

North 40 Timeline

April 16, 2014	Wellesley College informed Town that they filed a petition with the Massachusetts Supreme Judicial Court seeking to remove the deed restriction that precluded the sale of the parcel.
May 2, 2014	Mass SJC ruled in favor of the College to release the dead restriction, commonly referred to as the Durant Indenture .
May 27, 2014	Select Board established the North 40 Steering Committee, and the first organizational meeting was held. The North 40 Committee was funded by \$30,000 of CPC Administrative Funds, and \$30,000 of funds from the Select Board.
July 23, 2014	Select Board requested Reserve Fund Transfer of \$75,000 to fund the efforts of the North 40 Committee.
July – October 2014	Hired Dodson & Flinker with Brovitz Planning and Design to conduct a Vision Study .
July – October 2014	Select Board engaged Environmental Partners to peer review the environmental assessment of the land performed by Haley & Aldrich
July – October 2014	North 40 Committee engaged John Rockwood of EcoTec to perform a Wetlands Review
July – October 2014	North 40 Committee engaged Beta Engineering to perform a traffic assessment.
September 2014	Select Board hired Colliers International to perform an Appraisal of land value
October 3, 2014	North 40 Interim Report of the Select Board completed. Reports in Appendixes.
October 27, 2014	Report recommended acquisition of the North 40.
November 2014	STM approved \$150,000 in Free Cash to allow the Select Board to plan for the North 40 landfill remediation, if necessary.
Dec. 18, 2014	Town submits bid to Wellesley College to acquire land Select Board signs Purchase and Sale Agreement with Wellesley College
Purchase and Sale Terms:	
1. \$35 Million	
2. Open Space – The Town agrees that it will maintain at least 50% of the North 40 acreage as open space in perpetuity, and will also endeavor to preserve the portion of the property south of the aqueduct as open space to serve an important buffer for the College.	
3. Sustainability – The College is concerned that any future development of the North 40 property be engineered, designed and constructed in a manner consistent with the sustainable standards that guide Wellesley College in its on campus projects. The College has adopted guidelines that equate to LEED Gold standards and will share its overall standards with the Town such that mutually agreeable language can be adopted for the North 40 property and its future site and building development.	
4. Dark Sky Alliance – In any site or building development on the North 40, the Town will maintain specific guidelines around lighting that will protect the Wellesley College main campus from negative impacts of nighttime illumination. This is of particular importance as it relates to student and faculty use of the Wellesley College observatory on the north side of campus.	
5. Future Road Connections to Route 135 – The Town agrees that any future road connections across the North 40 or from the Weston/Turner Road neighborhood to Route 135 would not be made any closer than 1000' in either direction from the existing main entrance to the College.	
6. North 40 Advisory Committee – The Town will grant two seats on the North 40 Advisory Committee for designated representatives of the College.	

7. Single Family Residence at 156 Weston Road – The College will master lease this property from the Town for up to five (5) years from closing at \$1,300 per month. After the first year, the rent will increase annually at a fixed rate of 3.5%. During the term of the lease, the College will be responsible for maintaining the property and for all associated utility costs. In the event that the current occupant (a Wellesley College faculty member) chooses to vacate the home/property prior to the five (5) year lease term, then the lease will be terminated immediately.
8. Community Gardens – The Town will endeavor to maintain community gardens somewhere within the North 40 property including access for Wellesley College students who will be subject to the same fees and obligations of other Town resident gardeners.

January 20, 2015 [Special Town Meeting, Article 2](#) – Town Meeting voted unanimously to acquire the North 40. STM did not determine use of the North 40. P&S requirements hold. In acquiring land, Town took on obligation to clean up a sanitary land fill that was leased from Wellesley College to the Town of Wellesley between 1955-1960. Clean up area is approximately 5 acres. Acquisition included use of CPC funds, tax-exempt bonds, and taxable bonds. The Town left available land to be used/sold for use other than municipal purpose (Housing, 40B, CCRC)

CPC Component Land acquired with CPC Funds requires Conservation Restriction (CR). Town indicated CR would be determined in the future.

Cost Allocation

	Projected					
	Allocation	Acres*	Interest		Annual	Median Tax
			Rate	Debt Service		Bill Impact
CPA portion	\$ 10,000,000	13.12	4.00%	\$ 580,000		N/A
General Fund portion						
Tax-exempt	13,636,931	17.89	4.00%	750,000		69
Taxable	12,000,000	15.75	5.00%	780,000		72
	25,636,931	33.64			1,530,000	141
Total property	<u>\$ 35,636,931</u>	<u>46.76</u>			<u>\$ 2,110,000</u>	<u>\$ 141</u>

* Reflecting simple allocation based on financial contribution.

Options At STM Town considered several uses for the land including:

- Open Space (Trails, Parks, Recreation)
- 2-3 Elementary Schools
- 3+ Recreation Fields
- Rink
- Pool
- Lighted Fields
- Housing
- Community Center
- Community Gardens
- Indoor Recreation Courts
- Land Bank
- Solar Farm

May, 2015

2016 – 2018

Closing on acquisition

Working with Environmental Partners, the Town conducted due diligence to complete the clean up efforts of the sanitary land fill in compliance with the Mass Contingency Plan. Most cost

	effective plan was to bring in fill to cover the debris and to place an Access and Use Limitation on the site.
January 2018	Select Board had discussions on North 40 and included representatives from Schools, Planning, CPC, NRC, Advisory, Recreation, and Facilities to begin to design a new public process. Group agreed to the following:
	<ul style="list-style-type: none"> • Finalize CR within 2 years • Create New North 40 Committee with membership from SB, SC, Planning, Rec, NRC, Advisory, Facilities, Trails, WHDC, PFTF, BPW, Wellesley College (2 Reps), Woodlands Neighborhood and Weston Road Neighborhood representatives.
Intent was to:	<ul style="list-style-type: none"> • review the original process IN BRIEF and share the consensus from that process that the most-frequently cited and requested uses for the North 40 are open space, recreation, and housing. Some respondents wanted to retain the North 40 AS IS, all open space for trails, recreation, gardens, etc. and others would like a combination of open space and housing (recognizing that 50% must remain open space pursuant to the P&S). • Conduct a charrette in which participants will be given a map with certain attributes depicted, such as the landfill, South 6, borders, etc. and asked to design how they would use the space.
February 2018	SB drafted RFP for consultant services, with findings of Phase III Remediation, Board determined they would defer study until "Cap" of landfill was complete.
December 2019	Mass Contingency Phase IV Plan finalized. Monitoring of the landfill continues on an annual basis.
April 2019	Funds for execution of North 40 Remediation funded at ATM
July 1- September 2019	NRC working with CPC completed boardwalk around North 40 .
February 2020 - March 2023	Staff assisted CPC with working to identify an Appraiser for the CPC portion of land. Ultimately CPC working with Town Counsel determined that an appraisal was not required.
November 2020	North 40 landfill remediation completed. Monitoring of the landfill continues on an annual basis.
December 7, 2020	Activity and Use Limitation finalized and approved.
July 24, 2024	CPC at Select Board to discuss Conservation Restriction
September 19, 2023	CPC at Select Board to discuss Conservation Restriction
November 14, 2023	CPC at Select Board to discuss Conservation Restriction