
MORSES POND BEACH & BATHHOUSE IMPROVEMENTS **SUPPLEMENTARY FEASIBILITY STUDY**

MORSES POND BEACH ADVISORY COMMITTEE MEETING #2: JULY 29, 2025

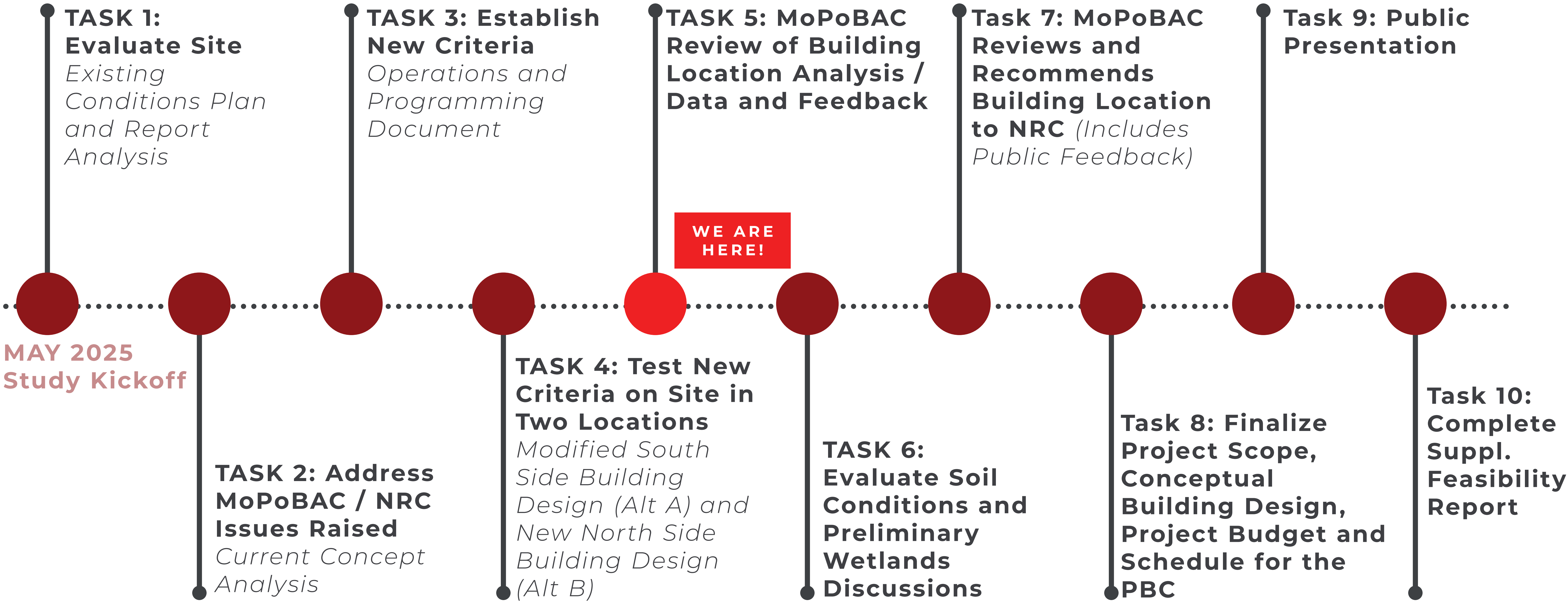


PROJECT GOALS AND OBJECTIVES

- The site is very much loved as it is, so a master plan tenet should include preserving and enhancing all that is great.
- The bathhouse has outlived its practical and functional life and given the extent of repairs and upgrades required in order to bring the building into full code compliance and functionality, it is more cost effective and practical to demolish the existing building and create a new building.
- The design shall improve universal access for site amenities, walkways and paths.
- Designs should be simple and sustainable, and in keeping with the inherent historical, environmental, cultural, and social site character.
- Through the establishment of meadows and native landscape plantings, wildlife habitat can be improved.
- New building enhancements should be attractive, low-intensity, and supportive of neighborhood and town-wide use during the summer swimming season.
- Improvements to Moses Pond Beach will be designed in a cost-effective and sustainable manner.



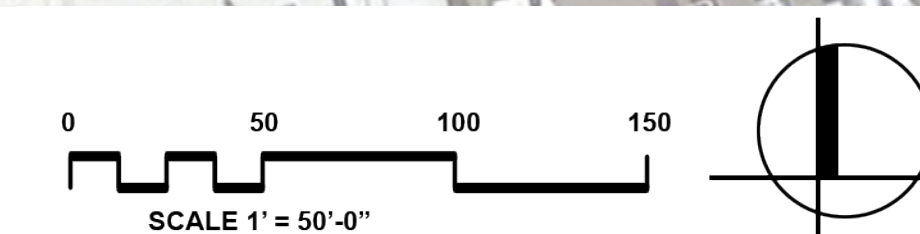
SUPPLEMENTARY TASK SUMMARY



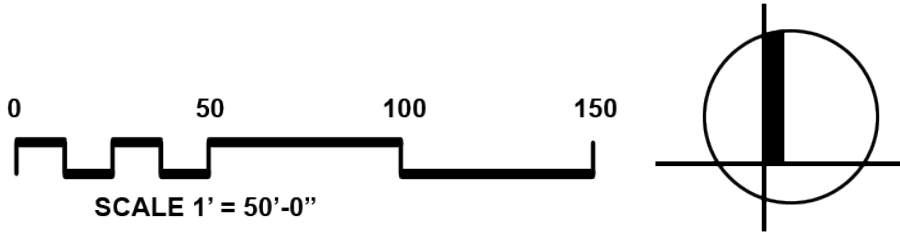
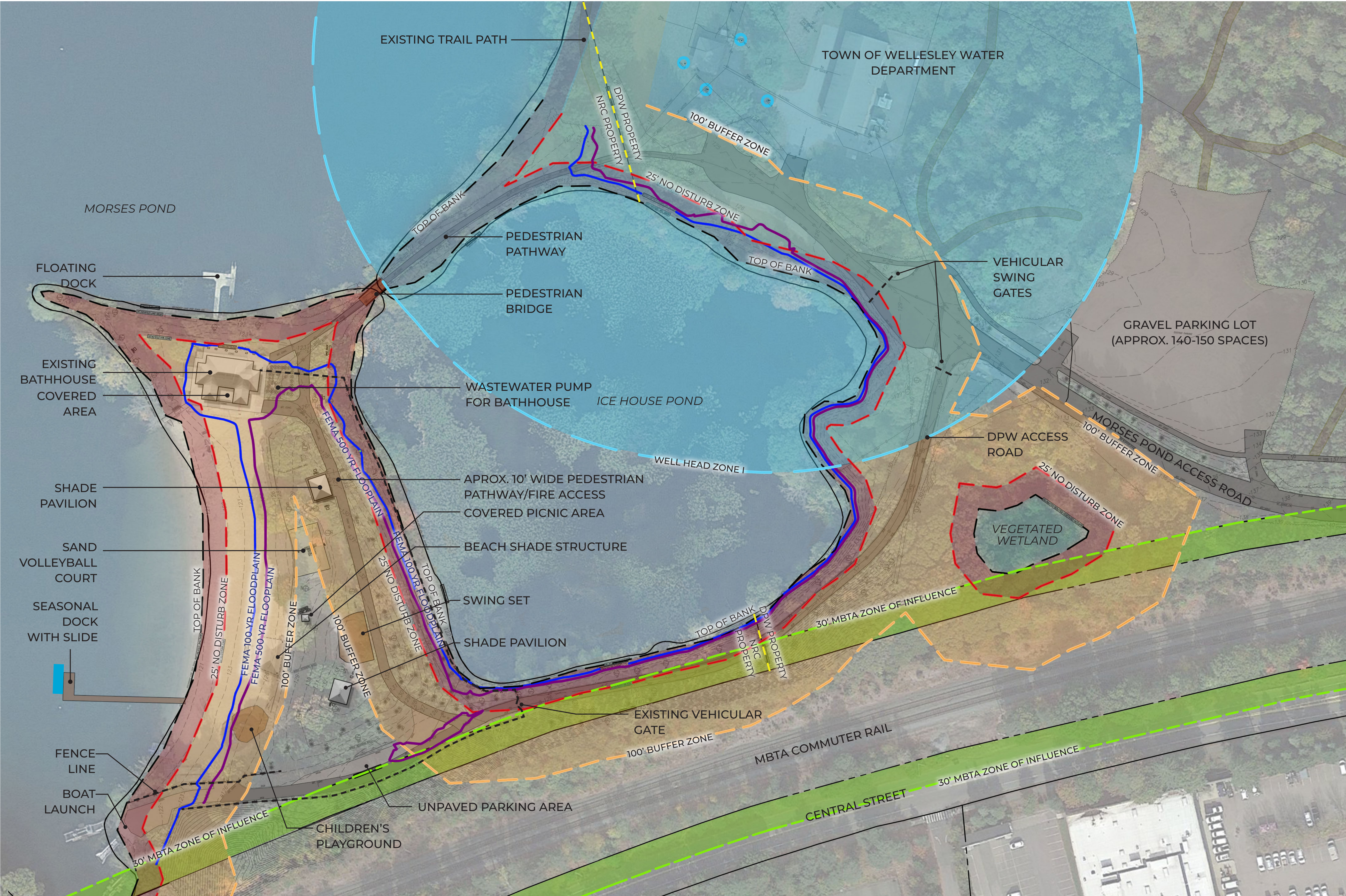
TASK 1

This aerial map illustrates the layout of Morse's Pond and its surrounding infrastructure. Key features include:

- Water Bodies:** MORSES POND, ICE HOUSE POND.
- Infrastructure:** FLOATING DOCK, EXISTING BATHHOUSE COVERED AREA, SHADE PAVILION, SAND VOLLEYBALL COURT, SEASONAL DOCK WITH SLIDE, FENCE LINE, BOAT LAUNCH, UNPAVED PARKING AREA, CHILDREN'S PLAYGROUND, EXISTING TRAIL PATH, PEDESTRIAN PATHWAY, PEDESTRIAN BRIDGE, WASTEWATER PUMP FOR BATHHOUSE, APROX. 10' WIDE PEDESTRIAN PATHWAY/FIRE ACCESS, COVERED PICNIC AREA, BEACH SHADE STRUCTURE, SWING SET, SHADE PAVILION, EXISTING VEHICULAR GATE, MBTA COMMUTER RAIL, CENTRAL STREET.
- Access and Roads:** DPW ACCESS ROAD, MORSES POND ACCESS ROAD, TOWN OF WELLESLEY WATER DEPARTMENT.
- Environmental and Safety Zones:** FEMA 100-YR FLOODPLAIN, FEMA 500-YR FLOODPLAIN, 25' NO DISTURB ZONE, 100' BUFFER ZONE, 30' MBTA ZONE OF INFLUENCE, VEGETATED WETLAND, WELL HEAD ZONE I.
- Other Features:** GRAVEL PARKING LOT (APPROX. 140-150 SPACES), VEHICULAR SWING GATES, DPW PROPERTY, NRC PROPERTY.



EXISTING CONDITIONS PLAN: **PERMITTING OFFSETS**



PERMIT / KEYS
REGS. OUTCOMES

Zone I Wellhead Zone **Avoid Work in zone.** No new land uses are permitted unless they are for water supply or shown to have no significant impact. Occasional parking may be allowable with precautions.

MBTA Zone of Influence **Avoid Work in Zone.** Work within 30' of MBTA property requires a license and extensive coordination with MBTA.

Wetlands **Local Notice of Intent (NOI) for work in the Bordering Land Subject to Flooding (BLSF).** Required under WPA and Wellesley Wetlands Bylaw for work in the BLSF and buffer zones.

- Compensatory flood storage is required if fill occurs below **100 -year FEMA flood elevation** (124.2' NAVD88). Must match floodwater displacement volume.
- **25-foot No Disturb Zone** must remain intact.
- Work in **100-foot buffer zone** must preserve habitat; tree removal requires native species replacement or mitigation plan.

Article 97 Land **No Change In Use.** Project must maintain recreational use. Continued use as a beach is assumed not to require new Article 97 legislation unless advised otherwise.





MA Architectural Access Board (AAB) Parking Requirements **No Onsite Parking Required and Building Location not Restricted.** No requirement for parking within 200' or drop off with 100' of buildings applies.

500-year FEMA flood elevation **Potential Building Construction Consideration.** For climate change / resiliency considerations for new buildings, 126.4' NAVD88 may be considered the minimum finished floor elevation (FFE) (Design Flood Elevation + 12" of freeboard).

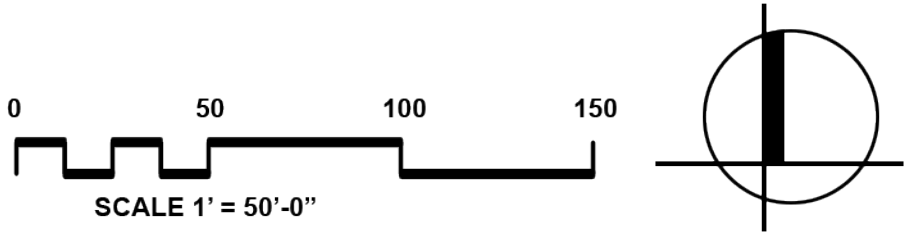
EXISTING CONDITIONS PLAN: **SIGNIFICANT TREES**



LEGEND

-  **61** EX. SURVEYED DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER
-  **42** EX. SURVEYED EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER
-  **7** EX. SURVEYED DECIDUOUS TREES - OUTSIDE 100' WETLAND BUFFER
-  **7** EX. SURVEYED EVERGREEN TREES - OUTSIDE 100' WETLAND BUFFER

CALIPER	# OF DECIDUOUS	# OF EVERGREEN
< 6	0	0
6 - 18	42	34
> 18	26	15
TOTAL:	68	49



EXISTING CONDITIONS PLAN: **EX. UTILITIES**



LEGEND

WATER

SEWER

STORM

ELECTRICAL

COMMUNICATIONS

CABLE

EX. WATER LINE

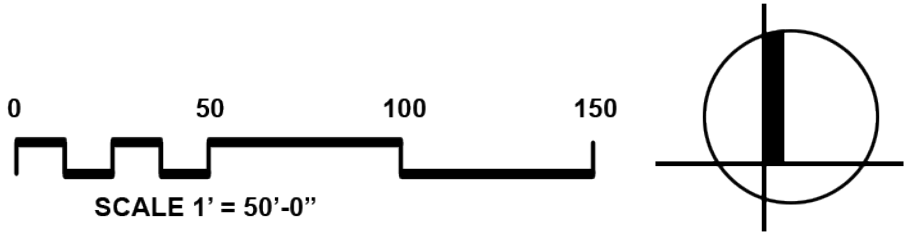
EX. SANITARY SEWER LINE

EX. STORM DRAINAGE

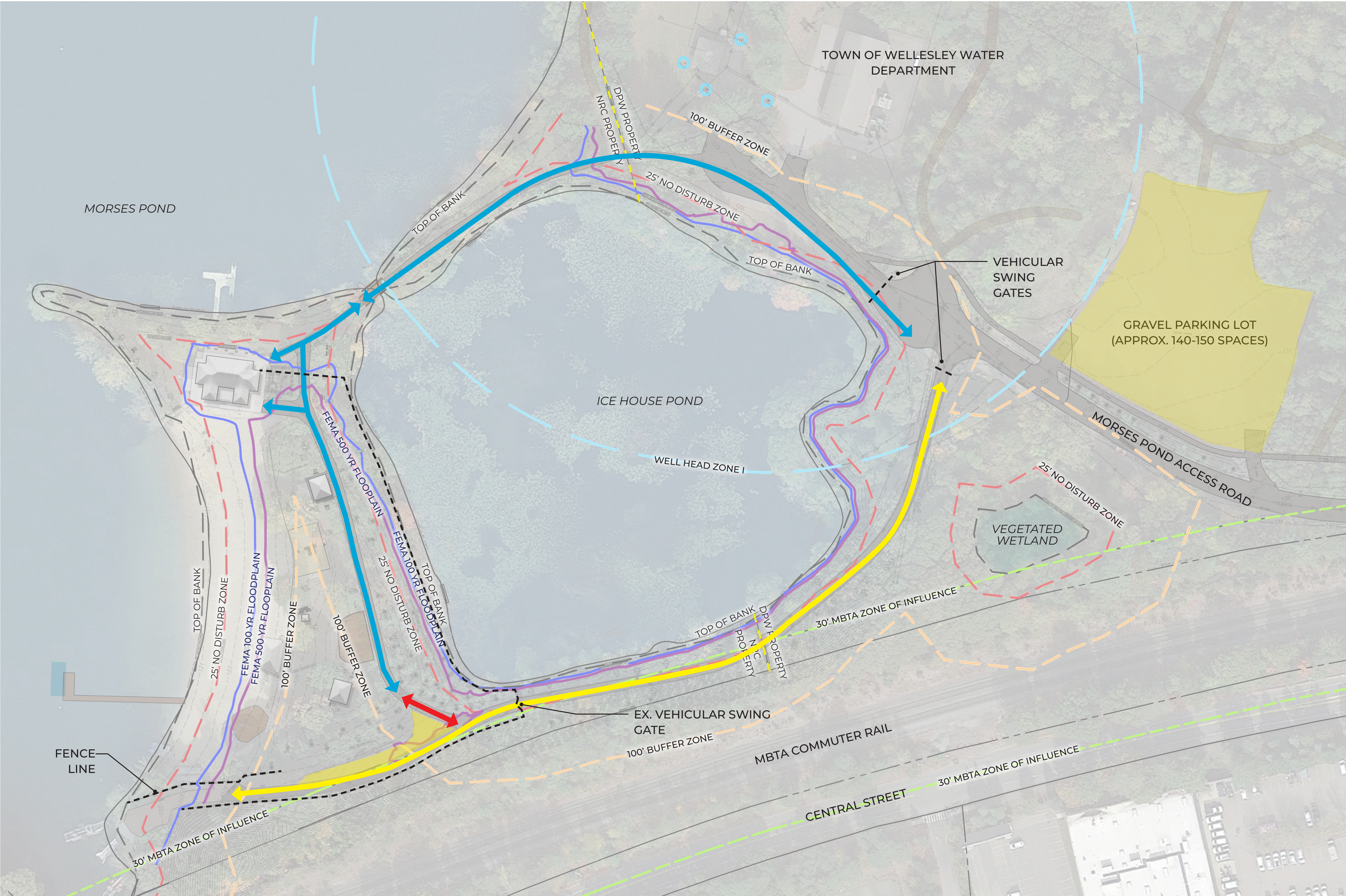
EX. ELECTRICAL CONDUIT

EX. COMMUNICATIONS LINE

EX. CABLE LINE FOR INTERNET

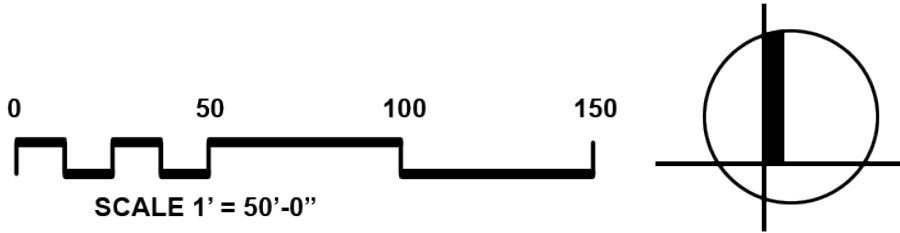


EXISTING CONDITIONS PLAN: **CIRCULATION**

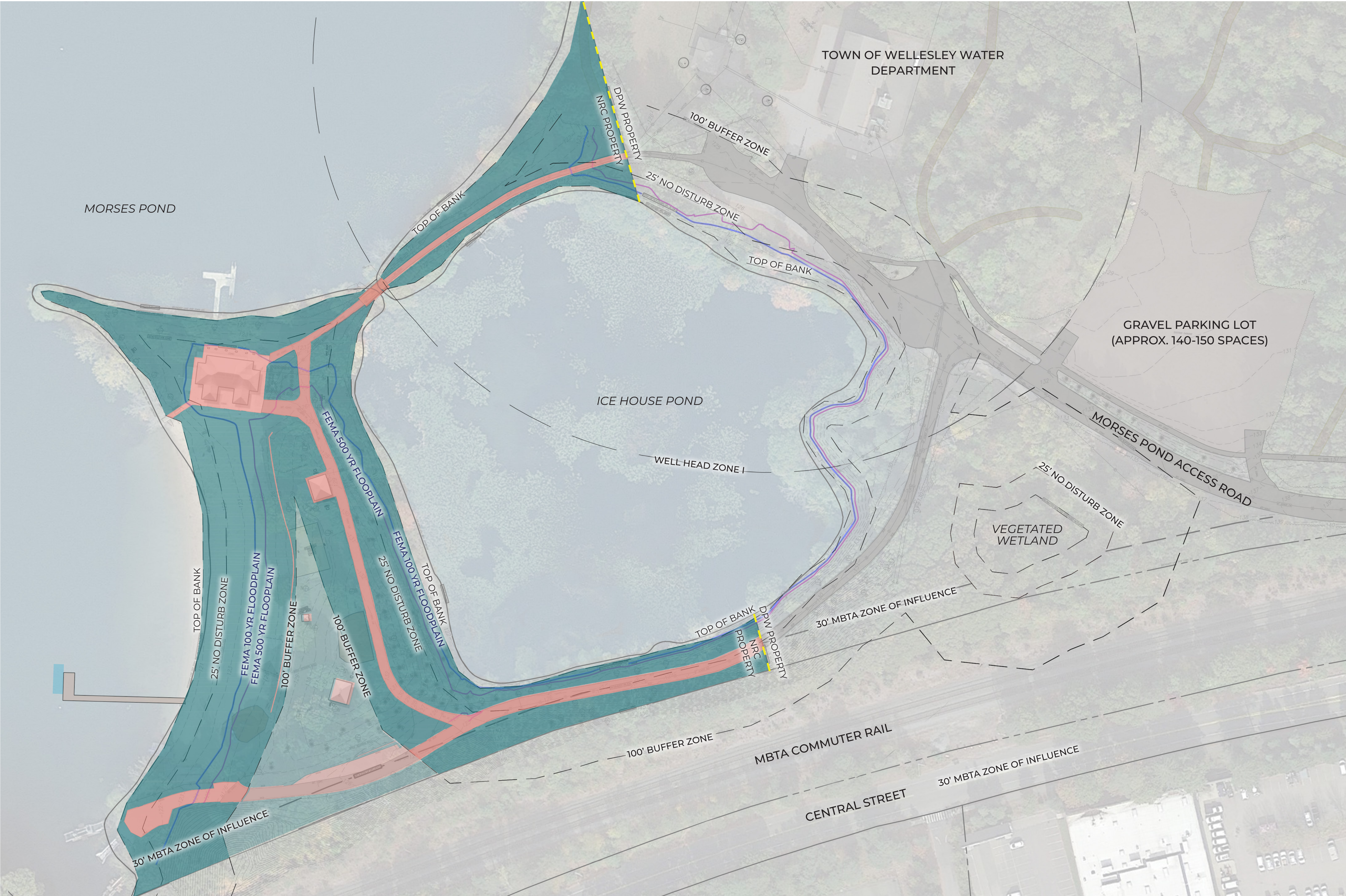


LEGEND

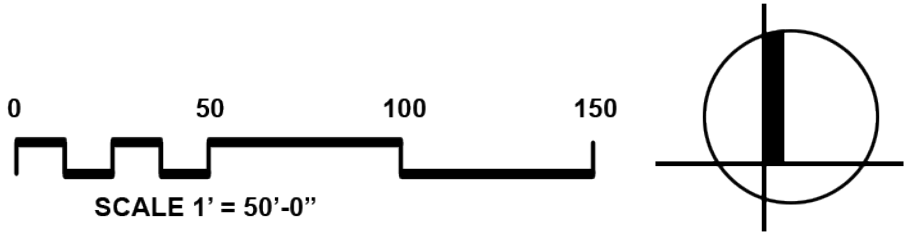
- EX. FENCE LINE
- ↔ ACCESSIBLE PEDESTRIAN ROUTE (< 5%)
- ↔ NON-ACCESSIBLE PEDESTRIAN ROUTE (> 5%)
- ↔ VEHICULAR ROUTE



EXISTING CONDITIONS PLAN: IMPERVIOUS / PERVIOUS COVER



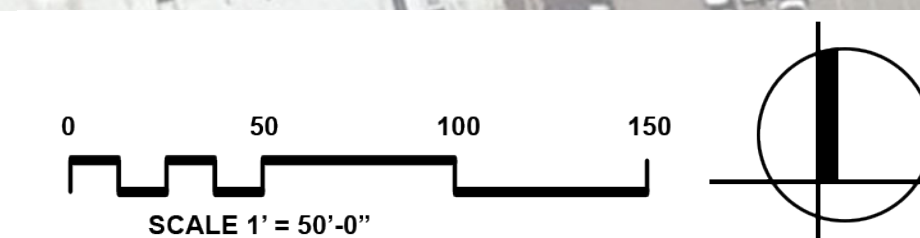
LEGEND	
25,647 sf	IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER
4,641 sf	IMPERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER
135,945 sf	PERVIOUS AREA - INSIDE 100' WETLAND BUFFER
24,144 sf	PERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER



CURRENT MASTER PLAN

TASK 2

Address MoPoBAC / NRC Issues Raised *Current Concept Analysis*



CURRENT MASTER PLAN: ISSUES RAISED

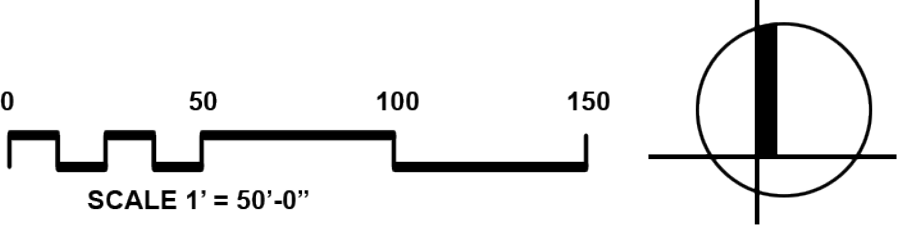
MoPoBAC Recs		Supplemental Study Schemes: Alternative A and B	How Recommendations are Addressed
1.	Remove Ice House Pond footpaths	Removed N/S path along the west side of Ice House Pond and the sidewalk along the South drive. Made pedestrian access to the Beach from the North path and ADA vehicular access (only) from South drive.	Reduces Project scope/cost and environmental impact.
2.	Reduce impervious surface footprint of the buildings	Reduced size of Building by having less toilets (still above Code minimum) and removed built indoor boat storage	Less impact on stormwater and preserves more natural open space.
3.	Reduce impervious surface footprint of the uncovered patio area	Reduced built patio area around buildings.	Less impact on stormwater and preserves more natural open space.
4.	Minimize site grading requirements	Alt A and B test smaller footprint options with different degrees of grading requirement.	Smaller footprint of disturbed area reduces grading requirements from the Current Master Plan.
5.1.	Wetlands considerations and mitigation	Alt A and B test smaller footprint options with different degrees of wetlands impact and mitigation requirements	<ul style="list-style-type: none">• Native tree replacements• Wildlife assessment required• Minor compensatory storage requirements• A stormwater report may not be needed (net decrease in impervious within the 100' wetland buffer)
5.2.	Low-impact sustainable design	This is the Design intent and will be pursued as part of Design Phase work.	TBD. To be reviewed with NRC in the Design Phase.
5.3.	Impact of the potential increase beyond current seasonal use	No Change in Use. Replacing current functions and seasonal use (only).	No special permitting or additional studies required for extended hours or seasons.
5.4.	Ownership, Maintenance and Budgeting	NRC proposed NRC Ownership but leased to Recreation for maintenance	TBD. Decision not part of this Study and will be based on discussions between NRC and Recreation.
5.5.	NRC engagement with Recreation	Recreation part of MoPoBAC.	Supplemental Study benefits from more input.
6.	Determine whether any 'Change in Use' is planned	No Change in Use. Replacing current functions.	No special permitting or additional studies required for extended hours or seasons.
7.	Evaluate Accommodations for Food Trucks	MoPoBAC to determine if part of Project scope.	TBD. W&S will present what is associated with each option for discussion and determination.

[illegible]

CURRENT MASTER PLAN: **TREE IMPACTS**



- LEGEND**
- EX. SURVEYED DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED DECIDUOUS TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. DECIDUOUS TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER **21**
 - EX. EVERGREEN TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER **17**
 - EX. DECIDUOUS TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER **5**
(2 INVASIVE)
 - EX. EVERGREEN TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER **10**
(3 at turn around loop)



CURRENT MASTER PLAN: EX. UTILITIES



LEGEND

WATER

SEWER

STORM

ELECTRICAL

COMMUNICATIONS

CABLE

EX. WATER LINE

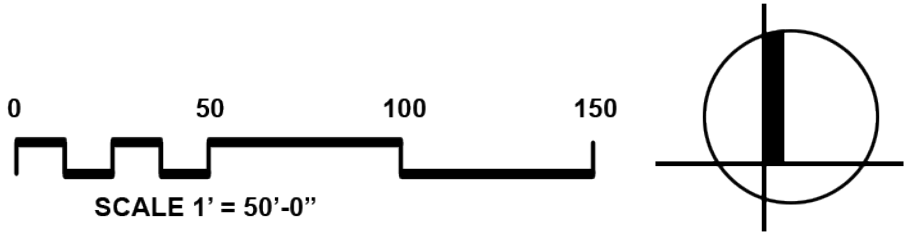
EX. SANITARY SEWER LINE

EX. STORM DRAINAGE

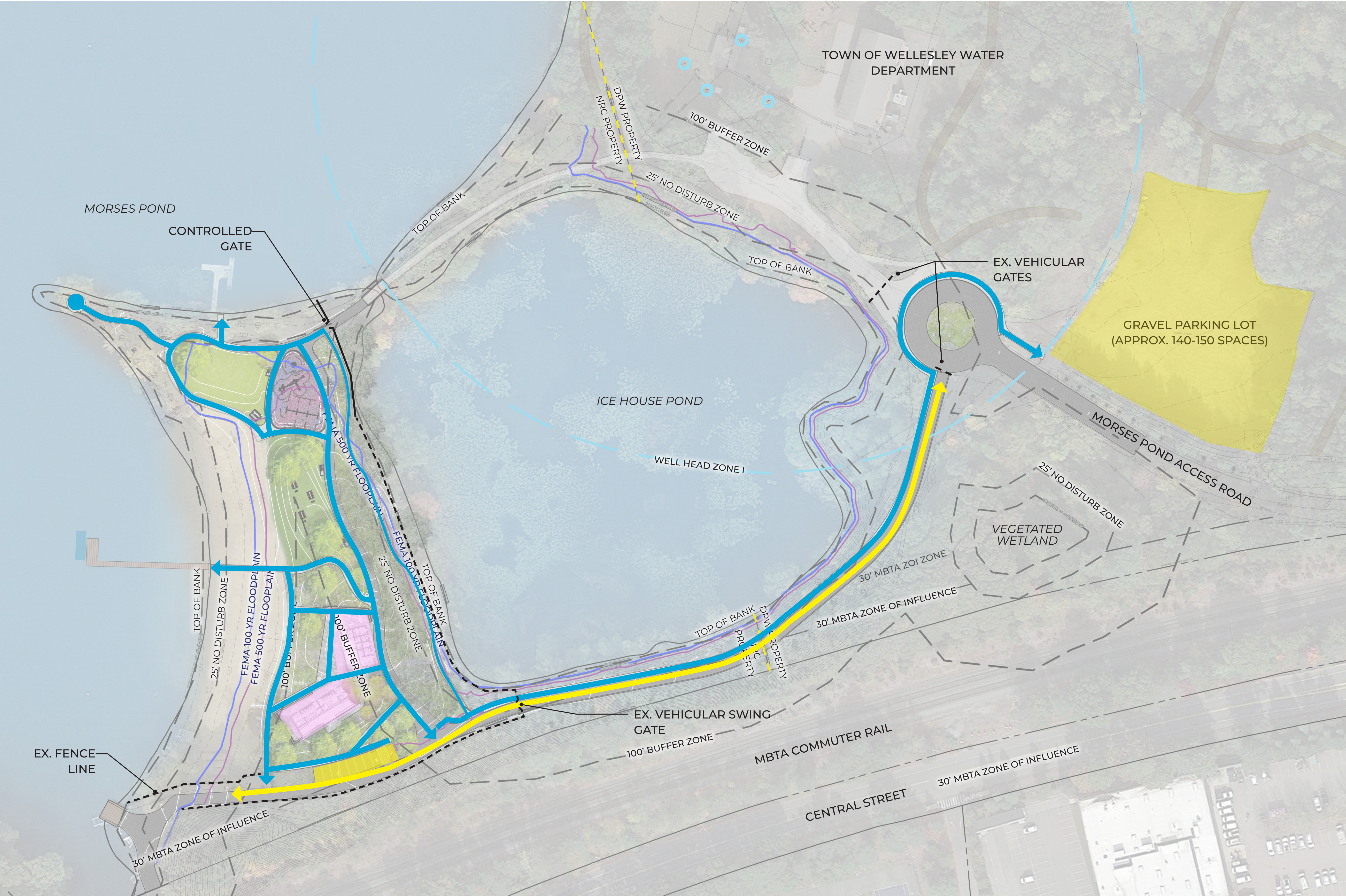
EX. ELECTRICAL CONDUIT

EX. COMMUNICATIONS LINE

EX. CABLE LINE FOR INTERNET

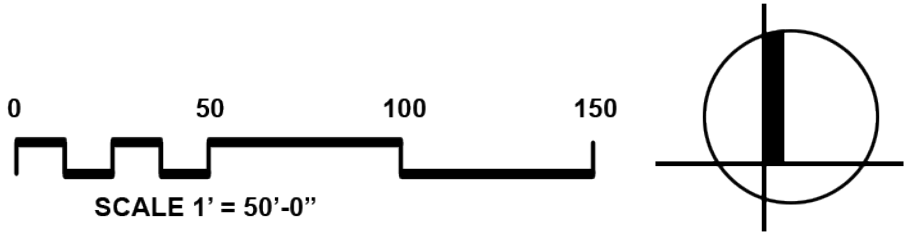


CURRENT MASTER PLAN: **CIRCULATION**



LEGEND

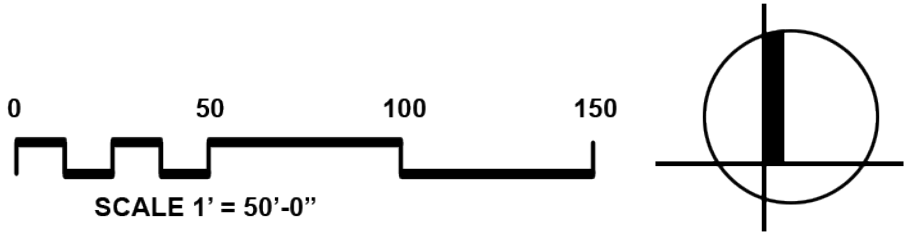
- EX. FENCE LINE
- ↔ ACCESSIBLE PEDESTRIAN ROUTE (< 5%)
- ↔ NON-ACCESSIBLE PEDESTRIAN ROUTE (> 5%)
- ↔ VEHICULAR ROUTE
- EX. PARKING AREA
- PROPOSED ACCESSIBLE PARKING
- PR. FENCELINE



CURRENT MASTER PLAN: IMPERVIOUS / PERVIOUS COVER



LEGEND	
28,202 sf	IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER
11,280 sf	IMPERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER
133,390 sf	PERVIOUS AREA - INSIDE 100' WETLAND BUFFER
17,505 sf	PERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER



CURRENT MASTER PLAN: SUMMARY

	EXISTING CONDITIONS PLAN	CURRENT MASTER PLAN	NET CHANGE
IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER	25,647 sf	28,202 sf	+2,555 sf
PERVIOUS AREA - INSIDE 100' WETLAND BUFFER	135,945 sf	133,390 sf	-2,555 sf
TOTAL IMPERVIOUS AREA	30,288 sf	39,482 sf	+9,194 sf
TOTAL PERVIOUS AREA	160,089 sf	150,895 sf	-9,194 sf
BUILDING SQUARE FOOTAGE	2,572 sf	3,191 sf	+619 sf
BUILDING LOCATION	North side	South side	N/A
OVERALL CUT / FILL	N/A	7,050.9 cy cut / 1,201.3 cy fill	5,849.6 cy net cut
CUT / FILL WITHIN THE 100 YR. FEMA FLOODPLAIN	N/A	458.8 cy cut / 68 cy fill	390.9 cy net cut
DEDICATED LAWN AREA	+/- 22,220 sf	+/- 17,730 sf	-4,490 sf
AMENITIES TO REMAIN	N/A	<ul style="list-style-type: none">• Beach pavilion• Floating docks	2
RELOCATED AMENITIES	N/A	N/A	0
REMOVED AMENITIES	N/A	<ul style="list-style-type: none">• Play structure• Swing Set• Both permanent pavilions• Volleyball court	4
ADDED AMENTIES	N/A	<ul style="list-style-type: none">• New playground• Pavilion• Picnic area• Accessible beach mats• Boardwalk path• Overlook path	6
PARKING	<ul style="list-style-type: none">• Gravel pull off area• No ADA parking	<ul style="list-style-type: none">• 7 parking spaces• 2 ADA parking spaces	+9 spaces
DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER	61	40	-21
EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER	42	25	-17
TOTAL DECIDUOUS TREES	68 (existing)	42 (remain)	-26 (2 invasive)
TOTAL EVERGREEN TREES	49 + 3 at proposed turnaround = 51	24 (remain)	-27 (incl. 3 from proposed turnaround)
UTILITY IMPACTS	N/A	Additional water line & electrical conduit from the north to the southern location	+/- 300 linear feet (Electrical) +/- 300 linear feet (Water)
VEHICULAR CIRCULATION	Southern path	Southern path	N/A
PEDESTRIAN CIRCULATION AND BEACH ACCESS	<ul style="list-style-type: none">• Beach access is through the northern bathhouse.• Southern access is restricted by fencing and gates• Full access to Ice House Pond loop path only during off season• Main beach path is not accessible at southern end	<ul style="list-style-type: none">• Beach access is through the southern bathhouse• Northern access would be gated• Full access to Ice House Pond loop path year round through fenced off secondary pond path• All paths are accessible	<ul style="list-style-type: none">• 1 access point at the south end• Full access to Ice House Pond loop path only during off season• All paths are accessible



NEW CRITERIA: BATHHOUSE PROGRAM

TASK 3

Establish New Criteria

Operations and Programming Document

	EX. BATHHOUSE PROGRAM (nsf)	CURRENT MASTER PLAN BATHHOUSE PROGRAM (nsf)	REVISED BATHHOUSE PROGRAM FOR NEW CRITERIA TESTING (nsf)	NET CHANGE (CURRENT TO REVISED)	
BUILDING PROGRAM					
Interior Spaces	3424.8	3199.9	2292.4	907.5	
Public Uses	907.5	1177	792	385	
Women's Bathroom	426	465	300	165	• 6 stalls + 3 changing areas to 3 stalls + 2 changing areas
Men's Bathroom	325	465	300	165	• 3 stalls, 3 urinals + 3 changing areas to 3 stalls/urinals + 2 changing areas
Accessible / Family Bathrooms	74	140	120	20	• Includes 2 separate Family toilets
Concession		130		130	• eliminated, vending remains
Staff Uses	1361.8	1879.9	1500.4	379.5	
Guardroom	206	265	250	15	
Lifeguard changing rooms	242	included in the Guardroom nsf			• consolidated into the Guardroom
First Aid	110	295	130	165	
Office/Gatekeeper	174	165	160	5	
Beach manager's office (formerly: Town)		100	80	20	
Mechanical	62	144	100	44	
Storage	444	740	644	96	
Grossing Factor		290.9	208.4	82.5	
Exterior Elements	868	3450	75	3375	
Covered Porch (includes vending)	180	2350	75	2275	• assumes some form of covered porch is still included
Uncovered Porch		1100		1100	
Water Fountain	*	*	*	0	
Rinse Station	*	*	*	0	
Lifeguard Break Area	488	incl. in the Covered Porch	*		
Storage Container	200				
Total Square Footage	4292.8	6649.9	2367.4	4282.5	

blue = Previously proposed as conditioned spaces, TBD

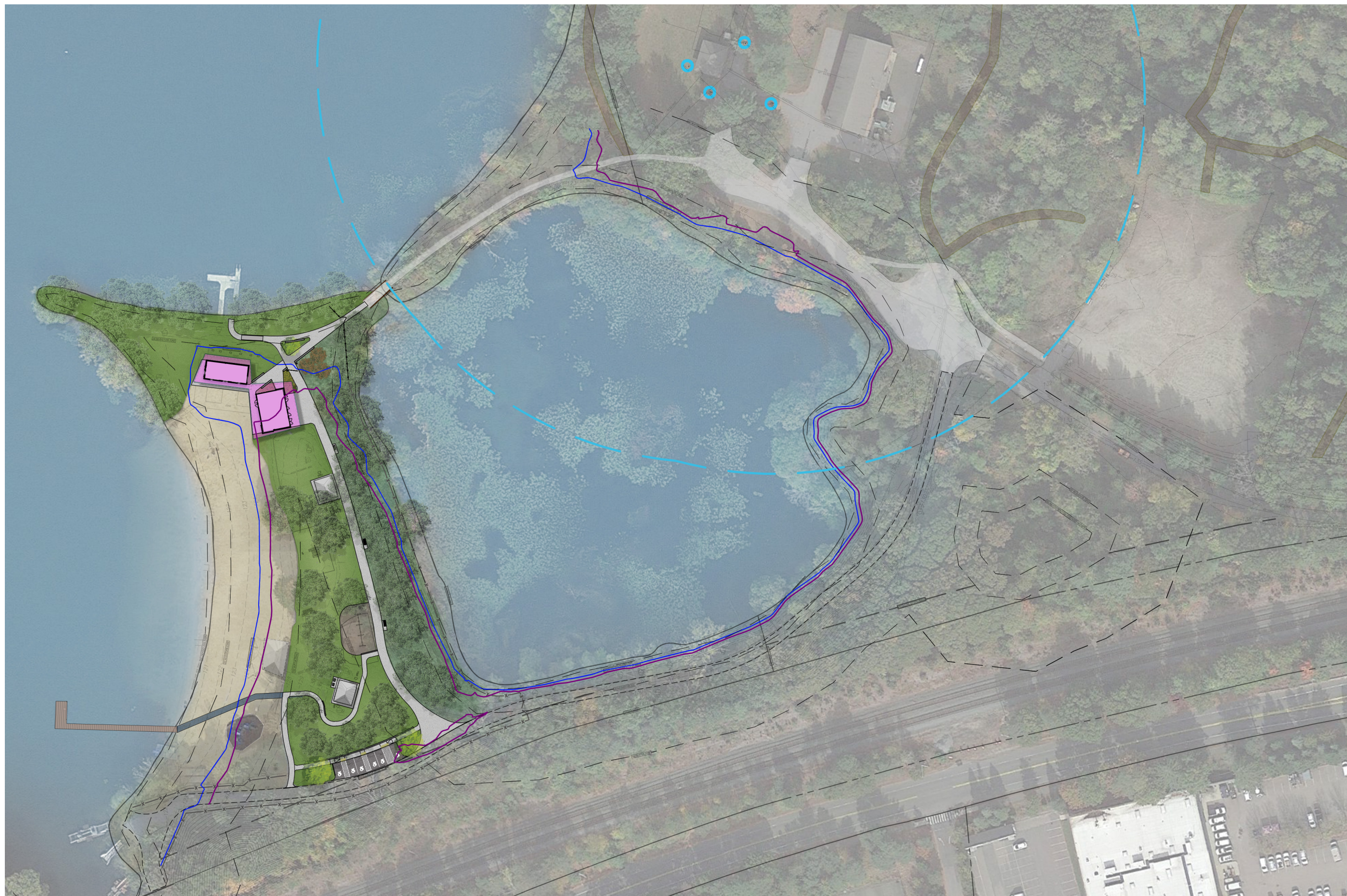
* included but no associated nsf





**ALTERNATIVE A: MODIFIED SOUTH
SIDE BUILDING DESIGN**

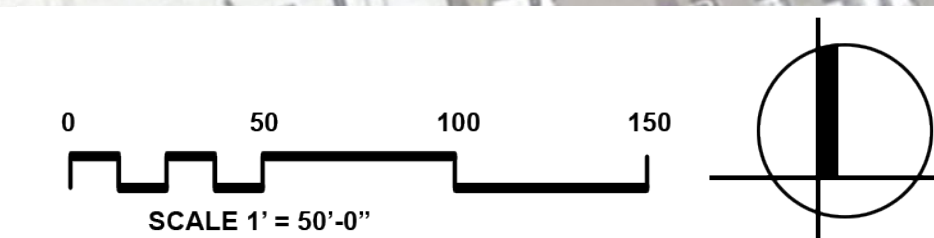
Reduced square footage buildings
located in the same orientation and
location (south side) as the Current
Master Plan



**ALTERNATIVE B: NEW NORTH SIDE
BUILDING DESIGN**

Reduced square footage buildings
located generally in the same
location as the existing bathhouse
building (north side)

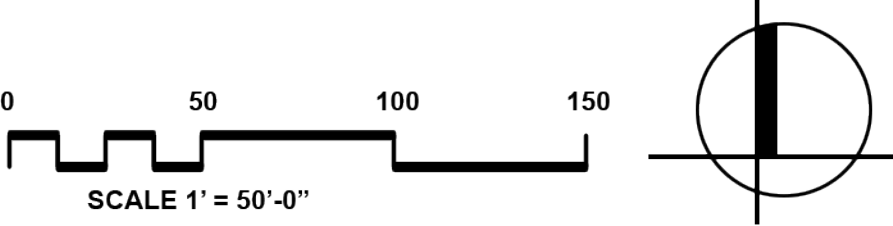
ALTERNATIVE A: MODIFIED SOUTH SIDE BUILDING DESIGN



ALTERNATIVE A - MODIFIED SOUTH SIDE BUILDING DESIGN: **TREE IMPACTS**



- LEGEND**
- EX. SURVEYED DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED DECIDUOUS TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. DECIDUOUS TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER **7**
 - EX. EVERGREEN TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER **3**
 - EX. DECIDUOUS TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER **3** (2 INVASIVE)
 - EX. EVERGREEN TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER **1**

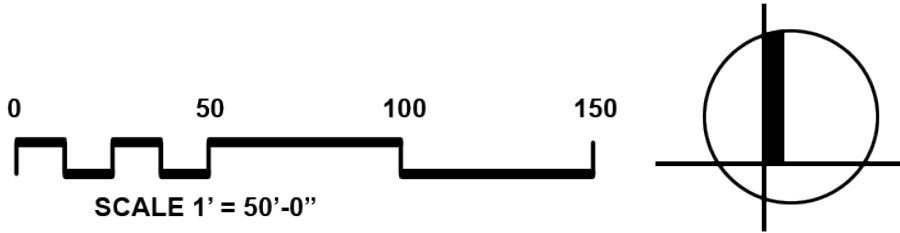


ALTERNATIVE A - MODIFIED SOUTH SIDE BUILDING DESIGN: **EX. UTILITIES**



LEGEND

— WATER	EX. WATER LINE
— SEWER	EX. SANITARY SEWER LINE
— STORM	EX. STORM DRAINAGE
— ELECTRICAL	EX. ELECTRICAL CONDUIT
— COMMUNICATIONS	EX. COMMUNICATIONS LINE
— CABLE	EX. CABLE LINE FOR INTERNET

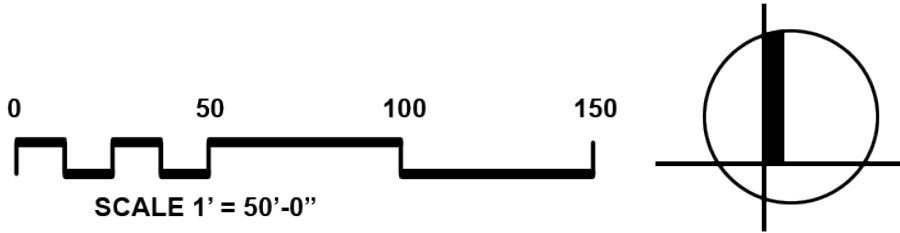


ALTERNATIVE A - MODIFIED SOUTH SIDE BUILDING DESIGN: **CIRCULATION**



LEGEND

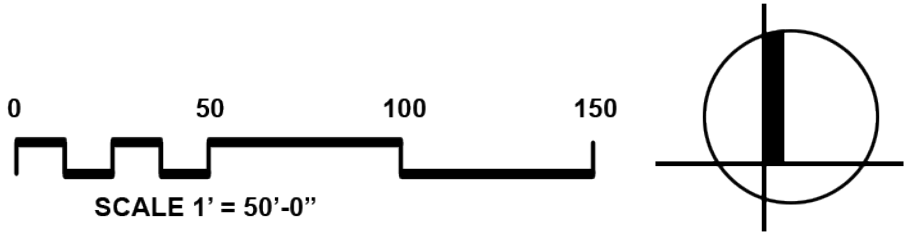
- EX. FENCE LINE
- ↔ ACCESSIBLE PEDESTRIAN ROUTE (< 5%)
- ↔ NON-ACCESSIBLE PEDESTRIAN ROUTE (> 5%)
- ↔ VEHICULAR ROUTE
- EX. PARKING AREA
- PROPOSED ACCESSIBLE PARKING
- PR. FENCELINE



ALTERNATIVE A - MODIFIED SOUTH SIDE BUILDING DESIGN: **IMPERVIOUS / PERVIOUS COVER**



LEGEND	
20,140 sf	IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER
9,281 sf	IMPERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER
141,452 sf	PERVIOUS AREA - INSIDE 100' WETLAND BUFFER
19,504 sf	PERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER



ALTERNATIVE A - MODIFIED SOUTH SIDE BUILDING DESIGN: **SUMMARY**

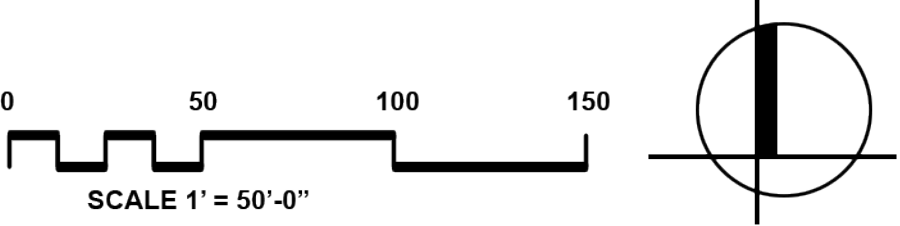
MITIGATION REQUIREMENTS

- **Wildlife assessment is required** by the Wellesley Wetlands Protection ByLaw (greater than 5,000 sf of alteration within the 100’ wetland buffer)
- **A stormwater report may not be needed** (net decrease in impervious within the 100’ wetland buffer)
- **Minor compensatory storage is necessary** within the 100 Yr. FEMA Floodplain
- Planting one native replacement tree for each tree removed - **10 native trees total**

	EXISTING CONDITIONS PLAN	ALTERNATIVE A: MODIFIED SOUTH SIDE BUILDING	NET CHANGE
IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER	25,647 sf	20,140 sf	-5,507 sf
PERVIOUS AREA - INSIDE 100' WETLAND	135,945 sf	141,452 sf	+5,507 sf
TOTAL IMPERVIOUS AREA	30,288 sf	29,421 sf	-867 sf
TOTAL PERVIOUS AREA	160,089 sf	160,956 sf	+867 sf
BUILDING SQUARE FOOTAGE	2,572 sf	2,230 sf	-342 sf
BUILDING LOCATION	North side	South side	N/A
OVERALL CUT / FILL	N/A	2277.5 cy cut / 9.6 cy fill	2268 cy net cut
CUT / FILL WITHIN THE 100 YR. FEMA FLOODPLAIN	n/a	12.7 cy cut, 6.9 cy fill	5.8 cy net cut
DEDICATED LAWN AREA	+/- 22,220 sf	+/- 26,250 sf	+4,030 sf
AMENITIES TO REMAIN	N/A	<ul style="list-style-type: none">• Beach pavilion• Floating docks• Play structure• Volleyball court	4
RELOCATED AMENITIES	N/A	<ul style="list-style-type: none">• Northern permanent pavilion	1
REMOVED AMENITIES	N/A	<ul style="list-style-type: none">• Swing set• Southern permanent pavilion	2
ADDED AMENTIES	N/A	<ul style="list-style-type: none">• New swing set• Gatehouse at northern entrance• Accessible beach mats• New shade pavilion	4
PARKING	<ul style="list-style-type: none">• Gravel pull off area• No ADA parking	<ul style="list-style-type: none">• 6 ADA parking spaces	+6 spaces
DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER	61	54	-7
EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER	42	39	-3
TOTAL DECIDUOUS TREES	68 (existing)	58 (remain)	-10 (2 invasive)
TOTAL EVERGREEN TREES	49 (existing)	45 (remain)	-4
UTILITY IMPACTS	N/A	Additional water line & electrical conduit from the north to the southern location	+/- 300 linear feet (Electrical) +/- 300 linear feet (Water)
VEHICULAR CIRCULATION	Southern path	Southern path	N/A



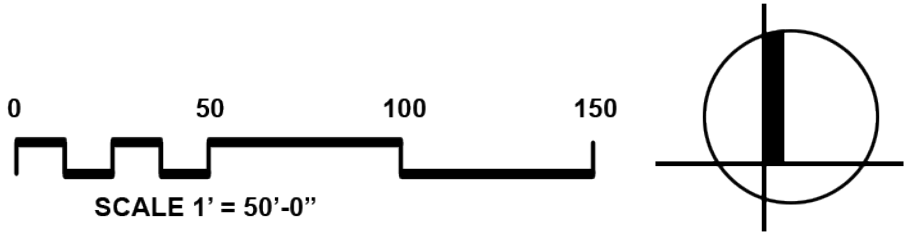
ALTERNATIVE B: NEW NORTH SIDE BUILDING DESIGN



ALTERNATIVE B - NEW NORTH SIDE BUILDING DESIGN: **TREE IMPACTS**



- LEGEND**
- EX. SURVEYED DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER
 - EX. SURVEYED DECIDUOUS TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. SURVEYED EVERGREEN TREES - OUTSIDE 100' WETLAND BUFFER
 - EX. DECIDUOUS TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER
 - EX. EVERGREEN TREE TO BE REMOVED - INSIDE THE 100' WETLAND BUFFER
 - EX. DECIDUOUS TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER
 - EX. EVERGREEN TREE TO BE REMOVED - OUTSIDE THE 100' WETLAND BUFFER

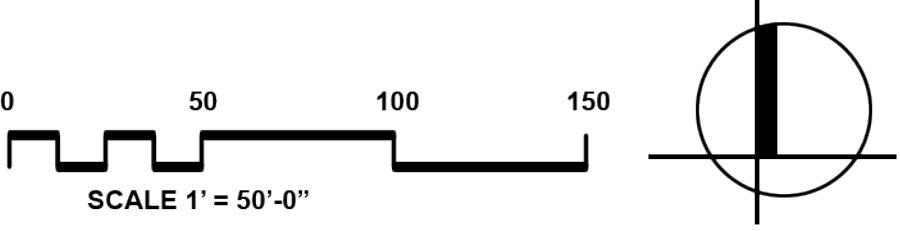


ALTERNATIVE B - NEW NORTH SIDE BUILDING DESIGN: **EX. UTILITIES**



LEGEND

WATER	EX. WATER LINE
SEWER	EX. SANITARY SEWER LINE
STORM	EX. STORM DRAINAGE
ELECTRICAL	EX. ELECTRICAL CONDUIT
COMMUNICATIONS	EX. COMMUNICATIONS LINE
CABLE	EX. CABLE LINE FOR INTERNET

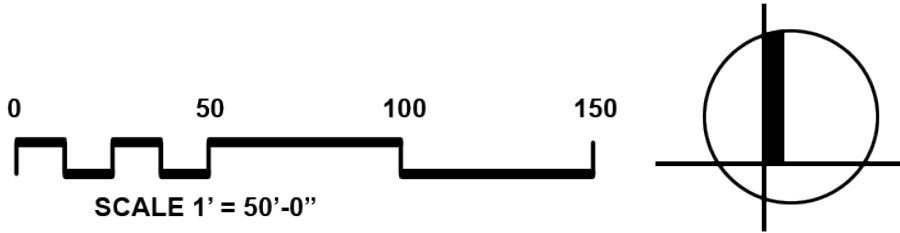


ALTERNATIVE B - NEW NORTH SIDE BUILDING DESIGN: **CIRCULATION**



LEGEND

- EX. FENCE LINE
- ↔ ACCESSIBLE PEDESTRIAN ROUTE (< 5%)
- ↔ NON-ACCESSIBLE PEDESTRIAN ROUTE (> 5%)
- ↔ VEHICULAR ROUTE
- EX. PARKING AREA
- PROPOSED ACCESSIBLE PARKING
- PR. FENCELINE



ALTERNATIVE B - NEW NORTH SIDE BUILDING DESIGN: IMPERVIOUS / PERVIOUS COVER



LEGEND	
23,903 sf	IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER
6,651 sf	IMPERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER
137,689 sf	PERVIOUS AREA - INSIDE 100' WETLAND BUFFER
22,134 sf	PERVIOUS AREA - OUTSIDE 100' WETLAND BUFFER

ALTERNATIVE B - NEW NORTH SIDE BUILDING DESIGN: **SUMMARY**

MITIGATION REQUIREMENTS

- **Wildlife assessment is required** by the Wellesley Wetlands Protection ByLaw (greater than 5,000 sf of alteration within the 100’ wetland buffer)
- **A stormwater report may not be needed** (net decrease in impervious within the 100’ wetland buffer)
- **Minor compensatory storage is necessary** within the 100 Yr. FEMA Floodplain (greater than 5,000 sf of alteration)
- Planting one native replacement tree for each tree removed - **6 Native Trees Total**

	EXISTING CONDITIONS PLAN	ALTERNATIVE B: NEW NORTH SIDE BUILDING	NET CHANGE
IMPERVIOUS AREA - INSIDE 100' WETLAND BUFFER	25,647 sf	23,903 sf	-1,744 sf
PERVIOUS AREA - INSIDE 100' WETLAND BUFFER	135,945 sf	137,689 sf	1,744 sf
TOTAL IMPERVIOUS AREA	30,288 sf	30,554 sf	+266 sf
TOTAL PERVIOUS AREA	160,089 sf	159,823 sf	-266 sf
BUILDING SQUARE FOOTAGE	2,572 sf	2,230 sf	-342 sf
BUILDING LOCATION	North side	North side	N/A
OVERAL CUT / FILL	N/A	1,962.4 cy cut / 876.7 cy fill	1,085.7 cy net cut
CUT / FILL WITHIN THE 100 YR. FEMA FLOODPLAIN	N/A	46.2 cy cut, 84.3 cy fill	38.1 cy net fill
DEDICATED LAWN AREA	+/- 22,220 sf	+/- 21,328 sf	-892 sf
AMENITIES TO REMAIN	N/A	<ul style="list-style-type: none">• Beach pavilion• Both permanent pavilions• Floating docks• Play structure• Swing Set• Volleyball court	6
RELOCATED AMENITIES	N/A	N/A	N/A
REMOVED AMENITIES	N/A	<ul style="list-style-type: none">• Swing set	1
ADDED AMENTIES	N/A	<ul style="list-style-type: none">• Accessible beach mats	1
PARKING	<ul style="list-style-type: none">• Gravel pull off area• No ADA parking	<ul style="list-style-type: none">• 6 ADA parking spaces	+6 spaces
DECIDUOUS TREES - INSIDE THE 100' WETLAND BUFFER	61	59	-2
EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER	42	38	-4
TOTAL DECIDUOUS TREES	68 (existing)	66 (remain)	-2
TOTAL EVERGREEN TREES	49 (existing)	44 (remain)	-5
UTILITY IMPACTS	N/A	Minimal: Hookups to new buildings	Minimal
VEHICULAR CIRCULATION	Southern path	Southern path	N/A
PEDESTRIAN CIRCULATION AND BEACH ACCESS	<ul style="list-style-type: none">• Beach access is through the northern bathhouse• Southern access is restricted by fencing and gates• Full access to Ice House Pond loop path only during off season• Main beach path is not accessible at southern end	<ul style="list-style-type: none">• Beach access is through the northern bathhouse• Southern access is restricted by fencing and gates• Full access to Ice House Pond loop path only during off season• All paths are accessible	<ul style="list-style-type: none">• Main access at the northern end• restricted access at the southern end• limited access to Ice House Pond loop path during beach season• All paths are accessible



SUMMARY COMPARISON: **ALL CONCEPTS VS. EXISTING SITE CONDITIONS**

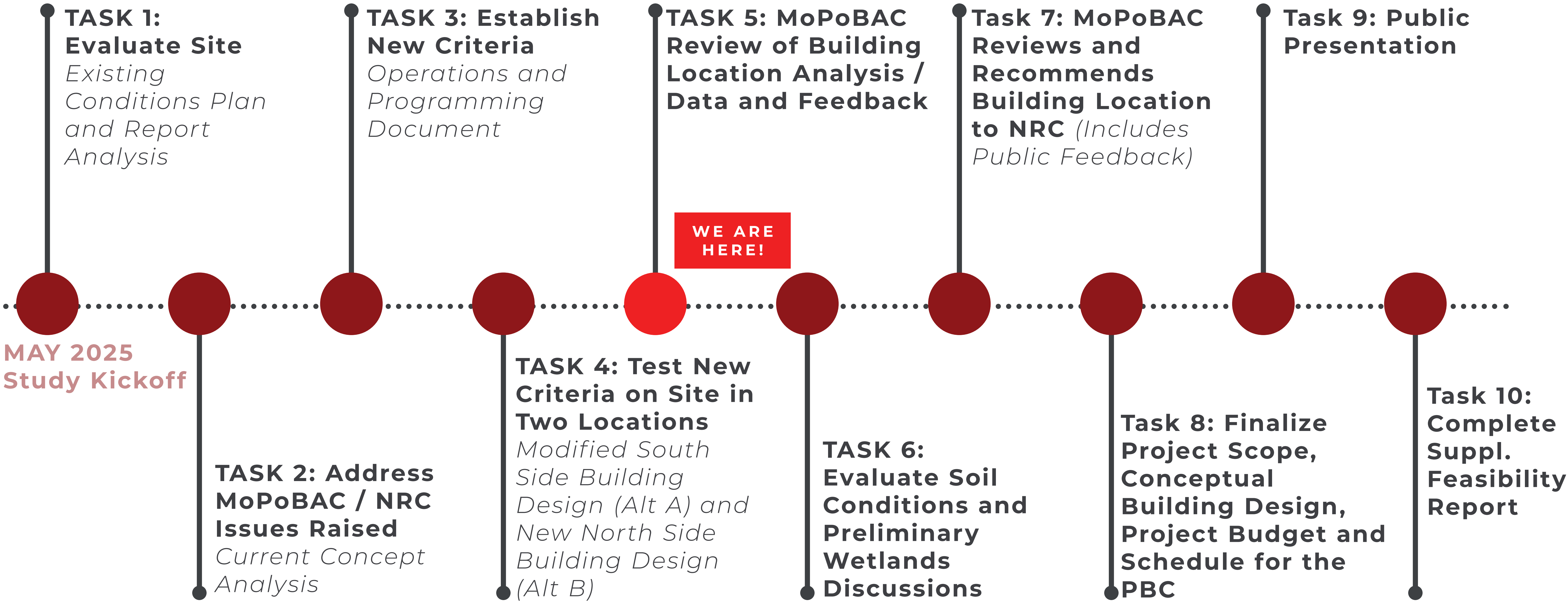
	EXISTING CONDITIONS PLAN	CURRENT MASTER PLAN	ALTERNATIVE A: MODIFIED SOUTH SIDE BUILDING	ALTERNATIVE B: NEW NORTH SIDE BUILDING
IMPERVIOUS AREA - INSIDE 100' WET-LAND BUFFER	25,647 sf	+2,555 sf	-5,507 sf	-1,744 sf
PERVIOUS AREA - INSIDE 100' WETLAND BUFFER	135,945 sf	-2,555 sf	+5,507 sf	+1,744 sf
TOTAL IMPERVIOUS AREA	30,288 sf	+9,194 sf	-867 sf	+266 sf
TOTAL PERVIOUS AREA	160,089 sf	-9,194 sf	+867 sf	-266 sf
BUILDING SQUARE FOOTAGE	2,572 sf	+619 sf	-342 sf	-342 sf
BUILDING LOCATION	North side	South side	South side	North side
OVERALL CUT / FILL	N/A	5,849.6 cy net cut	2,268 cy net cut	1,085.7 cy net cut
CUT / FILL WITHIN THE 100 YR. FEMA FLOODPLAIN		458.8 cy cut, 68 cy fill, 390.9 cy net cut	12.7 cy cut, 6.9 cy fill, 5.8 cy net cut	46.2 cy cut, 84.3 cy fill, 38.1 cy net fill
DEDICATED LAWN AREA	+/- 22,220 sf	-4,490 sf	+4,030 sf	-892 sf
AMENITIES TO REMAIN	N/A	<ul style="list-style-type: none">• Beach pavilion• Floating docks	<ul style="list-style-type: none">• Beach pavilion• Floating docks• Play structure• Volleyball court	<ul style="list-style-type: none">• Beach pavilion• Both permanent pavilions• Floating docks• Play structure• Swing Set• Volleyball court
RELOCATED AMENITIES	N/A	N/A	<ul style="list-style-type: none">• Northern permanent pavilion	N/A
REMOVED AMENITIES	N/A	<ul style="list-style-type: none">• Play structure• Swing set• Both permanent pavilions• Volleyball court	<ul style="list-style-type: none">• Swing set• Southern permanent pavilion	<ul style="list-style-type: none">• Swing set
ADDED AMENTIES	N/A	<ul style="list-style-type: none">• New playground• Pavilion• Picnic area• Accessible beach mats• Boardwalk path• Overlook path	<ul style="list-style-type: none">• New swing set• Gatehouse at northern entrance• Accessible beach mats• New shade pavilion	<ul style="list-style-type: none">• Accessible beach mats
PARKING	<ul style="list-style-type: none">• Gravel pull off area• No ADA parking	+9 spaces (7 parking spaces, 2 ADA spaces)	+6 ADA spaces	+6 ADA spaces
DECIDUOUS TREES - INSIDE THE 100' WET-LAND BUFFER	61	-21	-7	-2
EVERGREEN TREES - INSIDE THE 100' WETLAND BUFFER	42	-17	-3	-4
TOTAL DECIDUOUS TREES-	68 (existing)	-26 (2 invasive)	-10 (2 invasive)	-2
TOTAL EVERGREEN TREES	49 (existing)	-27 (incl. 3 from proposed turnaround)	-4	-5
UTILITY IMPACTS	N/A	+/- 300 linear feet (Electrical) +/- 300 linear feet (Water)	+/- 300 linear feet (Electrical) +/- 300 linear feet (Water)	Minimal
VEHICULAR CIRCULATION	Southern path	Southern path	Southern path	Southern path
PEDESTRIAN CIRCULATION AND BEACH ACCESS	<ul style="list-style-type: none">• Beach access is through the northern bathhouse.• Southern access is restricted by fencing and gates• Full access to Ice House Pond loop path only during off season• Main beach path is not accessible at southern end	<ul style="list-style-type: none">• 1 access point at the south end• Full access to Ice House Pond loop path only during off season• All paths are accessible	<ul style="list-style-type: none">• Main access at the northern end• Limited access at the southern end• Limited access to Ice House Pond loop path during beach season• All paths are accessible	<ul style="list-style-type: none">• Main access at the northern end• restricted access at the southern end• limited access to Ice House Pond loop path during beach season• All paths are accessible



CRITERIA	ALTERNATIVE A: MODIFIED SOUTH SIDE BUILDING DESIGN	ALTERNATIVE B: NEW NORTH SIDE BUILDING DESIGN
Beach Character	Transformational. New beach front area opens up views /site to the North for patrons but reduces current tree /lawn area.	Existing to Remain. Slightly more view (by patrons) to the North past building.
Building and Access Point	Building adjacent to ADA entrance but requires gatehouse to the North for pedestrian access.	Located at main (pedestrian access) but more remote from ADA access.
Construction Disturbance	Excavates South end of site and demolished building site. Requires beach closing.	Only disturbs North side of site. May require beach closing for construction vehicle access from South.
Wetlands	Building located outside Wetlands for least impact.	Building located within wetlands at previously built portion of site.
Flood Zone	Building located above the 100 year and 500 year flood zones.	Building located slightly above 100 year flood zone but within 500 year flood zone. Construction considerations required.
Building Orientation	Oriented to the North for better sitelines from building.	Located at the North and could have panaramic view from end, but primary beach view to the South (towards sun).
ADA / MAAB Access	Building near ADA access. Requires traversing ramps to elevated building.	Building distant from ADA parking and requires traversing ramps to elevated path, then traveling length of site to building.
Shade Trees and Lawn	Removes trees currently being used by patrons for shade. Adds lawn area at existing demolished building.	No real shade tree impact for patrons.
Excavation	Building located on hill requires excavation and ramps.	Building extends into hill and requires partial excavation. Plaza space around the building will require filling within the wetlands (i.e. compensatory storage is needed).
Utilities	Utilities need to be extended to South side of site	Current utilities exist to building location.
Amenities	Requires replacing a shade structure and the swing set.	All amenities can remain.



SUPPLEMENTARY TASK SUMMARY



THANK YOU!
DISCUSSION / QUESTIONS

MORSES POND BEACH ADVISORY COMMITTEE MEETING #2: JULY 29, 2025

