parking nearby, the ability to enjoy open spaces and avoid challenges with navigating steep or uneven terrain, and the desire to balance more active recreation with quiet, safe spaces for passive recreation and seating, which is sometimes

preferred by elderly persons.



Photo Credit: Michael McManus



8. Goals and Objectives

The Community Vision and goals outlined in Section 6 and the Needs Analysis described in Section 7 point to 10 specific goals and subsequent objectives for the next seven years. For the Town to achieve these goals and objectives, Town Meeting, many boards and departments, community organizations and businesses, volunteer organizations, and citizens must be proactive in implementing the resulting 7-Year Action Plan outlined in Section 9. The following goals and objectives have been established based on the needs identified in Section 7, which reflect comments from public hearings, survey data, and findings from the Wellesley Unified Plan. The deliberations of the Natural Resource Commission, its subcommittees, and input from recreation, open space, and land use-related boards and Town departments have also been considered. Objectives are listed in the order of priority as identified by survey respondents.

Goal 1: Restore, preserve, and enhance open space

Objectives:

- A. Provide and maintain sufficient natural areas so important plant and wildlife species can be sustained.
- B. Continue to protect, enhance, and seek to increase open space in Wellesley. Maintain and improve the quality and health of the natural infrastructure of Wellesley.
- C. Preserve scenic, historic, geologic, and ecological features of the Town.
- D. Encourage and enforce protection of wetlands buffers along all streams, rivers, and ponds.
- E. Plan for flooding and severe weather events.
- F. Participate in regional initiatives such as Municipal Vulnerability Preparedness and Charles River Climate Compact to support and amplify efforts to mitigate climate change.

Goal 2: Protect, enhance, and restore Wellesley's sensitive land, water, and wetland resources

Objectives:

- A. Minimize the impact of fertilizers, pesticides, and other chemical lawn and landscape treatments on the Town's groundwater and surface water bodies.
- B. Protect Moses Pond, Lake Waban, and Longfellow Pond as primary water supply areas and passive recreational resources.
- C. Enforce laws, bylaws, and regulations to protect groundwater, wetlands, and surface water bodies.
- D. Protect open space and wetlands from encroachment, illegal use, and dumping. Minimize the impact of wastewater disposal on the Town's groundwater and surface water bodies.
- E. Carefully manage floodplain development to protect and maintain water quality and prevent flooding.
- F. Continue to restore and manage ponds to avoid eutrophication. Engage in regional efforts to protect water resources.
- G. Minimize the impact of salt on the Town's groundwater and surface water bodies.
- H. Continue to promote awareness of the environmental damage caused by stormwater runoff and increased impervious surfaces and regulate development to minimize pollution impacts.
- I. Enact new bylaws and regulations where necessary.

Goal 3: Expand and protect the tree canopy.

Objectives:

- A. Protect and enhance tree canopy on conservation and private lands.
- B. Enforce existing Town and state tree protection regulations.
- C. Educate residents on the importance and benefits of trees and the tree canopy.
- D. Build capacity and set numeric targets to protect the Town's tree canopy.
- E. Use data, information, and technology to understand the Town tree canopy.

Goal 4: Prevent natural resources and human health from hazardous materials and environmentally harmful practices.

Objectives:

- A. Assist residents in managing household hazardous materials in environmentally responsible ways.
- B. Encourage organic lawn care by private property owners and local academic institutions and promote the Town's Integrated Pest Management Policy.
- C. Be proactive on the campaign to fix gas leaks and plant new trees away from gas leaks. Encourage native plantings and pollinator gardens.
- D. Continue plastic reduction efforts. Promote awareness of the environmental damage caused by stormwater runoff and increased impervious surfaces and regulate development to minimize pollution impacts.
- E. Discourage excessive leaf blowing and promote leaving the leaves.
- F. Encourage the use of electric lawn care equipment.
- G. Discourage uplighting trees on private property to protect dark skies and Wellesley's nocturnal flora and fauna.
- H. Encourage the use of rain barrels and discourage overwatering lawns.
- I. Encourage citizen science projects to identify and record species to measure our Town's biodiversity.
- J. Install wildlife cameras.
- K. Maintain a map of residents practicing organic lawn care.

Goal 5: To address the accelerating climate change crisis by encouraging sustainable policy and practice within the Town government and throughout the community.

Objectives:

- A. Ensure that all new projects employ green infrastructure systems.
- B. Continue and expand existing Town efforts to reduce the waste stream and expand materials reuse and recycling (including food and yard waste composting) through Wellesley's 3R Working Group.
- C. Encourage the planting of native species to enhance biodiversity.
- D. Explore and implement efforts to conserve water resources.
- E. Encourage Town efforts to electrify vehicle and landscaping equipment and create "Green Zones." Utilize the Sustainable Building Guidelines when constructing facilities on parkland.
- F. Participate in the Town's Climate Action Planning process.
- G. Work across town departments to implement Municipal Vulnerability Preparedness (MVP) recommendations.

Goal 6: Promote stewardship through environmental education outreach and programs.

Objectives:

- A. Protect woodlands, contiguous lands, and waterbodies. Provide residents with opportunities to learn about and employ sustainable efforts. Encourage community volunteer projects to promote stewardship of natural resources. Work in partnership with local and regional conservation groups to amplify messaging and efforts. Protect wellheads and develop a wellhead protection relates to open space and recreation. .

- B. Establish a tree nursery.
- C. Expand budget for environmental education.
- D. Create naturalist award.

Goal 7: Create resource management strategies to protect and increase open space and environmental resources.

Objectives:

- A. Expand and protect sensitive environmental resources through land acquisition and other approaches.
- B. Optimize management of open space and recreation facilities through improved systems, records, and communication.
- C. Classify public and private open space according to availability for use, appropriate intensity of use.
- D. Continue to update the Natural Resource Commission website with information about management objectives, resources, wetland protection, pesticide awareness, and trails.

Goal 8: Promote the awareness and use of Wellesley's parks, recreation facilities, and open space resources for the use and enjoyment of the public.

Objectives:

- A. Work with institutional partners to protect open space and provide additional recreational facilities where appropriate.
- B. Encourage use of natural open space areas and recreation facilities, consistent with their carrying capacity and intended functions.
- C. Publicize the Town's open space resources and recreation facilities.
- D. Sponsor Town events to promote utilization and appreciation of open space resources to foster resident's sense of identification and ownership of the land.
- E. Develop permitting parameters.

Goal 9: Ensure that open space and recreational programs continue to meet the needs of the Town.

Objectives:

- A. Preserve and enhance the quality of existing recreational facilities through careful maintenance and planning practices.
- B. Optimize passive and active recreational opportunities and protect sensitive environmental resources through land acquisition and other approaches.
- C. Balance to meet as many needs as possible while preserving and maintaining town resources for future use.
- D. Seek management options that will allow uses of town-owned, as well as private active recreational space, to fit and meet the changing needs of Wellesley's changing population.
- E. Create a recreational vision that will reflect collaboration between the Town's various landowners.

Goal 10: Provide opportunities for safe and enjoyable walking and bicycle access throughout the Town.

Objectives:

- A. Expand and enhance the Town-wide trails network that interconnects and traverses open space.
- B. Maintain the trails network and existing trails through park and woodlands.
- C. Promote the development of bicycle routes through the Town, as part of the regional transportation system.
- D. Pursue greater connectivity of open spaces on a local and regional level.



Photo Credit: Michael McManus

9. Seven-Year Action Plan

This Seven-Year Action Plan is based on the Goals and Objectives set forth in the preceding section, and feedback received from the public survey and forum. The success of this plan will depend upon active support from a variety of parties, including many outside of Wellesley government. Nevertheless, because this is a Town plan, the Seven-Year Action Plan identifies only Town boards, commissions, committees or departments to which responsibility is assigned for initiating or monitoring progress on individual action items. The Plan also identifies target dates for the accomplishment of action items. Many action items will require continuing attention and will be ongoing until the next Open Space and Recreation Plan Update. Priorities indicate what priority was given to each goal and subsequent action step from the survey. For instance, “Protecting trees, limiting tree removal during development, and ensuring proactive vegetation management” was the second highest importance for Goal one, which was considered the most important goal (shown as 1-2, below).

Table 17: Wellesley 7-Year Action Plan

Action Plan						
Goal	Objectives	Actions	Responsible Party	Priority	Time Frame	Cost/ Funding Source
1: Restore, preserve, and enhance open space	A. Provide and maintain sufficient natural areas so that important plant and wildlife species can be sustained.	<ul style="list-style-type: none"> Protecting trees, limiting tree removal during development, and ensuring proactive vegetation management. 	NRC/Building Department	1-2	ASAP	50K/year
	B. Continue to protect, enhance, and seek to increase open space in Wellesley. Maintain and improve the quality and health of the natural infrastructure of Wellesley.	<ul style="list-style-type: none"> Encouraging densification in appropriate areas. 	Planning Board	1-3	5 years	
	C. Preserve scenic, historic, geologic and ecological features of the Town.	<ul style="list-style-type: none"> Limiting development and/or the effect of development near wetlands, surface water features, and wildlife habitat areas. 	Wetlands Protection Committee	1-1	ASAP	
	D. Encourage and enforce protection of wetlands buffers along all streams, rivers and ponds.	<ul style="list-style-type: none"> Protecting existing protected lands by enforcing leash laws and minimizing harmful human practices 	NRC/SB/Schools/Library	1-4	3 years	
	E. Plan for flooding and severe weather events.					

	F. Participate in regional initiatives such as Municipal Vulnerability Preparedness and Charles River Climate Compact to support and amplify efforts to mitigate climate change.					
2: Protect, enhance, and restore Wellesley's sensitive land, water, and wetland resources	A. Minimize the impact of fertilizers, pesticides, and other chemical lawn and landscape treatments on the Town's groundwater and surface water bodies.	<ul style="list-style-type: none"> Education or awareness initiatives to engage residents and encourage environmentally friendly behaviors. 	NRC/Climate Action Committee	2-2	FY23	New Staff Operating Budgets
	B. Protect Morses Pond, Lake Waban, and Longfellow Pond as primary water supply areas and as passive recreational resources.					
	C. Enforce laws, bylaws, and regulations to protect groundwater, wetlands, and surface water bodies.	<ul style="list-style-type: none"> Strengthening enforcement of existing regulations. 	Permitting Boards	2-3	ASAP	Staff Operating, consulting budgets
	D. Protect open space and wetlands from encroachment, illegal use, and dumping. Minimize the impact of wastewater disposal on the Town's groundwater and surface water bodies.					
	E. Carefully manage floodplain development to protect and maintain water quality and to prevent flooding.	<ul style="list-style-type: none"> Focusing on Lake Waban, Morses Pond, and Longfellow Pond and/or drinking water resources. 	DPW/Water DEPARTMENT, Recreation	2-1	ASAP	Grants for PFAS, CPC
	F. Continue to restore and manage ponds to avoid eutrophication. Engage in regional efforts to protect water resources.					
	G. Minimize the impact of salt on the Town's groundwater and surface water bodies.	<ul style="list-style-type: none"> Encouraging more environment-friendly lawn care practices with most favorable toward the idea of limiting harmful applications. 	NRC	2-4	ASAP	CPC funds, MVP grants

	H. Continue to promote awareness of the environmental damage caused by storm water runoff and increased impervious surfaces and regulate development to minimize pollution impacts.					
	I. Enact new bylaws and regulations where necessary.					
3: Expand and protect the tree canopy.	A. Protect and enhance tree canopy on conservation and private lands.	<ul style="list-style-type: none"> Stronger enforcement of existing tree regulations to prevent existing trees from being removed. Comments also focused on pairing enforcement with stricter penalties for illegal tree removals. 	Building Dept.	7-1	ASAP	Building Operating Budget
	B. Enforce existing Town and state tree protection regulations.	<ul style="list-style-type: none"> Raising awareness of tree canopy benefits and educating residents to encourage more tree plantings (especially on private property). 	NRC/Planning	7-2	FY23-24	NRC Operating Budget
	C. Educate residents on the importance and benefits of trees and the tree canopy.	<ul style="list-style-type: none"> Tree planting days and tree giveaways for residents. 	NRC	7-4	Ongoing	Capital Budget
	D. Build capacity and set numeric targets to protect the Town's tree canopy.	<ul style="list-style-type: none"> More actions to protect the tree canopy by mapping, quantifying benefits, and establishing metrics and removing invasive species and planting native species. 	NRC	7-3	FY23-24	Tree Bylaw Funds
	E. Use data, information and technology to understand the Town tree canopy.					
4: Prevent damage to natural resources and human health from hazardous materials and environmentally harmful practices.	A. Assist residents to manage household hazardous materials in environmentally responsible ways.	<ul style="list-style-type: none"> Mechanisms to encourage environmentally friendly behaviors. Education and incentives were frequently mentioned. Respondents also mentioned increasing the number of hazardous waste disposal days to facilitate safe disposal. 	Zoning, DPW Board of Health, NRC	7-2	5 years	NRC Operating Budget, MVP grants

<p>B. Encourage the use of organic lawn care by private property owners and local academic institutions and promote the Town's Integrated Pest Management Policy.</p> <p>C. Be proactive on the campaign to fix gas leaks and plant new trees away from gas leaks. Encourage native plantings and pollinator gardens.</p> <p>D. Continue plastic reduction efforts. Promote awareness of the environmental damage caused by storm water runoff and increased impervious surfaces and regulate development to minimize pollution impacts.</p> <p>E. Discourage excessive leaf blowing and promote leaving the leaves.</p> <p>F. Encourage the use of electric lawn care equipment.</p> <p>G. Discourage uplighting trees on private property to protect dark skies and Wellesley's nocturnal flora and fauna.</p> <p>H. Encourage the use of rain barrels and discourage overwatering lawns.</p> <p>I. Encourage citizen science projects to identify and record species to measure our Town's biodiversity.</p> <p>J. Install wildlife cameras.</p> <p>K. Maintain map of residents practicing organic lawn care.</p>	<ul style="list-style-type: none"> Focus on more environment-friendly lawn care practices. Comments proposed limiting and/or banning the use of loud, gas-powered lawn equipment (especially leaf blowers). Other comments focused on discouraging environmental harmful chemicals and encouraging native plantings. 	NRC, DPW	7-1	2-3 Years	NRC Operating Budget, MVP grants
	<ul style="list-style-type: none"> Increasing the number of hazardous waste disposal days to facilitate safe disposal, as well as educating residents about the environmental impacts of hazardous materials. 	NRC, DPW	7-4	3 years	DPW Operating Budget, Board of Health
	<ul style="list-style-type: none"> Stronger enforcement and consequences for residents who violate Town regulations and by-laws. 	NRC, Zoning, Building, Planning, Police	7-3	3 years	Building Department

5: Take action to address the accelerating climate change crisis by encouraging sustainable policy and practice within Town government and throughout the community.	<p>A. Ensure that all new projects employ green infrastructure systems.</p> <p>B. Continue and expand existing Town efforts to reduce the waste stream and expand materials reuse and recycling (including food and yard waste composting) through Wellesley's 3R Working Group.</p> <p>C. Encourage the planting of native species to enhance biodiversity.</p> <p>D. Explore and implement efforts to conserve water resources.</p> <p>E. Encourage Town efforts to electrify vehicle and landscaping equipment and create "Green Zones." Utilize the Sustainable Building Guidelines when constructing facilities on parkland.</p> <p>F. Participate in the Town's Climate Action Planning process.</p> <p>G. Work across town departments to implement Municipal Vulnerability Preparedness (MVP) recommendations.</p>	<ul style="list-style-type: none"> Encouraging environmentally responsible behaviors through incentives, education, and/or assistance. Composting, recycling, and trash was mentioned by multiple respondents. 	NRC, DPW, 3R Working Group	5-2	3 years	NRC, DPW budgets
		<ul style="list-style-type: none"> Instituting new regulations or focusing on enforcement of existing regulations, although three respondents questioned the need for more regulations and/or enforcement. 	NRC, Building, Zoning Planning	5-4	3 years	Building Department, Zoning and WPC
		<ul style="list-style-type: none"> Implementing sustainable practices within the Town's departments or on Town-owned land, in part to lead by example. 	DPW, NRC	5-1	Ongoing	DPW Field Maintenance budget
		<ul style="list-style-type: none"> More electric vehicle infrastructure/adoption and addressing idling issues with school parent-student drop-offs. 	Residents	5-3	5 years	Green Community grants, Capital
		<ul style="list-style-type: none"> Use demonstration sites and education outreach to raise awareness of benefits of native species. 	NRC, Residents, Community Groups	5-5	2-3 Years	NRC Capital, CPC

6: Promote stewardship through environmental education outreach and programs.	A. Protect woodlands, contiguous lands, and waterbodies. Provide residents with opportunities to learn about and employ sustainable efforts. Encourage community volunteer projects to promote stewardship of natural resources. Partner with local and regional conservation groups to amplify messaging and efforts. Protect wellheads and develop a wellhead protection plan as it relates to open space and recreation. Establish a tree nursery. Expand budget for environmental education. Create naturalist award. Protect woodlands, contiguous lands, and waterbodies.	<ul style="list-style-type: none"> Focus on actions and engagement that would change Wellesley residents' behavior. Recommendations include incentivizing environmental protection by private actors, community education, community stewardship events, and better enforcement. 	NRC, DPW, Select Board	10-1	Ongoing/ ASAP	NRC Operating Budget
	B. Establish a tree nursery.	<ul style="list-style-type: none"> Support increased environmental programming in K-12. Many recommended that environmental programming include younger grades to foster stewardship from an early age. 	NRC, Schools	10-3	2-3 years	NRC /Schools Operating budgets
	C. Expand budget for environmental education.	<ul style="list-style-type: none"> Planting more trees and plant species that provide benefits to local pollinators and protecting existing natural resources. Changing Town mowing policies to protect pond buffers and collaboration with local institutions was also mentioned. 	NRC	10-2	3-5 years	NRC Capital Budget
	D. Create naturalist award.	<ul style="list-style-type: none"> Need for regional or institutional partnerships and increasing technical capacity to support the goal and/or its objectives 	Select Board, NRC, Planning	10-4	3-5 years	Select Board Operating budget
7: Create resource management strategies to protect and increase open space and environmental resources.	A. Expand and protect sensitive environmental resources through land acquisition and other approaches.	<ul style="list-style-type: none"> Land acquisition and/or preventing development from destroying natural habitat. Partner with local private land trusts to pursue land acquisition. 	NRC, Planning	9-1	3-5 years	EEOAA grants, Capital Budget

	B. Optimize management of open space and recreation facilities through improved systems, records, and communication. C. Classify public and private open space according to availability for use, appropriate intensity of use. D. Continue to update the Natural Resource Commission website with information about management objectives, resources, wetland protection, pesticide awareness, and trails.	<ul style="list-style-type: none">Regulation and enforcement, including changes to existing zoning regulations to encourage more natural space.	Zoning, Building, NRC, Planning	9-2	3-5 years	Building, Zoning, WPC budgets
		<ul style="list-style-type: none">Proactive communication strategies and existing methods to engage community members	Town wide	9-3	ASAP/Ongoing	Select Board, NRC Operating Budgets
		<ul style="list-style-type: none">Evaluate and address planning gaps and use existing studies, if any, to inform actions.	Planning, NRC, Select Board	9-4	2-3 years	Planning Department budget
		<ul style="list-style-type: none">Access restrictions at Lake Waban and Wellesley College's role.	NRC, Select Board	9-5	2-3 years	NRC/ Select Board
8: Promote the awareness and use of Wellesley's parks, recreation facilities, and open space resources for the use and enjoyment of the public.	A. Work with institutional partners to protect open space and provide additional recreational facilities where appropriate. B. Encourage use of natural open space areas and recreation facilities, consistent with their carrying capacity and intended functions. C. Publicize the Town's open space resources and recreation facilities. D. Sponsor Town events to promote utilization and appreciation of open space resources to foster resident's sense of identification and ownership of the land. E. Develop permitting parameters.	<ul style="list-style-type: none">Increasing community engagement, encouraging use of active and passive recreation spaces through events and education, and increasing outreach to solicit diverse community input on OSRP topics.	NRC, Select Board, local Sustainability groups	8-2	2-3 years	NRC, Recreation Dept. Budget
		<ul style="list-style-type: none">Adding recreation facilities, specifically a Town pool and dog park.	Recreation Department, NRC, School Committee	8-3	2-3 years	NRC Capital Budgets
		<ul style="list-style-type: none">Make a decision about athletic field lighting	NRC, Schools, PFTF	8-4	1-2 years	Private Money
		<ul style="list-style-type: none">Balance active and passive recreational needs and land use.	NRC	8-1	1-2 years	N/A

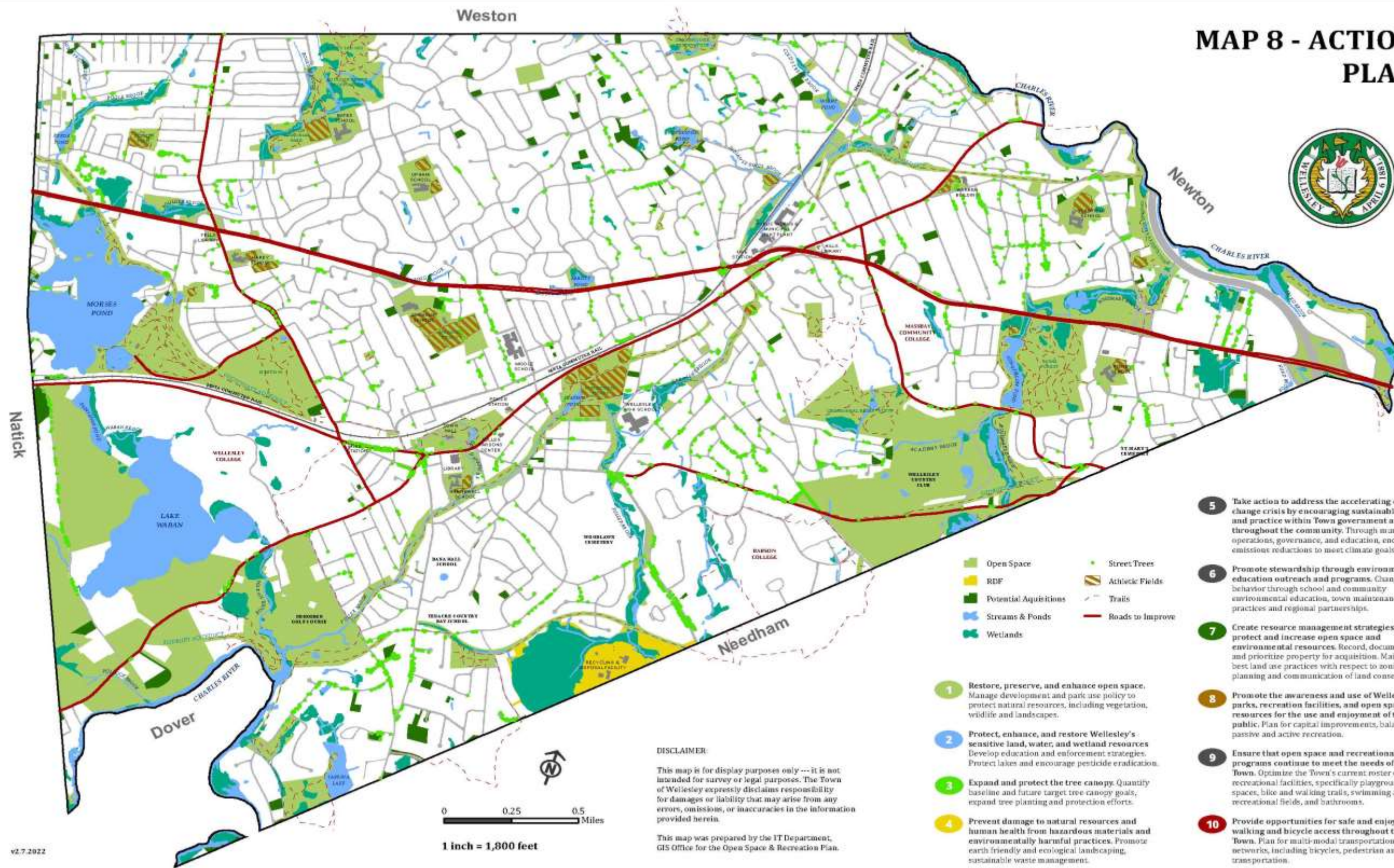
9: Ensure that open space and recreational programs continue to meet the needs of the Town.	A. Preserve and enhance the quality of existing recreational facilities through careful maintenance and planning practices.	<ul style="list-style-type: none"> Understanding and/or defining "needs" more clearly. Proposed action included continued engagement with community members to solicit feedback and assessing current recreation facilities to identify areas for improvement. 	Recreation, NRC, PFTF	6-2	1-2 years	NRC Operating, CPC funds
	B. Optimize passive and active recreational opportunities and protect sensitive environmental resources through land acquisition and other approaches.	<ul style="list-style-type: none"> Expanding the Town's current roster of recreational facilities, specifically playground spaces, bike and walking trails, pools, recreational fields, and bathrooms. 	Recreation, NRC	6-7	3-6 years	CPC, Town Capital Budgets
	C. Balance to meet as many needs as possible while preserving and maintaining town resources for future use.	<ul style="list-style-type: none"> Balance Active and passive recreational resources 	NRC, Planning	6-1	3-6 years	EOEAA grant funds
	D. Seek management options that will allow uses of town-owned, as well as private active recreational space, to fit and meet the changing needs of Wellesley's changing population.	<ul style="list-style-type: none"> Establishing a walking path around Lake Waban. 	NRC, Trails, Wellesley College	6-3	3-5 years	Trails Operating Budget
	E. Create a recreational vision that will reflect collaboration between the Town's various landowners.	<ul style="list-style-type: none"> Engaging with Wellesley College. 	NRC, Selectboard, Wellesley College	6-5	ASAP	N/A
		<ul style="list-style-type: none"> Make decision about field lighting 	NRC, Schools, PFTF	6-6	3-5 years	N/A
		<ul style="list-style-type: none"> Focusing the Natural Resource Commission's activities on non-recreation spaces 	NRC	6-4	2-3 years	N/A

10: Provide opportunities for safe and enjoyable walking and bicycle access throughout the Town.	A. Expand and enhance the Town-wide trails network that interconnects, and traverses open space.					
	B. Maintain the trails network and existing trails through park and woodlands.	<ul style="list-style-type: none"> Increasing dedicated cyclist and pedestrian pathways (especially bike lanes that are separated from vehicular traffic). 	Select Board, Mobility Committee, Planning	3-1	1-5 years	Capital Budget, regional Planning grants

	C. Promote the development of bicycle routes through the Town, as part of the regional transportation system.	<ul style="list-style-type: none"> Adding and/or improving bike lanes and sidewalks on specific roads/paths (Weston Rd, Route 9, Brook Path, Wellesley Ave at Wellesley Country Club, Elm Bank Reservation to Wellesley Square, near Morses Pond Rd, Oakland Ave, Wellesley Ave near Fiske School, Washington St, and Central St). 	Select Board, Mobility Committee, Planning	3-2	1-5 years	
	D. Pursue greater connectivity of open spaces on a local and regional level.	<ul style="list-style-type: none"> Enforcing traffic rules for both vehicular traffic and cyclists on shared roads 	Select Board, Mobility Committee, Planning, Wellesley Police	3-3	ASAP	Police Public safety budget
		<ul style="list-style-type: none"> Expanding the Town's existing trails and bike routes system in town as well as connecting to regional trail and bike networks 	Select Board, Mobility Committee, Planning	3-4	3-6 years	NRC, Trails Operating budget



MAP 8 - ACTION PLAN



- Take action to address the accelerating climate change crisis by encouraging sustainable policy and practice within Town government and throughout the community. Through municipal operations, governance, and education, encourage emission reductions to meet climate goals.
- Promote stewardship through environmental education outreach and programs. Change behavior through school and community environmental education, town maintenance practices and regional partnerships.
- Create resource management strategies to protect and increase open space and environmental resources. Record, document, and prioritize property for acquisition. Maintain best land use practices with respect to zoning, planning and communication of land conservation.
- Promote the awareness and use of Wellesley's parks, recreation facilities, and open space resources for the use and enjoyment of the public. Plan for capital improvements, balancing passive and active recreation.
- Ensure that open space and recreational programs continue to meet the needs of the Town. Optimize the Town's current roster of recreational facilities, specifically playground spaces, bike and walking trails, swimming areas, recreational fields, and bathrooms.
- Provide opportunities for safe and enjoyable walking and bicycle access throughout the Town. Plan for multi-modal transportation networks, including bicycles, pedestrian and public transportation.

DISCLAIMER
This map is for display purposes only --- it is not intended for survey or legal purposes. The Town of Wellesley expressly disclaims responsibility for damages or liability that may arise from any errors, omissions, or inaccuracies in the information provided herein.
This map was prepared by the IT Department, GIS Office for the Open Space & Recreation Plan.

0 0.25 0.5 Miles
1 inch = 1,800 feet

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10. Letters of Review/Comment

TOWN OF WELLESLEY



MASSACHUSETTS

SELECT BOARD

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MEGHAN C. JOP

EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

July 26, 2022

Melissa Cyan
Division of Conservation Services
100 Cambridge Street, Suite 900
Boston, MA 02114

RE: 2022 Wellesley Open Space and Recreation Plan

Dear Ms. Cyan,

On June 21, 2022, the Wellesley Select Board voted unanimously to transmit a letter of support for the 2022-2029 Open Space and Recreation Plan prepared by the Town's Natural Resources Commission. The comprehensive document presents a collaborative model of participation with various town boards, commissions, and residents and reflects the Town's balanced priorities between active and passive recreation and open space. The Open Space and Recreation Plan strives to meet the Town's land use goals and to protect, enhance, and prepare for climate change and the impacts that may have on the Town's natural resources.

The seven (7) year action plan provides the Town and local boards with the policy and tools to make decisions regarding land use, conservation, and enforcement, and the Town will benefit from the implementation of the goals and objectives.

Sincerely,

A handwritten signature in blue ink that reads "Meghan C. Jop".

Meghan C. Jop
Executive Director of General Government Services

PLANNING BOARD

TOWN OF WELLESLEY

MASSACHUSETTS

James Roberti, Chair
Kathleen Woodward, Vice Chair
Patricia Mallett, Secretary
Thomas Taylor
Marc Charney
Sheila Olson, Associate Member



Town Hall, 525 Washington Street
Wellesley, MA 02482
Tel. (781) 431-1019 ext. 2234

Donald S. McCauley
Planning Director

May 17, 2022

Melissa Cryan
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Re: Support for Open Space and Recreation Plan 2022-2029

Dear Ms. Cryan,

I am writing on behalf of the Town of Wellesley Planning Board with regard to the Wellesley Natural Resources Commission's ("NRC") updated draft Open Space and Recreation Plan 2022-2029 ("the Plan").

The Board reviewed and discussed the Plan at meetings on May 2 and May 16, 2022. The Board commended the NRC for their effort in preparing the Plan and generally supports the Plan. The Board noted the Plan is consistent with and advances many of the community's planning priorities, as set forth in the 2019 Wellesley Unified Plan, and current Climate Action and Sustainable Mobility planning. Moving forward, the Board would encourage the NRC to utilize a collaborative approach to the advancement and implementation of the Plan to ensure consistency with town wide goals and objectives.

Thank you for your attention to this matter and for your consideration of the Board's comments. Should you have any questions, please do not hesitate to contact me to discuss further.

Sincerely,


Don McCauley, Planning Director



SMART GROWTH AND REGIONAL COLLABORATION

July 27, 2022

Melissa Cryan
Executive Office of Energy and Environmental Affairs
100 Cambridge St. – Suite 900
Boston, MA 02114

Dear Ms. Cryan:

The Town of Wellesley's "Open Space and Recreation Plan 2022-2029" was recently submitted to the Metropolitan Area Planning Council (MAPC) for review.

The Division of Conservation Services (DCS) requires that all open space plans must be reviewed by the applicable regional planning agency. This review is advisory and only DCS has the power to approve a municipal open space plan. While your office reviews open space plans for compliance with your guidelines, MAPC reviews these plans for their attention to regional issues generally and more specifically for consistency with *MetroCommon 2050*, the regional policy plan for the Boston metropolitan area.

Consistency with MetroCommon 2050 – *MetroCommon 2050* is the official regional plan for Greater Boston, adopted in 2021 in accordance with the requirements of Massachusetts General Law. The plan includes a series of goals and detailed objectives that will be used to measure progress towards accomplishing these goals. We encourage all communities within the MAPC region to become familiar with the plan by visiting www.mapc.org/get-involved/metrofuture-our-regional-plan.

We encourage the Town to directly reference *MetroCommon 2050* in the identification of regional open space and recreational goals and objectives rather than the previous plan *MetroFuture*. We are pleased to see that the Wellesley Open Space and Recreation Plan (OSRP) is consistent with several *MetroCommon 2050* goals and objectives that relate specifically to encouraging land protection, addressing climate change, enhancing safer pedestrian pathways and trail networks, and promoting accessibility to regional resources. The plan includes a section on the Town's cultural landscapes and an assessment of key open space and recreational resources in surrounding communities.

Surrounding Communities – The OSRP's goals and objectives promote regional coordination and expansion of the Town's existing trail and bike routes to increase connectivity to local and regional open space resources like the Charles River, Elm Bank Reservation, Cochituate Aqueduct, and Sudbury River Aqueduct. The 7-year action plan calls for collaboration with the Charles River Watershed Association, adjacent municipalities, and local and regional land trusts on a variety of action items to protect resources and expand recreational opportunities.



SMART GROWTH AND REGIONAL COLLABORATION

The Wellesley Open Space and Recreation Plan provides a great deal of specifics regarding its parks, open spaces and recreational resources, which includes an assessment of their current condition and future needs. The open space and recreational resource inventory maps are particularly detailed, as is the seven-year Action Plan. It should serve the Town well as it continues its efforts to preserve open space and provide for the recreational needs of its residents.

Thank you for the opportunity to review this plan.

Sincerely,

Mark Racicot
Land Use Planning Director

cc: Brandon Schmitt, Director, Wellesley Natural Resources Commission

Appendices

Appendix A: ADA Access Self-Evaluation

Accommodations for Equal Access in the Town of Wellesley Open Space and Recreation Plan Update

INTRODUCTION – Wellesley’s Commitment to Equal Access

Title II of the Americans with Disabilities Act (Public Law 101-336, 1990) requires state and local governments to address the issue of accessibility for people with disabilities. The Act states that "...no individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity."

The Town of Wellesley is committed to complying with all rules and regulations of the Americans with Disabilities Act and ensuring that public facilities, accommodations, services, and activities are accessible and available to all citizens, regardless of whether they have a disability. The Town will, therefore, make a concerted effort to provide equal access to its facilities to all citizens and not, through neglect or failure to act, deny its facilities to anyone.

The Town of Wellesley seeks to provide usable open space that is accessible to all residents of the Town. Open space within the Town includes public recreation areas, public parks, and public conservation lands. The Town will attempt to create accessibility to all its open space areas that are available to the public, accommodating people with disabilities in as many of this park, recreation and conservation areas as can be achieved within reasonable financial constraints and terrain permitting within geographic constraints.

The Town will continually assess its open space and recreational areas and make on-going efforts to provide accessibility for people with disabilities in public lands that have public uses and that are not now accessible to people with disabilities. The access needs of each publicly supervised and maintained park, recreation area, and conservation area will be addressed with a goal of providing access to as many of these areas as possible. Access planning shall include parking facilities, pathways, trails, play areas, signage, equipment, and toilet facilities so that, wherever possible, they will be readily available to, and usable by, individuals with disabilities.

Wellesley’s ADA Statement

The Town of Wellesley is committed to the fair and equal employment of all people. The Town does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, age, disability, genetic information or status as a disabled veteran or veteran of the Vietnam era. The Town will follow all applicable Federal and State guidelines and statutes as they relate to reasonable accommodation of individuals with disabilities and their capabilities to perform essential job duties. It is the policy of the Town of Wellesley to reasonably accommodate qualified individuals with disabilities unless the accommodation would impose an undue hardship. In accordance with the Americans with Disabilities Act, accommodations will be provided to qualified individuals with disabilities when such accommodations are directly related to performing the essential functions of a job, competing for a job, or to enjoy equal benefits and privileges of employment. This applies to all applicants, employees, and employees seeking promotional opportunities. Any person having inquiries concerning the Town of Wellesley's adherence to the Americans with Disabilities Act of 1990, or other civil rights laws, should contact the Town's ADA Coordinator, Joseph Murray, Wellesley Department of Facility Maintenance, 40 Kingsbury Street, Wellesley, MA 02482, 781- 466-6235, ext. 5632, email contact: JMurray@wellesleyma.gov.

NRC Policy on Park and Conservation Lands – Provision for the Disabled

It is the intent of the Natural Resources Commission to comply with Title III Section 2 of the Americans with Disabilities Act with regard to all lands and facilities under the jurisdiction of the Commission. In furtherance of this policy, the Natural Resources Commission directs that all municipal plans and proposals for work on park or conservation lands address the issue of access for the disabled, for the elderly, and for families with young children. Implementation of this policy will be in consultation with the Town ADA Coordinator and is subject to Advisory Committee recommendation and Town Meeting funding.

Wellesley Recreation Mission Statement

To increase people's enjoyment of living in Wellesley and build a deeper sense of community, as we provide recreational and educational opportunities to all Wellesley residents, regardless of age, ability & means

ADA SELF-EVALUATION REPORT

The following three sections are required for all ADA Self-Evaluation Reports as part of the Town's Open Space and Recreation Plan.

Part 1: Administrative Requirements

1. Designation of an ADA Coordinator

The designated Town of Wellesley employee responsible for ADA Administration and Coordination is Joseph Murray, Wellesley Department of Facility Maintenance, 40 Kingsbury Street, Wellesley, MA 02482, 781- 466-6235, ext. 5632, email contact: JMurray@wellesleyma.gov.

2. Grievance Procedure

The Town of Wellesley has adopted a grievance procedure providing for prompt and equitable resolution of complaints alleging any violation of state and federal laws and regulations protecting individuals from discrimination based on her/his race, color, religious creed, national origin, sex, sexual orientation, which shall not include persons whose sexual orientation involves minor children as the sex object, age, ancestry, disability or marital status in the provision of or access to services, employment and activities.

The following procedure has been developed to ensure that the Town complies with all applicable ADA regulations:

1. Where possible, a complaint should state the name and address of the person filing it, briefly describing the alleged action prohibited by the laws and regulations and the date it allegedly occurred;
2. A complaint should be filed with the ADA Coordinator, within a reasonable amount of time (no more than thirty (30) days) after the person filing the complaint becomes aware of the action alleged to be prohibited by the laws or regulations;
3. The ADA Coordinator shall investigate the complaint to determine its validity. These rules contemplate informal but thorough investigations, affording all and their representative, if any, an opportunity to submit evidence relevant to the complaint;
4. The ADA Coordinator shall issue a written decision determining the validity of the complaint no later than (30) days after its receipt and issue a corrective action plan where necessary;
5. The ADA Coordinator shall maintain the files and records relating to complaints filed hereunder. Names of the persons designated above to conduct this effort may assist persons with the preparation

and filing of complaints, participate in the investigation of complaints and notify the Chief Executive Officer of the resolution of the complaints.

3. Public Notification Process

The Town of Wellesley is committed to making it possible for people with disabilities to attend all public meetings and events that are sponsored by departments of the Town. The Town makes every effort to schedule all public meetings and events at a site that is handicapped accessible. Town-sponsored meeting and event announcements should include, at minimum, the following information:

- Whether or not the meeting or event is to be held in a handicapped accessible and barrier free location. Accessibility includes accessibility from public transportation to the site and availability of accessible bathrooms.
- Whether or not there is handicapped parking available.
- Auxiliary aids will be provided upon request.

Announcements of a meeting or event should include a phone number and address of a contact person so that an individual with a disability can request communication aids such as an assistive listening device, interpreter, etc.

It is appropriate to set a deadline for notification, after which time auxiliary aids ~~cannot~~ be promised. The deadline must give the person with a disability ample time to respond. Interpreters who use sign language for the deaf may be needed for an event.

The Massachusetts Commission on the Deaf and Hard of Hearing at 617-740-1600 may be helpful in obtaining them. Because of the great demand for interpreters, this agency should be contacted at least two to three weeks in advance. Costs may vary depending on the situation.

Questions regarding the Public Notification Policy, Americans with Disabilities Act or requests for assistance in obtaining auxiliary aids may be directed to the Town's ADA coordinator Joe Murray at 781-466-6235, ext. 5632 or Jmurray@wellesleyma.gov.

Part II: Program Accessibility

This section includes the facility inventory and transition plan that includes the buildings, recreation facilities and equipment (swimming areas, playgrounds, etc.), programs and services under the Natural Resources Commission (the conservation commission) or the Recreation department.

ADA Inventory of the Town's Open Space and Recreational Resources

In August of 2020, the Town completed through Weston and Sampson a Town-wide Playground Master Plan. The study provides a comprehensive inventory and analysis of all existing conditions and a series of recommendations for improving the playgrounds throughout the Town of Wellesley, with a primary goal to provide universal, barrier-free access to all playground facilities and features located within a given property. Improvements will provide new opportunities for all park patrons including the disabled and older adults within the community.

Transition Plan

The Natural Resources Commission, Recreation Commission and Department of Public Works evaluate accessibility issues related to the Town's open space and recreational resources on a site specific and on-going five-year capital planning basis and work to:

- Access recreation facilities in the Town to determine the current status of accessibility for people with disabilities
- Development recommendations to improve access
- Prioritize projects
- Provide implementation recommendations
- Undertake feasible accessibility improvements

Parks and Recreation Resources Accessibility Progress Report and Recent Improvement Projects

The Town makes every effort to evaluate and make as many accessibility improvements as possible. These improvements include providing ADA compliant building improvements, street crossing ramps, playgrounds, park paths and toilet and shower improvements. Recent ADA accessibility improvements to the Town's open space and recreational resources within the past ten years include the following:

- Warren Recreational Center (restoration, rehabilitation and expansion of existing historical town building) – fully ADA compliant building that includes new gymnasium, classrooms, to playroom, exercise rooms with ADA parking
- Fuller Brook Park Preservation Project - \$Five-million park restoration and improvement project that includes new ADA accessible pathways, boardwalks over wetlands and road crossings throughout the 2.5 mile linear park with ADA parking (project currently underway)
- Warren Park and Playground Improvement Project – ADA accessible playgrounds, and pathways with ADA parking, new sensory friendly equipment
- Phillips Park and Playground I Improvement Project – expanded ADA accessible playground, pathways with ADA parking
- Brown Park Playground I Improvement Project – ADA accessible playground
- Ouellette Park and Playground Improvement Project – expanded ADA accessible playground, pathways, playing field, basketball court with ADA parking
- Hunnewell Field Tot Playground Improvement Project –expanded ADA accessible playground, pathways with ADA parking
- Perrin Park Playground Improvement Project – expanded ADA accessible playground and pathways with ADA parking
- Morses Pond Town Beach - ADA accessible boat ramp for kayaks and canoes with ADA parking
- Hunnewell Field Basketball Court Restoration and Improvement Project - improved ADA accessible basketball courts with ADA parking.

Conservation Land Accessibility Progress Report

A review of the Town's conservation areas indicates that at the present time none of these areas are accessible. Most of Wellesley's conservation areas are unsuitable for access due to terrain, sensitive natural areas including wetland resource areas and wildlife and habitat considerations that limit public use in general. In addition, where general public use is appropriate, there are often constraints and challenges with respect to topography and construction costs and permitting, as well as the need to minimize impact

to and disruption of sensitive natural areas. The Natural Resources Commission is committed, however, to making accessibility improvements when a site is appropriate, and funding is available. The NRC will continue to work with its Trails Committee and the Dept. of Public Works to assess conservation areas under its jurisdiction and develop access improvements where feasible and subject to funding availability.

Part III: Employment Practices

The Town of Wellesley's employment practices follow the Americans with Disabilities Act as outlined in the Town's Personnel Guidebook and includes compliance with regard to: Recruitment; Personnel Actions, Leave Administration; Training; Tests; Medical Exams/Questionnaires; Social and Recreational Programs, Fringe Benefits, Collective Bargaining Agreements; and Wage and Salary Administration. For more information, contact Joseph Murray, the Town's ADA Coordinator, regarding the Town's compliance with the Americans with Disabilities Act.

Inventory

The following pages are the inventory and site assessment forms from the recent Playground Master Planning effort, and one additional assessment form for the Warren Building.

ADA Inventory of Town-Owned Open Space & Recreation Facilities

The Town of Wellesley seeks to provide usable open space that is accessible to all residents of the Town. Open space within the Town includes public recreation areas, public parks, and public conservation lands. Wellesley will attempt to create accessibility to all its open space areas that are available to the public, accommodating people with disabilities in as many of this park, recreation and conservation areas as can be achieved within reasonable financial constraints and terrain permitting within geographic constraints.

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Bates School grounds and Kelly Field	Elmwood Rd.	Basketball court, playing fields, playground, tennis courts, ball fields	ADA accessible with HP	Currently Accessible
Beard Trail	Beard Way off Grove St.	Conservation land and trail – 1.1 miles	Not ADA accessible	TBD
Brookside Community Gardens	Brookside Ave.	Community garden plots, one ADA garden plot	DPW land ADA accessible, one ADA garden plot available	Currently Accessible
Brown Park	Colburn Rd.	Ball fields, playground	No Accessible Parking onsite, lacks stable surface from sidewalk to playground.	Improved pathways,
Boulder Brook Reservation and Trail	Elmwood Rd.	Conservation land and trails, MH	32 acres of conservation land, 1.7-mile trail Not ADA accessible	TBD
Carisbrooke Reservation and Trail	Glen Brook Rd.	MH, conservation land and trails	Conservation land, 0.5-mile trail Not ADA accessible	TBD
Centennial Reservation and Trail	Oakland St.	Conservation land and trails	42 acres of conservation land, Bezanson Pond, 1.6-mile trail Not ADA accessible	TBD
Charles River Path	Washington St. at Charles River	Conservation land and trail	Not ADA accessible 2.5-mile trail	TBD

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Crosstown Trail	Cochituate Aqueduct at Rt. 9	Bike and pedestrian trail, MH	Parkland, 5.4-mile trail Intermittent ADA accessibility	TBD
Elm Park/Clocktower Park	Washington St. at Rt. 9	Benches, picnic tables, HP nearby	Est. 1908, 1.24 acres, new brick paths, garden beds, historic clock tower kept locked ADA accessible, HP nearby	Currently Accessible
Esker Trail	Off Charles River Path	Conservation land and trail	Conservation land, 0.8-mile trail Not ADA accessible	TBD
Fiske School grounds	Hastings St.	playing fields, playground, basketball courts	ADA accessible with HP	Currently Accessible
Foster Park	Minuteman Lane	Open space	Open space Not ADA accessible	TBD
Fuller Brook Park and Path	Maugus Avenue to Dover Road	Bike and pedestrian path	Park Preservation project completed with ADA accessible pathways, boardwalks and HP parking. 23 acres of passive parkland, includes Wellesley's heaviest-used trail, the Fuller Brook Path.	Currently Accessible
Guernsey Path	Winding River Rd. at Needham town line	Land trust- conservation land and path	2.2-mile path, conservation land Not ADA accessible	TBD
Hardy School grounds	Weston Road	playground, basketball court	ADA accessible with HP	Currently Accessible

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Hunnewell Park/Town Hall Park	Washington St.	Duck pond, picnic tables, arboretum	Est. 1887, 10.23 acres. In 1985 there were 550 trees of 80 species in the surrounding 26-acre Town Hall Arboretum. ADA accessible with HP	Currently Accessible
Hunnewell Playground/ Hunnewell Field	Cameron St.	Playground, tot lot, benches, water fountain, near tennis courts	Est. 1901, 49.1 acres, including High School grounds. Brook area has been substantially altered since 1960s. Includes WWI memorial grove, Accessible entry to HS Track and Field. ADA accessible with HP	Currently Accessible
Indian Springs Park	Hillside Rd.	Conservation land	Est. 1901, 1.25 acres. Natural area near Wellesley Farms RR Station with historical associations. Not ADA accessible	TBD
Longfellow Pond and Trail	Oakland St.	Conservation land and trail, and town forest	0.8-mile trail Trail not ADA accessible, site has HP, ADA accessible scenic views	Partially Accessible
Maugus Hill	South of Maugus Ave.	Open space	4.8-acre Native American site, 19 th century reservoir with dramatic vistas Not ADA accessible	TBD
McKinnon Parkland	Fisher Ave.	Parkland	Parkland Not ADA accessible	TBD
Morses Pond Beach and Bathhouse	Turner Rd.	swimming beach, picnic tables, boating, RR	Beach and pond ADA accessible to beach and water, with ADA boat ramp and HP	Currently Accessible

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Morses Pond Trail	Turner Rd.	Conservation land and trail	0.6-mile trail Not ADA accessible	TBD
Morton Park	Washington St.	Parkland, paved path, HP at adjacent police station	ADA accessible, HP at adjacent police station, paved paths	Currently Accessible
Peabody Park	Abbott Rd. and Livermore Rd.	Parkland	Est. 1912, .64 acres. Small park near Fuller Brook. Not ADA accessible	TBA
Perrin Park	Thomas Rd.	playing fields, paved path, basketball court, picnic benches, water fountain	ADA accessible with HP, Consider surface under picnic table	Currently Accessible
Phillips Park	Off Maugus Ave.	playing fields, paved path, basketball court, picnic benches, water fountain	ADA accessible, on-street parking, HP nearby	Currently Accessible
Ollie Turner Park	Worcester St.	Parkland	Not ADA accessible	TBD
Ouellet Park	Cedar St. and Charles St.	basketball court, playing field, playground	ADA accessible, with HP	Currently Accessible
Rockridge Pond Park and Trail	Hundreds Cir.	Parkland	0.4-mile trail Not ADA accessible	TBD
Sawyer Park	Forest St. and Wellesley Ave.	Parkland	Est. 1912, 1.2 acres Not ADA accessible	TBD

Name	Location	Special Equipment	Site & Accessibility Information	Future Needs
Schofield School grounds	Cedar St.	playing field, playground, basketball court	ADA accessible, with HP	Currently Accessible
Simons Park	Washington St. and Brook St.	Parkland, picnic benches	Paths not ADA accessible, HP at adjacent library	Partially Accessible
Shaw Park	Laurel Ave.	Parkland	Est. 1899, .48 acres. A small, early park near Fuller Brook. Not ADA accessible	TBD
Sprague School grounds	School St.	playground, playing field, basketball courts	ADA accessible, with HP	Currently Accessible
Town Forest	access – Madison Rd., Worcester St.	Conservation land	Not ADA accessible	TBD
Upham School grounds	Tanglewood Rd.	playing fields, basketball court	ADA accessible, with HP	Currently Accessible
Ware Park	Washington St. and Rt. 9	Parkland	Paths not ADA accessible, HP at adjacent library	TBD
Warren Building and Park	Washington St.	HP, RR	ADA accessible, with HP, sensory friendly equipment.	Currently Accessible
Wellesley Farms RR Station Landscape	Croton St. and Glen Rd.	HP	Est. 1880s, acquired by town in 1957. Station designed by Richardson, landscape by Olmsted. ADA accessible, with HP	Currently Accessible

Glossary: ADA: Americans with Disability Act; HP: Handicap Parking; MH: Map House; RR: Restrooms

Appendix B: 2022 Community Survey

The Wellesley Natural Resources Commission (NRC) distributed a community survey to begin its update process of the Town's 2022 Open Space and Recreation Plan (OSRP). The purpose of the survey was to solicit community input to inform action steps and confirm, adapt, and prioritize the efforts of various boards, departments, and stakeholders when implementing the plan's objectives. The survey was available from July to October 2021. It was promoted by the Town through its website and social media outlets, and survey invitations were mailed directly to all residents within the Environmental Justice (EJ) neighborhoods in Wellesley. The NRC members also took an active role in promoting the survey through their networks with community groups and organizations. A total of 663 participated.

1. Town Webpage
2. NRC Webpage
3. NRC Facebook Page
4. NRC Constant Contact List
5. Recreation Department
6. Recreation Commission
7. Babson Sustainability Office
8. Wellesley College
9. School Department (Evolutions Class)
10. Trails Committee
11. Wetlands Protection Committee
12. Friends of Brookside
13. Green Collaborative
14. Climate Action Committee
15. Swellesley Report

Similarly, as part of the Environmental Justice Enhanced Outreach effort, the survey invitations were sent directly through the mail to all residences within the EJ communities. The survey questions and results are listed on the subsequent pages.

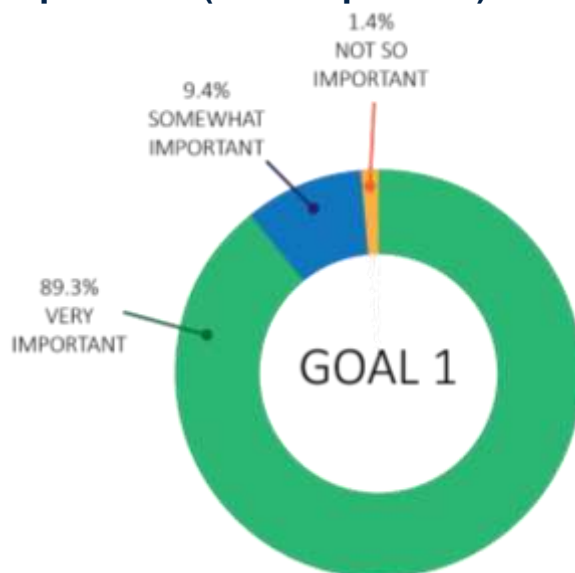
Wellesley Open Space and Recreation Plan Community Survey

The Wellesley Natural Resources Commission (NRC) distributed a community survey to begin its update process of the Town's 2015 Open Space and Recreation Plan (OSRP). The purpose of the survey was to solicit community input to inform action steps and confirm, adapt, and prioritize the efforts of various boards, departments, and stakeholders when implementing the plan's objectives. The survey was available from July to October 2021. It was promoted by the Town through its website and social media outlets, and survey invitations were mailed directly to all residents within the Environmental Justice (EJ) neighborhoods in Wellesley. The NRC members also took an active role in promoting the survey through their networks with community groups and organizations. A total of 663 participated.

Goal 1: Restore, preserve, and enhance open space

Restore, preserve, and enhance open space for water, air and habitat protection, biodiversity, climate mitigation, enhancement of community character, and enjoyment of the public.

Question 1: Do you think this goal is Very Important, Somewhat Important, Not So Important? (652 responded)



Question 2: Below are the current objectives for this goal. Please pick your top three priorities. (662 responded)



Question 3: Do you think there needs to be any changes to this goal and/or its objectives? (174 responded)

open space Wellesley protection emphasis water protect residents
changes help environment public trees builders
climate change enjoyment public open space
enhance natural resources space willing Maintain preservation
climate parks enhancement community character flooding
preserving



Of the 174 respondents, 61 indicated that no changes are necessary to the goal and/or its objectives.

Of those that provided comments, a common topic was Wellesley's role in the broader discussion of climate change. Many respondents were positive about the need to mitigate climate change, touching upon transportation, the role of individual homeowners and residents, and the need for continued climate education. However, several respondents questioned the inclusion of climate change mitigation as an objective, citing concerns over costs and the perception that Wellesley bears little responsibility for global climate change and/or its actions will not affect broader climate trends in a meaningful way.

Responses also expressed potentially competing demand for more active recreation facilities (sports fields, pools, etc.) and more protection of land for passive recreation and wildlife habitat, with comments advocating to prioritize one over the other. Concerns about development, including overdevelopment, were often grounded in recommendations to better enforce existing regulations and by-laws.

Other responses focused on:

- Protection of drinking water resources (through land preservation, stormwater management, and impervious surface management).
- Concern about affordable housing, including the availability of land for affordable housing development.
- A need for invasive species management.
- Competing opinions on the need for noise and light abatement mechanisms.

Question 4: What actions should the Town consider under this goal? (181 responded)

Many respondents discussed development regulations and/or better enforcement of existing regulations. Comments focused on:

- Protecting trees, limiting tree removal during development, and ensuring proactive vegetation management.
- Encouraging densification in appropriate areas.

- Limiting development and/or the effect of development near wetlands, surface water features, and wildlife habitat areas.
- Protecting existing protected lands by enforcing leash laws and minimizing harmful human practices.

Some respondents discussed education and programming to increase community involvement and understanding of environmental topics. Respondents proposed engaging community members through accessible educational programming and awareness initiatives to increase buy-in and participation. Respondents also proposed offering environmental education opportunities to K-12 students.

Some respondents discussed land preservation. Comments mentioned proactive planning that focuses on identifying parcels with high biodiversity values or those that would increase contiguous areas of protected land. Respondents also focused on mechanisms for land preservation, including encouraging incentives for land preservation at the local level, obtaining conservation easements, and partnering with local land trusts.

Goal 2: Protect, enhance, and restore Wellesley's sensitive land, water, and wetland resources

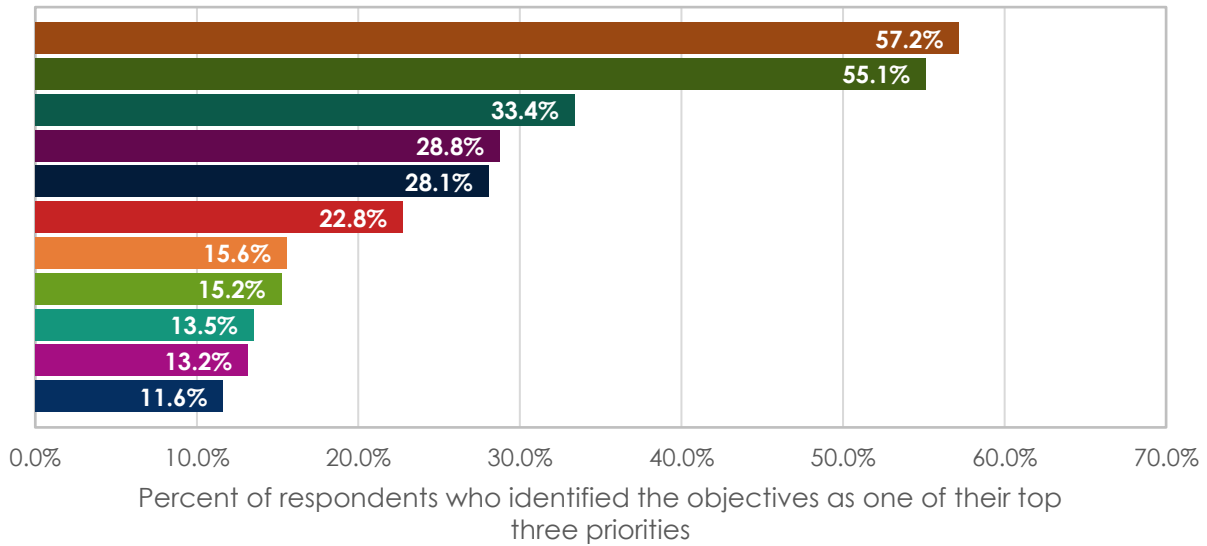
Protect, enhance, and restore Wellesley's sensitive land, water, and wetland resources, especially those resources that have been degraded or impaired.

Question 5: Do you think this goal is Very Important, Somewhat Important, Not So Important? (567 responded)



Question 6: Below are the current objectives for this goal. Please pick your top three priorities. (584 responded)

Goal 2 Objectives Prioritization



- Minimize the impact of fertilizers, pesticides, and other chemical lawn and landscape treatments on the Town's groundwater and surface water bodies.
- Protect Morses Pond, Lake Waban, and Longfellow Pond as primary water supply areas and as passive recreational resources.
- Enforce laws, bylaws, and regulations to protect groundwater, wetlands, and surface water bodies.
- Protect open space and wetlands from encroachment, illegal use, and dumping.
- Minimize the impact of wastewater disposal on the Town's groundwater and surface water bodies.
- Carefully manage floodplain development to protect and maintain water quality and to prevent flooding.
- Continue to restore and manage ponds to avoid eutrophication.
- Engage in regional efforts to protect water resources.
- Minimize the impact of salt on the Town's groundwater and surface water bodies.
- Continue to promote awareness of the environmental damage caused by storm water runoff and increased impervious surfaces and regulate development to minimize pollution impacts.
- Enact new bylaws and regulations where necessary.

Question 7: Do you think there needs to be any changes to this goal and/or its objectives? (117 responded)

laws wetlands resources pesticides bylaws enact protect existing
enforced Maintain use place water good



Of the 117 respondents, 62 indicated that no changes are necessary to the goal and/or its objectives.

Of those that did provide comments, most were mixed in focus. Several focused on the idea of enforcement and regulation, with most emphasizing the need to enforce existing bylaws rather than enacting new bylaws. Respondents were favorable toward the idea of drinking water protection and expressed concern about the current state of their drinking water. Aside from protecting resources, respondents also noted the need to identify and restore impaired resources.

Question 8: What actions should the Town consider under this goal? (114 responded)

Common themes for proposed actions were:

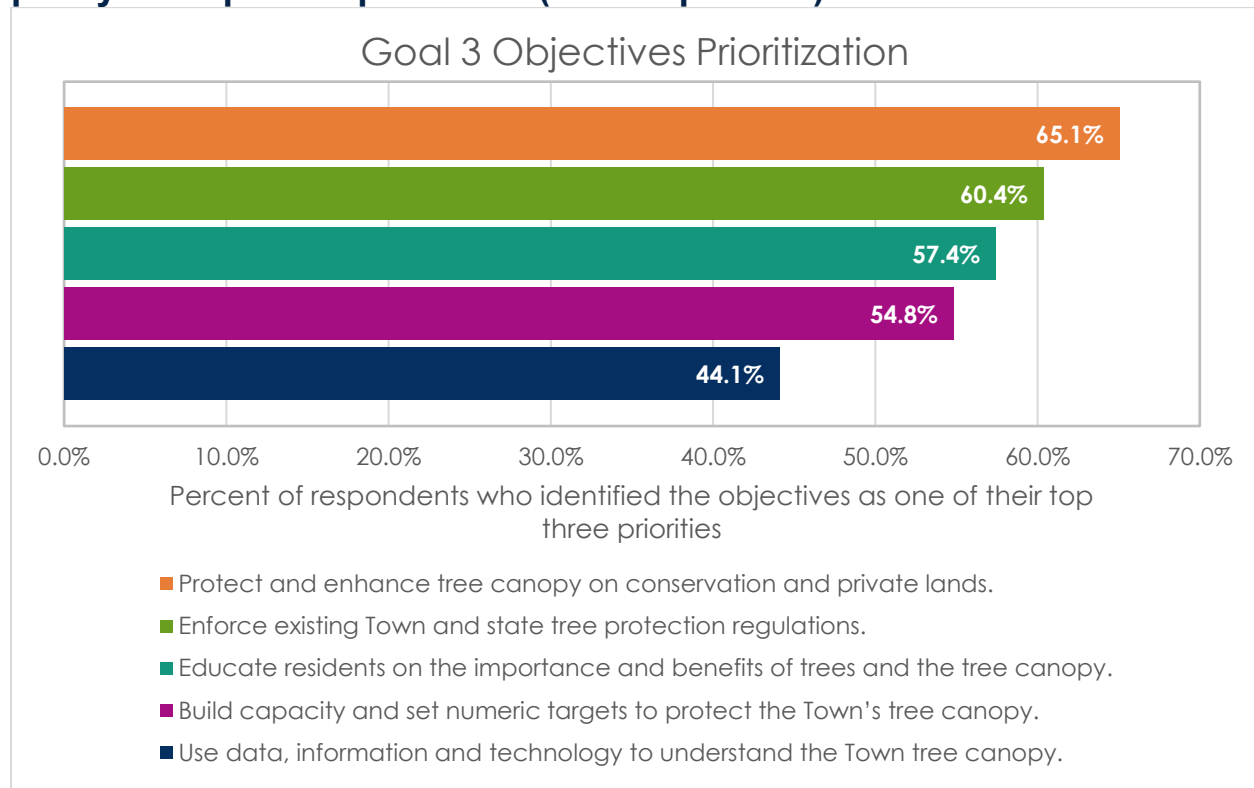
- Education or awareness initiatives to engage residents and encourage environmentally friendly behaviors.
- Enforcement or regulations in their comments. Most comments were focused broadly on strengthening enforcement of existing regulations.
- Focusing on Lake Waban, Morses Pond, and Longfellow Pond and/or drinking water resources. Comments about Lake Waban focused on recreational access. Morses Pond and Longfellow Pond comments tended to focus on protecting the ponds as primary water supply areas.
- Encouraging more environment-friendly lawn care practices with most favorable toward the idea of limiting harmful lawn care applications.

Goal 3: Expand and protect the tree canopy

Question 9: Do you think this goal is Very Important, Somewhat Important, Not So Important? (568 responded)



Question 10: Below are the current objectives for this goal. Please pick your top three priorities. (578 responded)



Question 11: Do you think there needs to be any changes to this goal and/or its objectives? (117 responded)

plan developers mature trees private people enforce
 protecting trees private land changes Town plant trees
 tree canopy new trees support residents canopy
 cut clear cutting property fine plant trees planting program
 existing Clear



Of the 117 respondents, 45 respondents indicated that no changes are necessary to the goal and/or its objectives.

Comments were generally positive about enforcing existing tree protection regulations (and related penalties). Some were mixed about strengthening the existing regulations versus just enforcing the existing regulations. Several comments also touched upon the need to be sensitive to the rights of private landowners. Others suggested offering tree plantings and/or tree planting assistance to residents. Comments related to educating residents on the importance and benefits of trees and the tree canopy were generally positive.

Question 12: What actions should the Town consider under this goal? (103 responded)

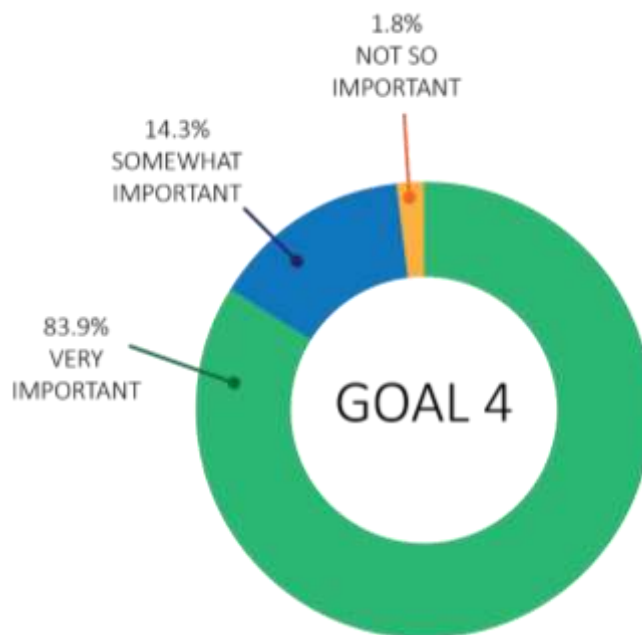
Common themes for proposed actions were:

- Stronger enforcement of existing tree regulations to prevent existing trees from being removed. Comments also focused on pairing enforcement with stricter penalties for illegal tree removals.
- Raising awareness of tree canopy benefits and educating residents to encourage more tree plantings (especially on private property).
- Tree planting days and tree giveaways for residents.
- More actions to protect the tree canopy by mapping, quantifying benefits, and establishing metrics and removing invasive species and planting native species.

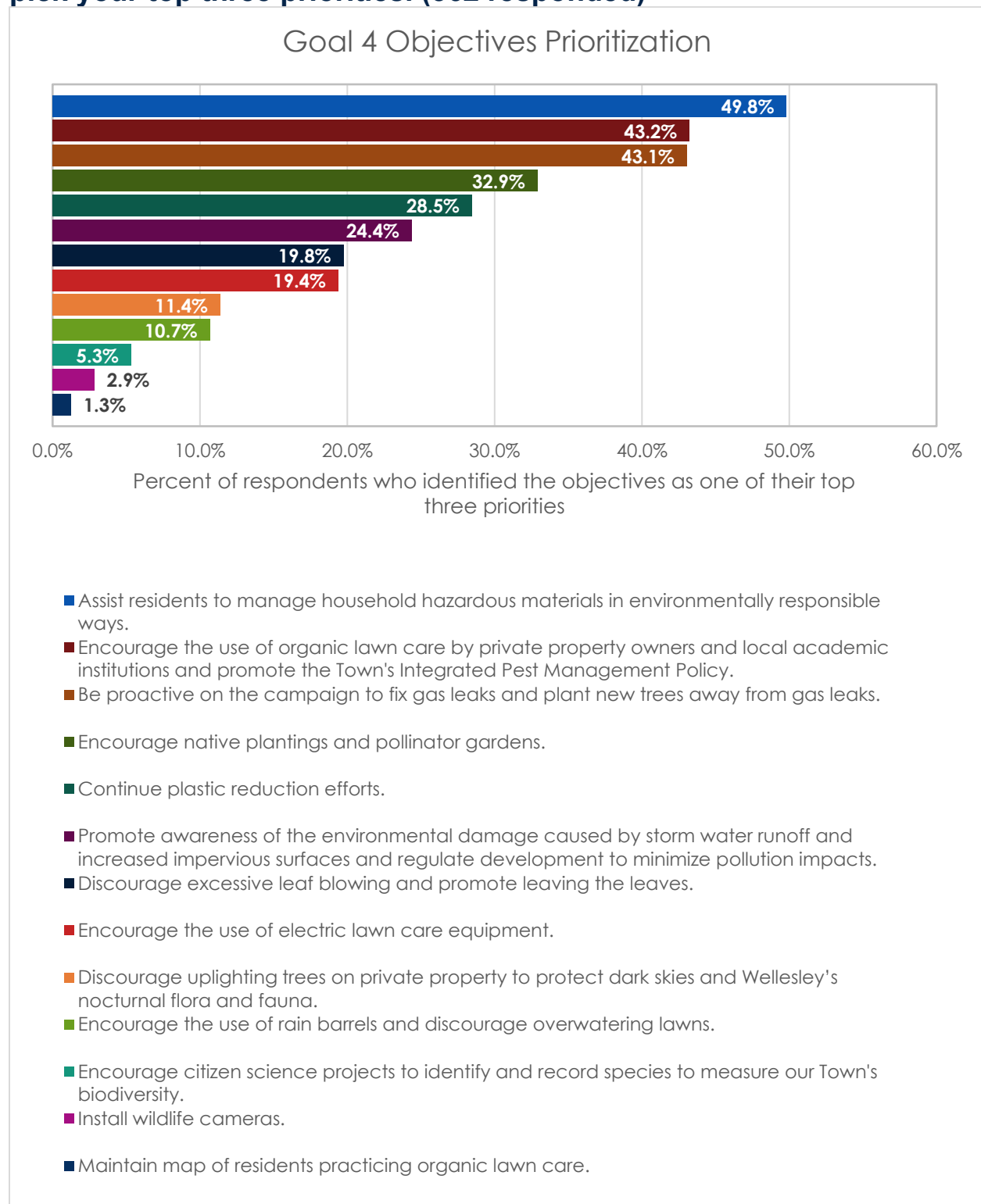
Goal 4: Prevent damage to natural resources and human health

Prevent damage to natural resources and human health from hazardous materials and environmentally harmful practices.

Question 13: Do you think this goal is Very Important, Somewhat Important, Not So Important? (547 responded)



Question 14: Below are the current objectives for this goal. Please pick your top three priorities. (562 responded)



Question 15: Do you think there needs to be any changes to this goal and/or its objectives? (116 responded)

Encourage times practices gas problem lighting leaf blowers
 maintain focus large people impacts issue equipment
 use plan residents current difficult property Ban lawn
 lawn care make electric



Of the 116 respondents, 45 indicated that no changes are necessary to the goal and/or its objectives.

Comments on changes were mixed in support for the goal and/or its objectives. Some expressed concerns that Goal 4 was too broad, a catch-all, and/or too focused on changing residents' behaviors. Respondents tended to favor lawn care restrictions, especially related to leaf blowers, and uplighting restrictions, but there were several comments that disagreed with restrictions to activities on private property. Increasing options for waste disposal and addressing gas leaks were discussed positively.

Question 16: What actions should the Town consider under this goal? (108 responded)

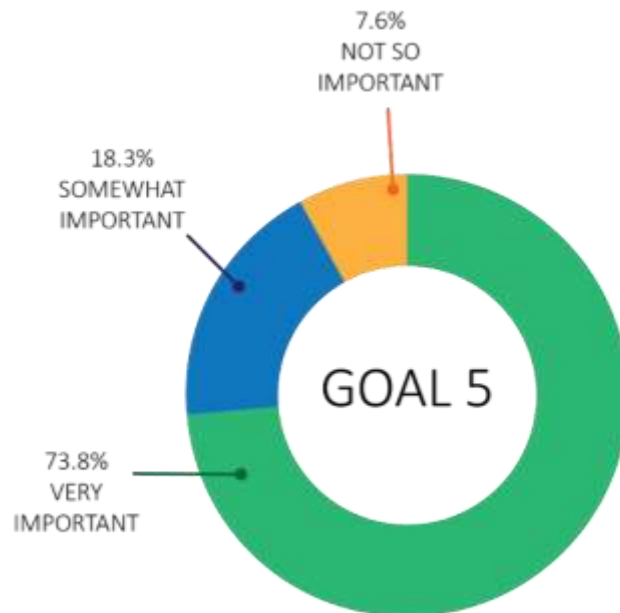
Common themes for proposed actions were:

- Mechanisms to encourage environmentally friendly behaviors. Education and incentives were frequently mentioned. Respondents also mentioned increasing the number of hazardous waste disposal days to facilitate safe disposal.
- Focus on more environment-friendly lawn care practices. Comments proposed limiting and/or banning the use of loud, gas-powered lawn equipment (especially leaf blowers). Other comments focused on discouraging environmental harmful chemicals and encouraging native plantings.
- Increasing the number of hazardous waste disposal days to facilitate safe disposal, as well as educating residents about the environmental impacts of hazardous materials.
- Stronger enforcement and consequences for residents who violate Town regulations and by-laws.

Goal 5: Take action to address the accelerating climate change crisis

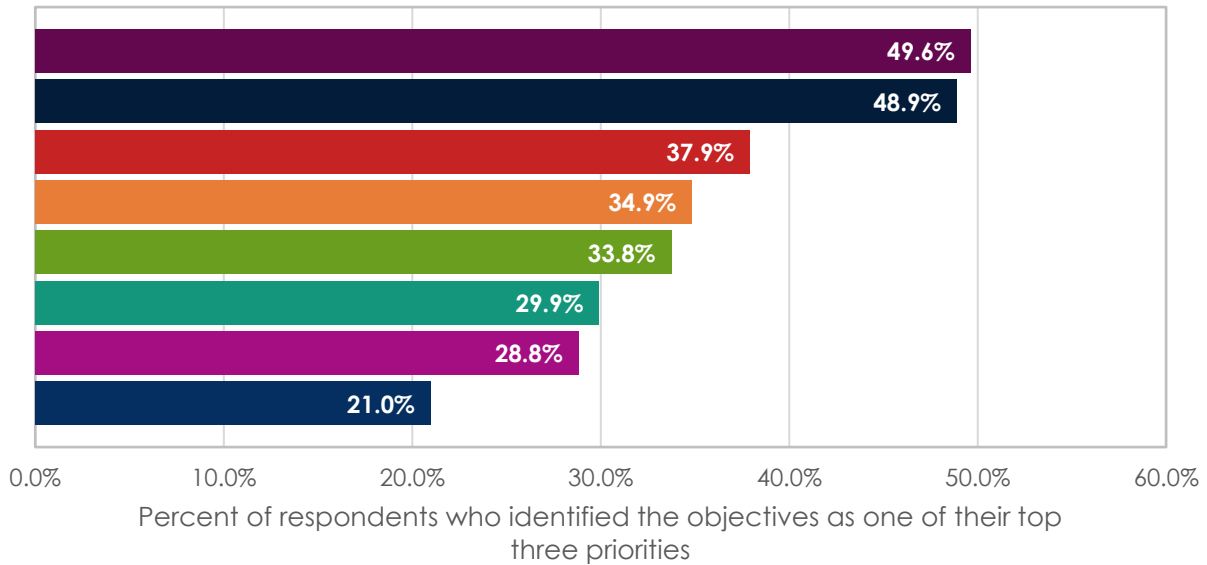
Take action to address the accelerating climate change crisis by encouraging sustainable policy and practice within the Town government and throughout the community.

Question 17: Do you think this goal is Very Important, Somewhat Important, Not So Important? (536 responded)



Question 18: Below are the current objectives for this goal. Please pick your top three priorities. (548 responded)

Goal 5 Objectives Prioritization



- Ensure that all new projects employ green infrastructure systems.
- Continue and expand existing Town efforts to reduce the waste stream and expand materials reuse and recycling (including food and yard waste composting) through Wellesley's 3R Working Group.
- Encourage the planting of native species to enhance biodiversity.
- Explore and implement efforts to conserve water resources.
- Encourage Town efforts to electrify vehicle and landscaping equipment and create "Green Zones."
- Utilize the Sustainable Building Guidelines when constructing facilities on parkland.
- Participate in the Town's Climate Action Planning process.

Question 19: Do you think there needs to be any changes to this goal and/or its objectives (87 responded)

school Focus Encourage climate building climate change
changes



Of the 87 respondents, 45 indicated that no changes are necessary to the goal and/or its objectives.

Comments were mixed in content. Mechanisms to change behavior (incentives, regulation, ease of access to services) was mentioned by several respondents, but other respondents expressed concern that the Town's objectives may result in costs to residents. A few respondents reacted negatively to Goal 5's focus on climate change.

Question 20: What actions should the Town consider under this goal? (67 responded)

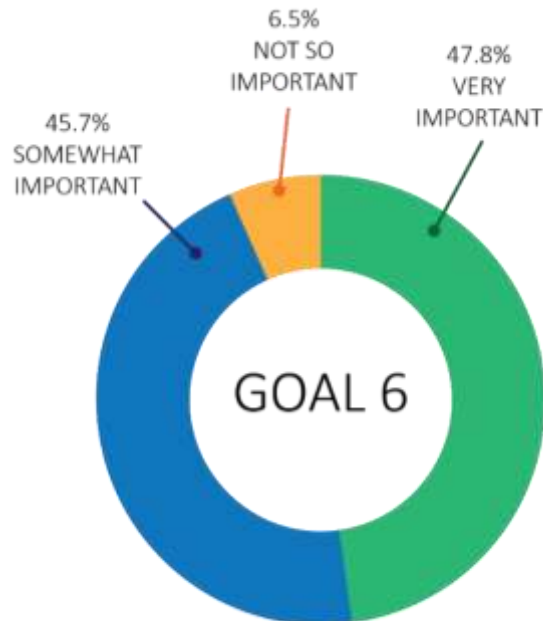
Common themes for proposed actions were:

- Encouraging environmentally responsible behaviors through incentives, education, and/or assistance. Composting, recycling, and trash was mentioned by multiple respondents.
- Instituting new regulations or focusing on enforcement of existing regulations, although three respondents questioned the need for more regulations and/or enforcement.
- Implementing sustainable practices within the Town's departments or on Town-owned land, in part to lead by example.
- More electric vehicle infrastructure/adoption and addressing idling issues with school parent-student drop-offs.

Goal 6: Promote stewardship

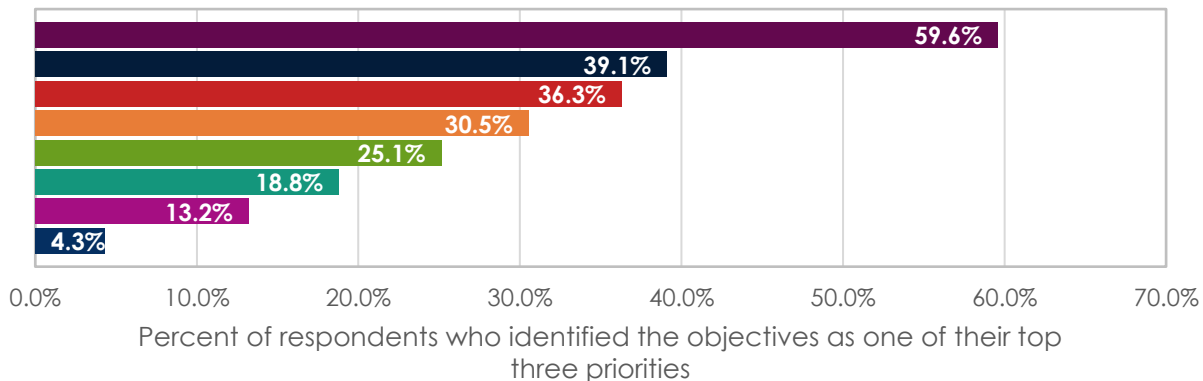
Promote stewardship through environmental education, outreach, and programs.

Question 21: Do you think this goal is Very Important, Somewhat Important, Not So Important? (521 responded)



Question 22: Below are the current objectives for this goal. Please pick your top three priorities. (537 responded)

Goal 6 Objectives Prioritization



- Protect woodlands, contiguous lands, and waterbodies.
- Provide residents with opportunities to learn about and employ sustainable efforts.
- Encourage community volunteer projects to promote stewardship of natural resources.
- Partner with local and regional conservation groups to amplify messaging and efforts.
- Protect wellheads and develop a wellhead protection plan as it relates to open space and recreation.
- Establish a tree nursery.
- Expand budget for environmental education.

Question 23: Do you think there needs to be any changes to this goal and/or its objectives? (69 responded)

programs understand efforts to own education encouraging



Of the 69 respondents, 32 indicated that no changes are necessary to the goal and/or its objectives.

Comments were generally positive about environmental science and conservation programming in schools and for the community, although there was limited opposition to these objectives. Several comments focused on the need to pair clearly actionable initiatives with objectives that focus heavily on messaging. Several individual comments proposed specific

actions, including wetlands regulation; trash cans, “do not litter” signs, and clean-ups; and invasive species reduction projects among others.

Question 24: What actions should the Town consider under this goal? (61 responded)

Common themes of proposed actions were:

- Focus on actions and engagement that would change Wellesley residents’ behavior. Recommendations include incentivizing environmental protection by private actors, community education, community stewardship events, and better enforcement.
- Support increased environmental programming in K-12. Many recommended that environmental programming include younger grades to foster stewardship from an early age.
- Planting more trees and plant species that provide benefits to local pollinators and protecting existing natural resources. Changing Town mowing policies to protect pond buffers and collaboration with local institutions was also mentioned.
- Need for regional or institutional partnerships and increasing technical capacity to support the goal and/or its objectives.

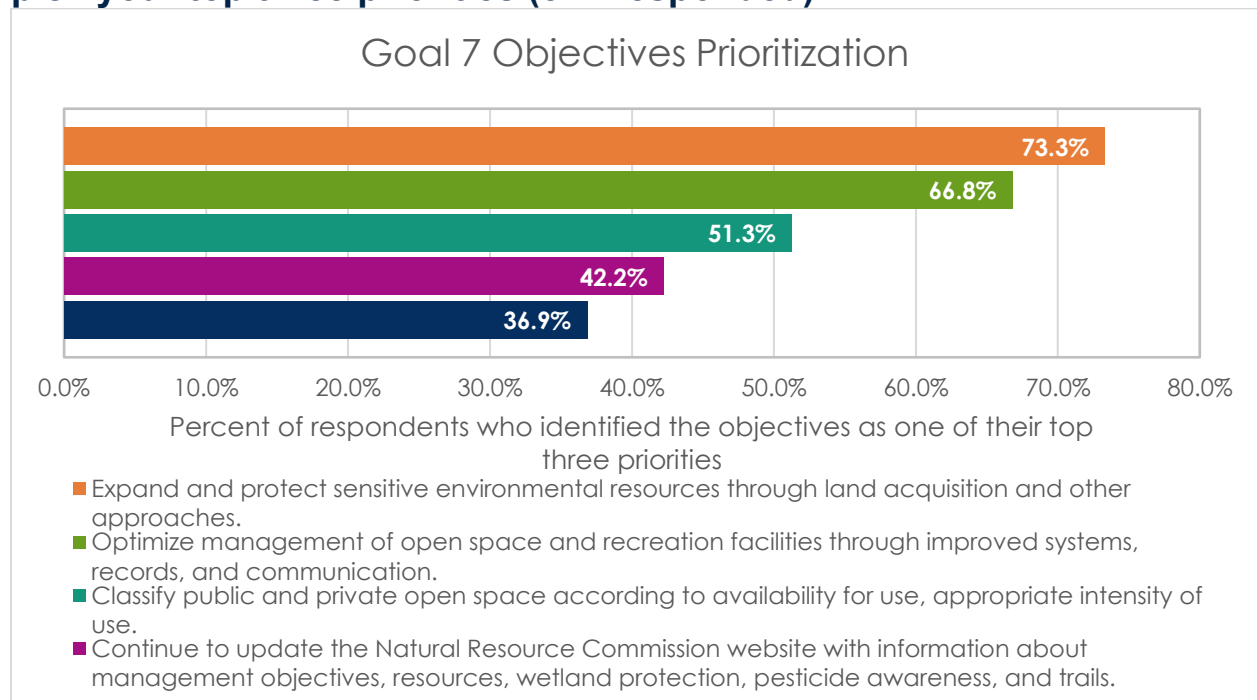
Goal 7: Create resource management strategies

Create resource management strategies to protect and increase open space and environmental resources.

Question 25: Do you think this goal is Very Important, Somewhat Important, Not So Important? (509 responded)



Question 26: Below are the current objectives for this goal. Please pick your top three priorities (521 responded)



Question 27: Do you think there needs to be any changes to this goal and/or its objectives? (71 responded)

increase Open town residents open space spaces



Of the 71 respondents, 31 indicated that no changes are necessary to the goal and/or its objectives.

Comments frequently addressed the phrasing and scope of the proposed goal and objectives. In some cases, respondents believed Goal 7 overlapped with other goals and objectives, and there were also several responses that wanted more clarity on what Goal 7 and its objectives hoped to accomplish or meant in practice. Comments unrelated to the phrasing and scope of Goal 7 and its objectives were varied, covering topics like Lake Waban and Wellesley College, Traditional Ecological Knowledge, light and noise abatement, and adding recreational facilities.

Question 28: What actions should the Town consider under this goal? (55 responded)

Common themes for proposed actions were:

- Land acquisition and/or preventing development from destroying natural habitat. Several respondents recommended the Town partner with local private land trusts to pursue land acquisition.
- Regulation and enforcement, including changes to existing zoning regulations to encourage more natural space.
- Proactive communication strategies and existing methods to engage community members
- Evaluate and address planning gaps and use existing studies, if any, to inform actions.
- Access restrictions at Lake Waban and Wellesley College's role.

Goal 8: Promote the awareness and use of parks, recreation facilities, and open space resources

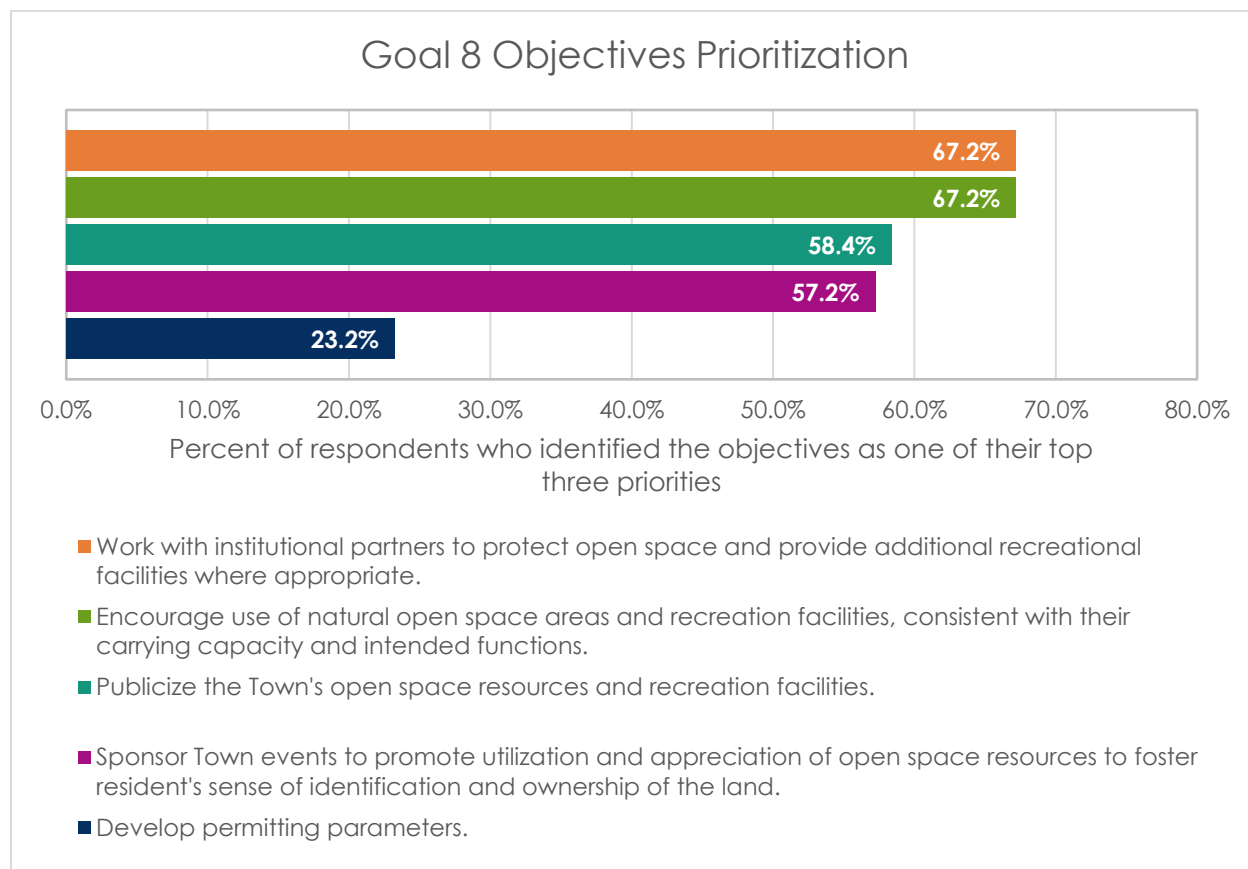
Promote the awareness and use of parks, recreation facilities, and open space resources for the use and enjoyment of the public.

Question 29: Do you think this goal is Very Important, Somewhat Important, Not So Important? (502 responded)



Question 30: Below are the current objectives for this goal. Please

pick your top three priorities. (512 responded)



Question 31: Do you think there needs to be any changes to this goal and/or its objectives? (82 responded)

dogs love encouraging natural resources spaces recreational
open space parks use open areas recreational facilities
people resources Promote



Of the 82 respondents, 32 indicated that no changes are necessary to the goal and/or its objectives.

Common topics addressed include requests to protect or enable access to all users to specific facilities (Lake Waban and Morses Pond). Several respondents also expressed a desire to better regulate activities within facilities (i.e., no unleashed dogs) or restrict access to Town facilities to Town residents only. Additional comments illustrated a desire to prioritize natural open space and passive recreation facilities instead of active recreation facilities.

Question 32: What actions should the Town consider under this goal? (59 responded)

Common themes for proposed actions were:

- Increasing community engagement, encouraging use of active and passive recreation spaces through events and education, and increasing outreach to solicit diverse community input on OSRP topics.
- Adding recreation facilities, specifically a Town pool and dog park.
- Lights at recreation fields, with a split between wanting and not wanting lights installed.
- Not adding too many recreational facilities, especially at the expense of natural resources and land.

Goal 9: Ensure that open space and recreational programs continue

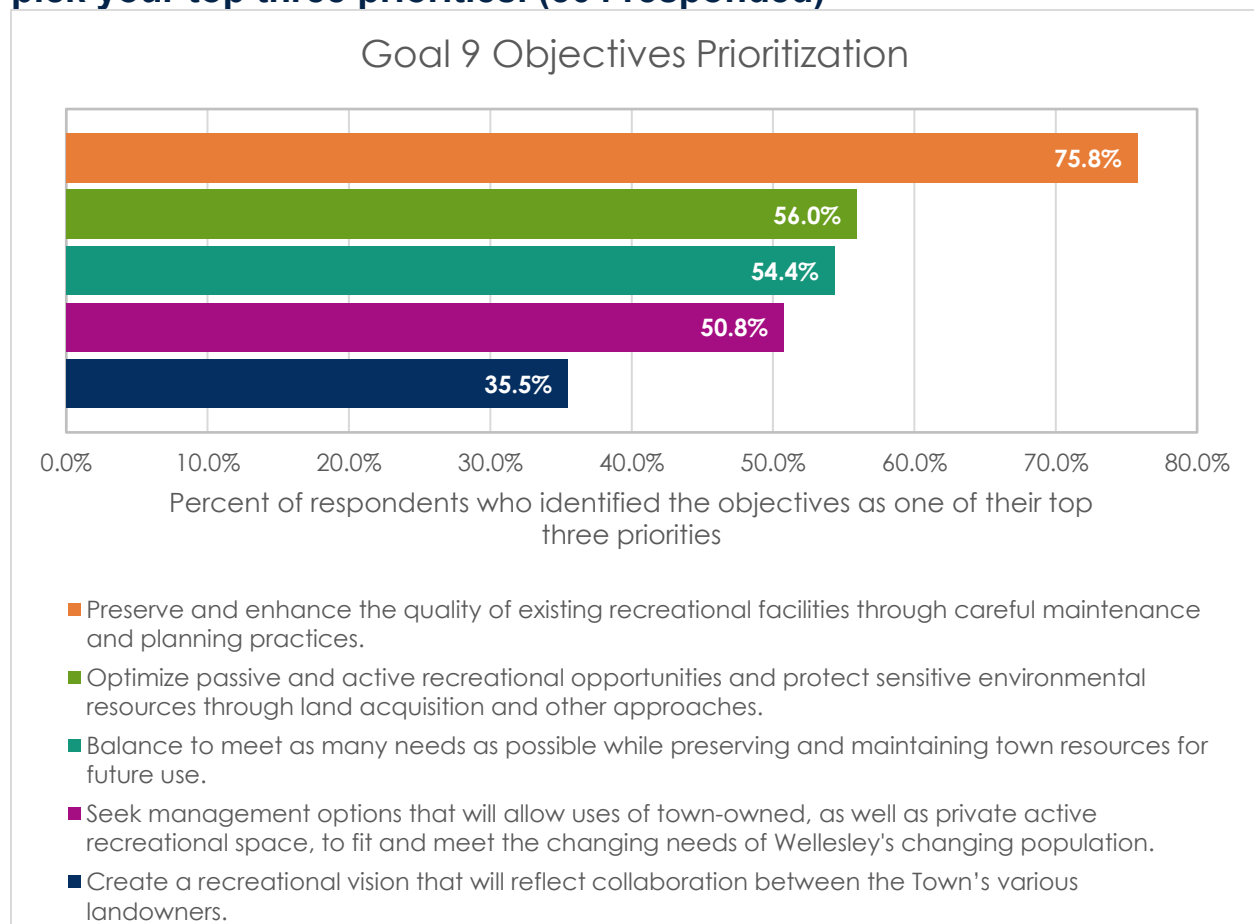
Ensure that open space and recreation programs continue to meet the needs of the Town.

Question 33: Do you think this goal is Very Important, Somewhat Important, Not So Important? (495 responded)



Question 34: Below are the current objectives for this goal. Please

pick your top three priorities. (504 responded)



Question 35: Do you think there needs to be any changes to this goal and/or its objectives? (68 responded)

recreational vague night spaces fields needs town needs
 high school town use lights playing fields open space
 resources protect Define Private



Of the 68 respondents, 26 indicated that no changes are necessary to the goal and/or its objectives.

Common topics addressed include confusion about what “the needs of the Town” means in practice and advocating for lights at the high school field. Several responses illustrated the tension and potential trade-offs between adding passive

recreation land versus active recreation land, while other responses called for additional active recreation facilities (including a Town pool). A few respondents questioned why the Natural Resource Commission was addressing recreational goals given the existence of a Recreation Department.

Question 36: What actions should the Town consider under this goal? (43 responded)

Common themes for proposed actions were:

- Understanding and/or defining “needs” more clearly. Proposed action included continued engagement with community members to solicit feedback and assessing current recreation facilities to identify areas for improvement.
- Expanding the Town’s current roster of recreational facilities, specifically playground spaces, bike and walking trails, pools, recreational fields, and bathrooms.
- Preserving natural open space, not converting natural lands into recreational facilities, and establishing limits to recreational space.
- Establishing a walking path around Lake Waban.
- Engaging with Wellesley College.
- Limiting lights versus installing lights.
- Focusing the Natural Resource Commission’s activities on non-recreation spaces

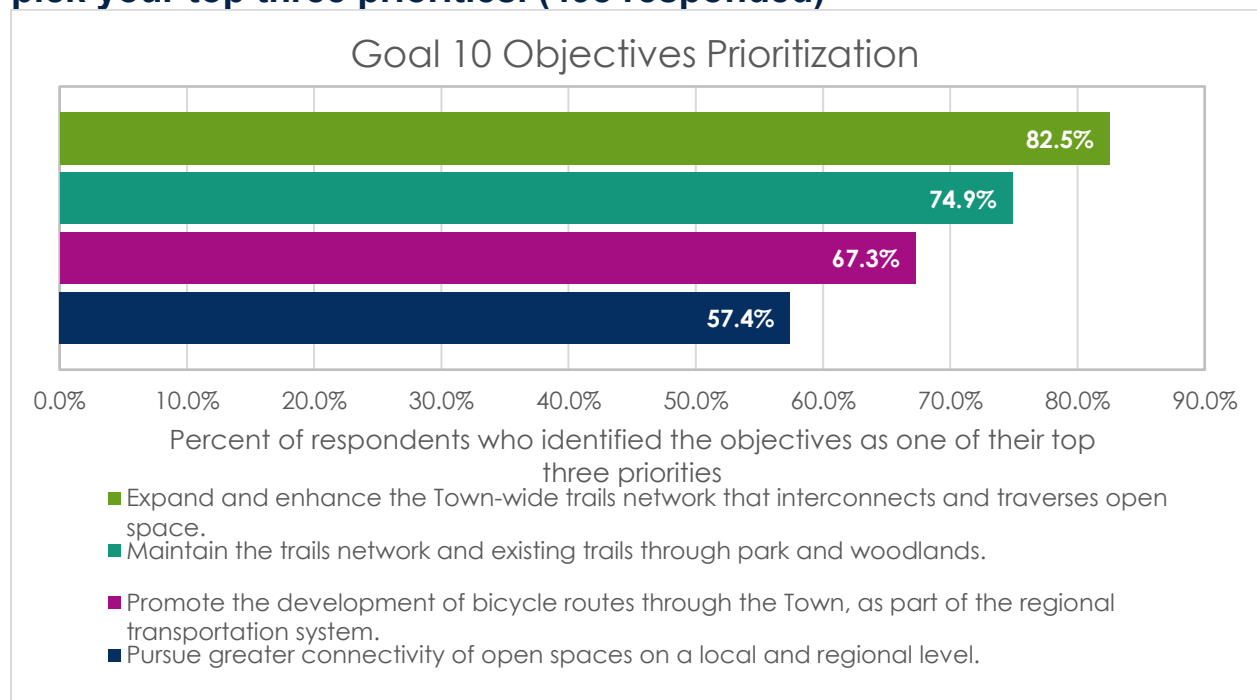
Goal 10: Provide opportunities for safe and enjoyable walking and bicycle access

Provide opportunities for safe and enjoyable walking and bicycle access throughout the Town.

Question 37: Do you think this goal is Very Important, Somewhat Important, Not So Important? (492 responded)



Question 38: Below are the current objectives for this goal. Please pick your top three priorities. (498 responded)



Question 39: Do you think there needs to be any changes to this goal and/or its objectives? (77 responded)

make existing roads Wellesley streets cars areas walking bikers paths
pedestrians town bicycle bike traffic safe bike lanes trails
streets needs safety sidewalks encourage cyclists



Of the 77 respondents, 25 indicated that no changes are necessary to the goal and/or its objectives.

Common topics include the need to separate users of Wellesley's walking trails and bike paths (mountain bikers versus hikers and bikers versus pedestrians); the need to maintain existing trails; and the need to plan specifically for pedestrian and cyclist users during infrastructure and development planning. Other common topics include pedestrian and cyclist safety for all community members of all age groups and abilities.

A few respondents expressed negative reactions to the goal and/or its objectives, largely stating that Wellesley does not need additional bicycle lanes.

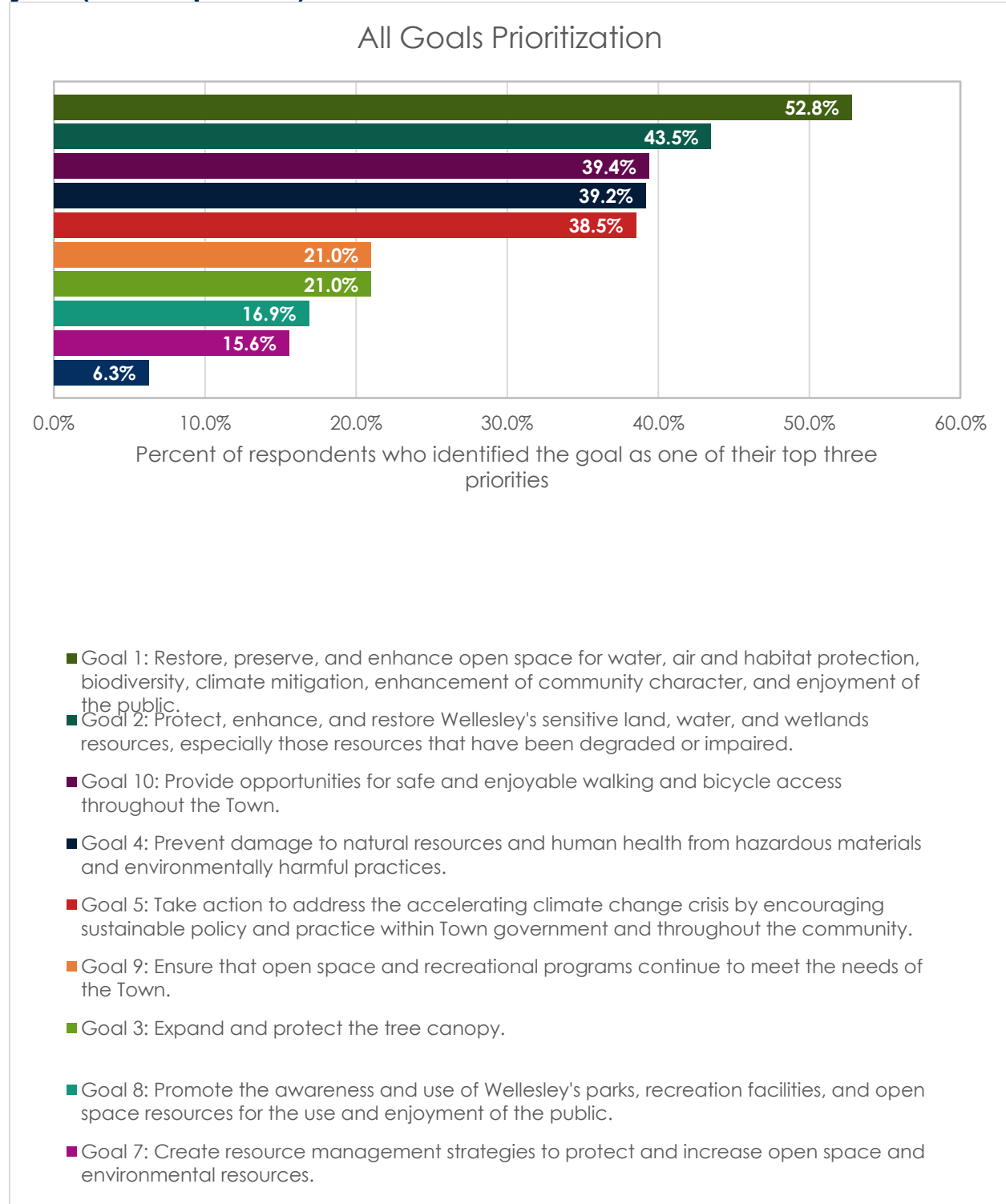
Question 40: What actions should the Town consider under this goal? (59 responded)

Common themes for proposed actions were:

- Cyclist and pedestrian safety, including:
 - Increasing dedicated cyclist and pedestrian pathways (especially bike lanes that are separated from vehicular traffic).
 - Adding and/or improving bike lanes and sidewalks on specific roads/paths (Weston Rd, Route 9, Brook Path, Wellesley Ave at Wellesley Country Club, Elm Bank Reservation to Wellesley Square, near Morses Pond Rd, Oakland Ave, Wellesley Ave near Fiske School, Washington St, and Central St).
 - Enforcing traffic rules for both vehicular traffic and cyclists on shared roads
- Expanding the Town's existing trails and bike routes system in town as well as connecting to regional trail and bike networks.

All Goals

Question 41: The ten goals are listed below. Please identify three goals that require immediate attention or are the most important to you. (462 responses)



Tell us about yourself!

Question 42: Do you live in Wellesley (481 responded)

Answer Choices	Responses
Yes	96.05%
No, but I visit many of its open space and recreational areas.	3.95%

Question 43: If you live in Wellesley, for how long? (466 responded)

Answer Choices	Responses
Less than 5 years.	11.16%
5 – 10 years	16.09%
10 – 20 years	30.90%
More than 20 years	41.85%

Question 44: How old are you? (465 responded)

The age of respondents skews older, with 62.3% of respondents between 45 and 74 years of age. Comparatively, only 33.7% of Wellesley residents are between 45 and 74 years of age. Residents aged 24 years and under make up 44.5% of Wellesley's population but are underrepresented amongst the respondents (13.7%).

Answer Choices	Survey Respondents	2019 ACS Population Estimate
Under 18	11.37%	25%
18-24	2.32%	19.5%
25-34	2.32%	5.2%
35-44	13.26%	9.2%
45-59	34.53%	33.7*
60-74	27.79%	
75+	8.42%	7.4%

Source: American Community Survey 5-Year Estimates 2019 (Table SE: 101001 Age)

*ACS 5-Year Estimates records age in nine-year increments (i.e., 45 to 54 years, 55 to 64 years, and 65 to 74 years).

Question 45: Do you have children under the age of 18 in your home? (471 responded)

The percentage of respondents with and without children under the age of 18 in their home aligns closely with Wellesley's overall trends.

Answer Choices	Survey Respondents	2019 ACS Population Estimate
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Yes	47.13%	43.8%
No	52.87%	56.2%

Source: American Community Survey 5-Year Estimates 2019 (Table SE: A10009 Households by Presence of People Under 18 Years by Household Type)

Question 46: Which of the following best describes you? Check all that apply. (434 responded)

89.4% of survey respondents self-reported as White or Caucasian, compared to 80.3% of Wellesley residents. Several racial and ethnic groups are underrepresented amongst survey respondents, including Black or African American, Hispanic or Latino, and Asian or Asian American residents.

Answer Choices	Survey Respondents	2019 ACS Population Estimate
White or Caucasian	89.40%	80.3%
Black or African American	1.15%	2.9%
Hispanic or Latino	2.07%	5.1%
Asian or Asian American	6.91%	12.4%
American Indian or Alaska Native	0.46%	0.1%
Native Hawaiian or other Pacific Islander	0.00%	0.1%
Another race	1.61%	0.9%
Multiracial or Biracial	3.23%	3.3%

Source: American Community Survey 5-Year Estimates 2019 (Table SE: A03001 Race and SE: A04001 Hispanic or Latino by Race)

Question 47: What was your total household income in 2020? (374 responded)

Respondents skew slightly wealthier than Wellesley's actual household income distribution. Wellesley residents whose household income is \$49,999 and below are underrepresented amongst respondents. Only 3.5% of respondents indicated their household income is below \$49,999, compared to 12.4% of Wellesley residents.

Answer Choices	Survey Respondents	2019 ACS Population Estimate
Under \$15,000	1.07%	3.7%
Between \$15,000 and \$29,999	1.60%	5.0%
Between \$30,000 and \$49,999	0.80%	4.7%
Between \$50,000 and \$74,999	4.01%	7.3%
Between \$75,000 and \$99,999	6.95%	5.8%
Between \$100,000 and \$150,000	15.78%	13.0%
Over \$150,000	69.79%	60.6%

Source: American Community Survey 5-Year Estimates 2019 (Table SE: A14001 Household Income (In 2019 Inflation Adjusted Dollars))

Question 48: How did you hear about this survey? (461 responded)

Most respondents heard about the survey either through an emailed newsletter or other source. The 144 respondents that indicated "Other" mentioned the following sources:

- The Swellesley Report or other online news media
- School, school announcement, or Parent-Teacher Organization
- Postcard or mailing
- Email
- Social media, including Facebook and NextDoor
- Other sources, including word of mouth and a committee member

Answer Choices	Responses
Town's website/Community Visioning page	8.68%
Emailed newsletter	30.80%
Local paper	3.25%
Town's social media	14.32%
Word of mouth	8.46%
Announced at a Town board/committee meeting	3.25%
Other (please specify)	31.24%

11. References

- ⁱ MetroCommon 2050 Regional Plan.
<https://metrocommon.mapc.org/>
- ⁱⁱ Fuller Brook Park Cultural Landscape Report
http://www.wellesleyma.gov/pages/wellesleyma_dpw/eng/FBPCL%20REPORT.pdf
- ⁱⁱⁱ <https://cs.wellesley.edu/~pmwh/land.html>
- ^{iv} For additional information on Hunnewell's estate, Wellesley, see Alan Emmett, *So Fine a Prospect, Historic New England Gardens* (Hanover, NH: University Press of New England, 1996), and pages 84 - 99.
- ^v Letter Olmsted Brothers to J.W. Peabody, Olmsted Bothers Files, Library of Congress, Manuscript Division, Job #2371, A Series, Reel 26, Frames 717 - 731. See Appendix B for full text of this letter. Special thanks are due to Olmsted scholar Arleyn A. Levee for calling it to my attention.
- ^{vi} Today Fuller Brook Park is only 33.4 acres. Land that was previously part of Fuller Brook Park is now part of the high school grounds and Hunnewell Field.
- ^{vii} Fuller Brook Master plan http://www.wellesleyma.gov/pages/WellesleyMA_Fullerbrook/masterplan.pdf
- ^{viii} For landscape history of Henry Sergeant Hunnewell's estate The Cedars, see Allyson M. Hayward, "A Rather Wild and Picturesque Place," Henry Sergeant Hunnewell at the Cedars" in *Journal of the New England Garden History Society*, Vol. 6, Fall 1998.
- ^{ix} Private Pleasures Derived From Tradition The Hunnewell Estates Historic District
<http://arnoldia.arboretum.harvard.edu/pdf/articles/1882.pdf>
- ^x Wellesley Housing Production Plan: <https://www.wellesleyma.gov/DocumentCenter/View/11220/DRAFT-Wellesley-Housing-Production-Plan-08-2018>
- ^{xi}
- ^{xii}
- ^{xiii} 2020 Drinking Water Consumer Awareness Report.
<https://www.wellesleyma.gov/ArchiveCenter/ViewFile/Item/491>
- ^{xiv} Massachusetts Municipal Residential Recycling Rates, 1997-2008
- ^{xv} Wellesley Housing Production Plan: <https://www.wellesleyma.gov/DocumentCenter/View/11220/DRAFT-Wellesley-Housing-Production-Plan-08-2018>
- ^{xvi} Portions of these areas have been preserved by inclusion in the Boulder Brook, Rocky Ledges and Carisbrooke Reservations.
- ^{xvii} According to the Town Assessors records, there are about 15 developable residential lots remaining in this area, on Monadnock and Cranmore Roads and Appian Drive.
- ^{xviii} Other activities for which the NRCS evaluates soils include recreational development, woodland management and productivity, wildlife habitat, sanitary facilities (septic tank absorption fields, sewage lagoon areas, and sanitary landfills), construction materials, and water management.
- ^{xix} A portion of the "North 40" off Turner Road; an old paint factory adjacent to Paintshop Pond; and an ash dump for a former incinerator at the Nehoiden Golf Course, all of which are owned by Wellesley College.
- ^{xx} Maximum daily demands reached 5.37 mgd in 1980, 5.22 mgs in 1983, 5.21 mgd in 1987, and 5.15 mgd in 1991.
- ^{xxi} Approval letter dated June 11, 1990; incorporated in *Elm Bank Water Supply Development: Draft Environmental Impact Report*, EOEa No. 7037, July 1990.
- ^{xxii} The Vascular Plants of Massachusetts: A County Checklist, First Revision (2011) by Melissa Dow Cullina, Bryan Connolly, Bruce Sorrie and Paul Somers
- ^{xxiii} https://www.fs.fed.us/foresthealth/technology/pdfs/FHAAS-2018-03_Biology_Control_Winter-Moth.pdf
- ^{xxiv} There are also three vernal pools at the Weston town line near the Carisbrooke Reservation.
- ^{xxv} <https://www.mass.gov/info-details/list-of-endangered-threatened-and-special-concern-species>
- ^{xxvi} BioMap2 Report: Wellesley: http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Wellesley.pdf
- ^{xxvii} http://maps.massgis.state.ma.us/dfg/biomap/pdf/town_core/Wellesley.pdf
- ^{xxviii} Elm Park (officially known as "Clock Tower Park") was added to the National Register of Historic Places in June of 2007.
- ^{xxix} OEEA definitions
<http://www.mass.gov/eea/agencies/massdep/cleanup/sites/definitions-of-fields-listed-in-search-result.html>
- ^{xxx} Metropolitan Area Planning Council, *Groundwater Protection Study: Town of Wellesley*, September 1982.
- ^{xxxi} A similar approach addressing a different issue, used in many communities, is to exclude all wetlands from the computation of minimum lot area.

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- xxxii *Morses Pond Tributary Study*, Final Report, IEP, Inc., August 1989.
- xxxiii The “limiting nutrient” is the nutrient in least supply, which tends to control the production of aquatic plants and algae in the pond. In other words, increases in the amount of phosphorus will lead to further growth of aquatic plants and algae.
- xxxiv MORSES POND ANNUAL REPORT: 2021, PREPARED FOR THE TOWN OF WELLESLEY BY WATER RESOURCE SERVICES, INC. <https://wellesleyma.gov/DocumentCenter/View/26637/Morses-Pond-annual-report-2021->
- xxxv Wellesley Pesticide Awareness Campaign and Regional Collaborative Project Details http://www.turi.org/Our_Work/Home_Community/Apply_for_a_Community_Grant/Library_of_Past_Projects/Pesticides/Wellesley_Pesticide_Awareness_Campaign_and_Regional_Collaborative
- xxxvi Wellesley 2007-2017 Comprehensive Plan
- xxxvii Margaret Klein Wilson, *Walks in Wellesley, Exploring Wellesley’s Open Space* (Wellesley, MA: Wellesley Conservation Council, 1991), page 32.
- xxxviii For additional landscape history of Elm Bank, see Allyson M. Hayward, “Elm Bank, The Evolution of a Country Estate in Dover, Massachusetts” in *Journal of the New England Garden*.
- xxxix <https://www.crwa.org/river-science.html>
- xl Wellesley Department of Public Works, Park & Tree Division, *Wellesley’s Parks, Reservations & Public Open Space*, 1990
- xli 900 Worcester citation
- xlii North 40 citation
- xliii What is Sustainable Development? Environmental, economic and social well-being for today and tomorrow <https://www.iisd.org/sd/>