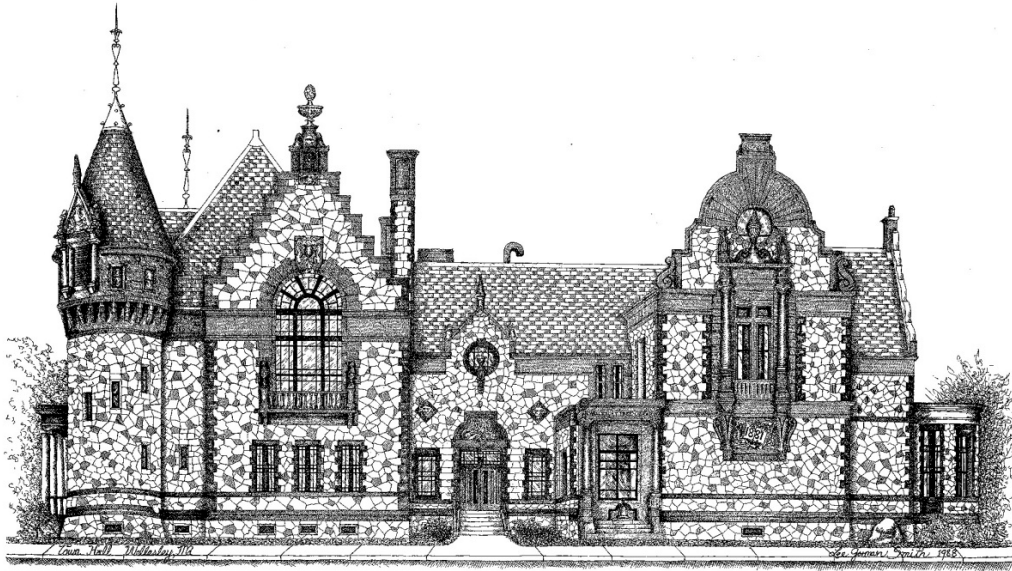


Town of Wellesley

Community Preservation Plan



Prepared by the
Community Preservation Committee
September 2008

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Community Preservation Plan
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Town of Wellesley Community Preservation Plan Overview

Introduction

The residents of Wellesley voted in November, 2002 to adopt the Community Preservation Act (CPA). The Wellesley Community Preservation Committee (CPC) was formed shortly thereafter in December, 2002 to make recommendations to Town Meeting on how to utilize the funds raised through the approved 1 % surcharge on local property tax bills and the state's annual match (CPA funds).

The CPA requires that at least 10 percent (or a total of not less than 30%) of the CPA funds received in each fiscal year be spent or reserved for each of the CPA's three main purposes: open space, historic resources, and community housing. Such designated CPA funds that are not expended in one year are "banked" or carried over to subsequent years. However, once CPA funds are banked for a specific purpose, they must ultimately be used for the purpose for which they were banked. The remaining 70 percent of CPA funds in each fiscal year are available to be appropriated, for one or more of four purposes: the three listed above, as well as for recreational uses. If not appropriated these remaining funds are carried over without being designated for any particular purpose. In addition, subject to certain restrictions, 5 percent of the CPA funds raised annually may be used for administrative activities related to the work of the CPC.

The CPC consists of nine members. Five members (one from each Board) appointed by and from the Natural Resources Commission, the Planning Board, the Housing Authority, the Historical Commission and the Recreation Commission. Four members are appointed by the Moderator.

The CPC is required to study the "needs, possibilities and resources" for community preservation in Wellesley. To that end, we continually review plans and documents bearing on the four purposes designated for funding under the CPA: open space, recreation, historic resources and community housing.

Purpose

This Plan combines the work of the previous CP Committees in developing community preservation goals for Wellesley and an update by the current committee. It attempts to synthesize all planning efforts addressing the four purposes identified in the CPA. Wellesley's current resources have been reviewed. The needs and possibilities for community preservation activities enhancing open space, recreation, historic resources and community housing are outlined and updated. This document also sets out the guidelines we use to evaluate project proposals as well as the process we follow during this undertaking.

The purpose of the CPC Plan is:

- To lay out the framework CPC will use in formulating the recommendations it will bring to the Annual Town Meeting.
- To provide guidance to the residents of Wellesley so that they may understand the purpose of the specific goals that lie behind the CPC's recommendations.
- To inform Town Meeting about the considerations and goals that frame our decisions.
- To assist the applicants, who will bring proposals to us, in understanding the guidelines we will apply in reviewing and recommending projects for funding.

Goals

Wellesley is fortunate in that it has a long-standing history of placing importance on the value of assessing our Town's needs and goals. The Comprehensive Plan, the Open Space and Recreational Plan, and the Town's Affordable Housing Policy are among these outstanding efforts. The CPA has become a resource for carrying out the thoughtful community preservation recommendations contained in these studies.

The subsequent sections of this Plan discuss community goals and projects specific to preservation within each of the four designated purposes of the CPA. In addition to these goals, the CPC has articulated a set of overarching guidelines that apply to all projects, regardless of the category(ies) under which they fall. The CPC will use these guidelines in its review and decision making process and, therefore, these are intended to provide additional guidance to proponents in the preparation of their applications for funding.

In making decisions about which projects to recommend for funding, the CPC will use the following guidelines in its project review and selection process, although not all guidelines will be appropriate for every project.

Decision Guidelines

- Preservation of a resource or opportunity that would otherwise be lost.
- Involvement of two or more of the purposes designated for funding under the CPA.
- Preference for substantial projects that would have a significant long-term benefit to the community.
- Involvement of multiple sources of funding, including leveraging other public and/or private funds.
- Creation of incentives for other public and/or private projects and/or collaborations to occur.

- Demonstration that the proposal is feasible and the most reasonable plan to implement the project.
- Provision for cost/funding that is compatible with the Town's long-range financial plan.
- Provision for a dedicated source of funding (other than CPA) for on-going maintenance, if applicable.
- The existence of a carefully considered implementation plan for the project, with clear delineation of responsibilities.
- Consistency with Town-wide planning efforts/reports that have received broad-based scrutiny and input.
- Consideration of recent Town Meeting actions, supported by other Town boards and/or by the community.
- Compliance with Wellesley's Zoning Bylaw and Town Bylaws and the laws of the Commonwealth.

The general guidelines stated above apply in combination with category-specific goals outlined below in the next four sections of this plan.

Process

Town Boards and Departments, civic organizations, and residents may bring proposals for funding to the CPC. In other instances, the CPC may be the catalyst for certain projects which meet the goals of this plan. The CPC will give favorable consideration to those proposals that best meet our guidelines and are consistent with Wellesley's goals in the areas of open space, recreation, historic resources and/or community housing.

The CPC does not have the power to appropriate funds for particular projects, only to make recommendations to Town Meeting. Under the law, the power to appropriate CPA funds is reserved solely for Town Meeting but Town Meeting may act *only* upon the recommendations of the CPC. For these reasons, we want to provide a strong and consistent rationale for our recommendations.

Within our Town, the CPC is unique in having a Town-wide and long-term perspective. It has as its goal funding projects that will have a significant long-term impact. Therefore, we may choose to recommend to Town Meeting that some or all of CPA funds be "banked" or reserved for a future use. . In all our actions, we seek to implement an efficient and effective process through which organizations and citizens may gain access to the CPA funds for projects that will enhance our Town.

Further Information

Copies of this document, as well as links to a wide range of community preservation information, including the Application for Community Preservation Funding, are available on the Town's Web site at www.wellesleyma.gov.

This Community Preservation Committee hopes that this Plan will provide a focus and catalyst for significant enhancement of community preservation goals in Wellesley.

Revised by the Community Preservation
Committee on September 12, 2008

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Town of Wellesley Community Preservation Plan Open Space

Background

For Wellesley, there are many advantages to open space preservation and acquisition, all of which culminate in making our community more livable.

Wellesley is a mature suburban community yet, despite growth and mansionization, it has managed to retain much of its green character and suburban charm, largely due to the vision and generosity of the Town's founders. Today, approximately 2267 acres, or one third, of Wellesley's ten square miles is undeveloped; however, fifty-five percent of open space in Wellesley is privately owned. In addition, a recent study found that under existing zoning regulations, 851 acres of the privately owned open space could be developed into approximately 2200 dwelling units. This potential for increased development would irreparably alter the Town's character and would dramatically increase demands on its infrastructure and Town services. Consequently, Wellesley is faced with the challenge of preserving existing open space and positioning itself to acquire privately-owned land if it were to become available in the future.

Preserving open space, at a time of development pressure, results in interdependent benefits:

Open space affords recreation, density control, environmental education and the ability to enjoy healthful walks and beautiful views, as well as opportunities for quiet relaxation and closeness to nature. Most important, balanced open spaces become part of a community's character and identity.

The environmental benefits of conserved open space, such as wetlands and floodplains, ensure the continued operation of vital natural functions that prevent altering or damaging Wellesley's water supply, aquifer zones and watershed districts. Open space preserves and protects the wide diversity of plant and wildlife species and the continued operation of those natural processes which are necessary for survival, including air and water purification, flood control, water storage and climate control.

Wellesley has a long history of open space protection. In 1899, the Town acquired and developed the land along Fuller Brook as a parkway that has continually increased in importance. Private philanthropy provided the Town with the land for Town Hall and its surrounding park, Hunnewell Field, Shaw Park and Sawyer Park. In 1981, Wellesley purchased 42 acres, now known as Centennial Reservation, in celebration of its first 100 years as an incorporated Town. In 2004, the Town reaffirmed the importance of protecting this land as open space by designating it as conservation land. Wellesley's extensive network of public open space includes some of the Town's most scenic areas

and unique features. In addition, the Town benefits from the presence of the extensive grounds of several college campuses and the paths along family estates.

Before World War II, the Town was comprised of considerable undeveloped land. Following the war, a residential building boom began. By 1980 approximately 350 acres of farmland and 855 acres of woodland had been converted to residential and commercial uses

Due to the high cost of land in Wellesley and the current tight economic climate, acquisition of open space has become difficult. After 20 years without a single acquisition, the Town in November, 2003 purchased a one-acre parcel adjacent to Town-owned parkland on Rockridge Pond for \$700,000. The funding was accomplished through a combination of the Town's Conservation Fund and private donations.

The Town also benefits from occasional gifts of land or development restrictions. For example, a one-acre parcel was acquired on Burnett Lane by donation in 2005. The Natural Resources Commission also helped to secure conservation restrictions on properties belonging to Sun Life and the Hunnewell family

Wellesley has two major open space organizations: The Natural Resources Commission (NRC) and the Wellesley Conservation Council.

The NRC was established in 1978 and consolidated the statutory functions of the Park Commission, Conservation Commission, Tree Warden, Town Forest Committee and Pest Control Officer. Its mission is to provide stewardship, education and advocacy of the Town's parks and conservation land so that Wellesley's natural assets can be preserved for future generations. Two NRC committees, the Wetlands Protection Committee and Trails Committee, also provide protection of our open space. The Wetlands Protection Committee is responsible for protecting the Town's wetlands, flood plains and related resource areas by administering and enforcing the Commonwealth's Wetland Protection Act and the Town's Wetlands Protection Bylaw. The Trails Committee's goal is to preserve and enhance Wellesley's off-street trails, such as the Cochituate Aqueduct and Fuller Brook Path Park.

The Wellesley Conservation Council, Inc., a non-profit organization whose membership is open to the public, acquires land, primarily through gifts. Currently the Council manages 11 open space properties scattered throughout Wellesley's neighborhoods.

It should be noted that much of the work of the above-mentioned committees and commissions could not be accomplished without the support and expertise of the Town's Department of Public Works, which provides ongoing maintenance support for the Town's open space properties.

Resources

The CPA defines open space to include, but not be limited to:

- Aquifers and recharge areas
- Watershed and wetlands land
- Grasslands and fields
- Forest land
- River, stream, lake and pond frontage
- Beaches
- Land to protect scenic vistas
- Land for wildlife or nature preserves
- Recreational land, including trails

The following is a partial inventory of Wellesley's open space. Further details can be found in the Open Space and Recreation Plan (1995) and the Draft Open Space and Recreation Plan (update 2003).

- 711 acres of Town-owned open space of which 552 acres are protected as conservation land, parks or Town forest, including land under water. 312 acres of Town-owned open space is covered by water. This acreage includes the Charles River, Morses Pond, Longfellow Pond, Fuller Brook, Bogle Brook, Rosemary Brook, to name a few. Some 186 of these acres comprise the Town's water supply land
- 1,272 acres of undeveloped, privately-owned open space includes Wellesley College, Babson College, Dana Hall School, Tenacre School and large private estates. Of this:
 - 52 acres are under conservation restrictions.
 - 33 acres are owned by the Wellesley Conservation Council.
 - 255 acres have State Chapter 61 status, including the Wellesley Country Club and several estate parcels. (Chapter 61 allows towns to assess land at less than 100% of market rate in hopes of reducing pressure on landowners to sell or develop property in order to pay real estate taxes. If the land is sold with the intention of taking it out of protected use, a town has a Right of First Refusal to purchase the land and back taxes are recovered.)
- 283 acres are owned by the Commonwealth. Of which:
 - 140 acres protected along the Charles River are under the control of the Massachusetts Department of Conservation and Recreation.
 - 43 acres comprise a portion of the campus at Mass Bay Community College.

- Wetlands and vernal pools (approximately 15% of the Town contains wetlands and of the estimated 70-80 vernal pools, 13 are “certified” by the Commonwealth).
- Natural corridors that connect large open spaces include Fuller Brook Parkway, Caroline Brook Pathway, and the Cochituate and Sudbury Aqueducts.
- Vista parcels and parcels with significant geologic formations, including rock outcrops such as Rocky Ledges in the Boulder Brook Reservation, eskers, kettle holes and kames in the Town Forest, Moses Pond gravel pits and kettle holes and “Problem Rock” at Dover and Grove Streets.

Needs

As Wellesley faces the future, the Town needs to continue its historic tradition of protecting and acquiring open space by focusing on the following:

- Preservation of those open space parcels that are significant because of their size or location
- Enhancement of current lands, especially open spaces that are contiguous to existing Town-owned land
- Linkages that expand and enhance the trail and path system to connect sections of Town for off-road travel and to connect open space and recreational resources throughout the Town
- Protection of our surface and groundwater quantity and quality through protection of wells, aquifers, watershed and groundwater recharge areas

The primary natural resource issues facing Wellesley as it looks to the future are:

Certain parcels of open land should be preserved or expanded because of their size or their significance as potential links in the existing open space network. The benefits for passive and active recreation are obvious but additional open spaces are needed to protect groundwater and surface water quality, minimize erosion and runoff and preserve wildlife habitat.

The sustainability of the Town’s surface water and ground water is imperative, especially the Moses Pond watershed, which is being degraded by adverse conditions created by residential and commercial development within its watershed area

The protection of Wellesley’s public water supply derived from local aquifers feeding seven municipal wells. Three wells are near Moses Pond with the four remaining wells situated near Rosemary Brook. Additional water is purchased from the Massachusetts Water Resources Authority (MWRA). In 2007, 71% of the Town’s water came from Town wells and 29% from the MWRA

Possibilities

CPA funds for open space may be used for the following:

- Acquisition, creation and preservation of open space, including the purchase of conservation restrictions or easements.
- Rehabilitation or restoration of open space acquired or created with CPA funds.

These open spaces could include:

- Existing and future water supply areas.
- Agricultural and forest lands.
- Wetlands and floodplains.
- Wildlife habitat and nature preserves.
- Space for active and passive recreation uses, such as playgrounds, or athletic fields for non-commercial youth and adult sports.
- Community gardens, parks and trails.

The Town's Open Space and Recreation Plan evaluates the interests of the community, prioritizes open space and recreational needs and identifies priority open space parcels for potential Town acquisition. This Plan has historically guided Town officials in making open space acquisition decisions based upon clearly defined criteria.

To obtain further information, consult:

-- the Town's Open Space and Recreation Plan, available from the NRC;

-- the Comprehensive Plan prepared by the Planning Board (2007), available on the Town's website;

-- the Town's annually updated Five-Year Capital Budget Plan, available from the Selectmen's Office; and

-- the Morses Pond Management Plan (2007), available on the NRC portion of the Town's website.

Examples of potential projects include:

- Purchase land for water supply use or water supply protection.
- Purchase conservation land and/or obtain rights of first refusal or conservation restrictions. Several parcels are identified in the above mentioned Town Plans.
- Restoration and dredging of Town ponds including Morses Pond, Longfellow Pond, Abbott and State Street ponds. In the case of Morses Pond, a multi-year Management Plan was adopted by the Town in 2007. CPC helped to fund the costs of developing the Plan, and has already funded the costs of a new weed

harvester and a new phosphorous inactivation system for the Pond as the first capital expenditures under the Plan.

- Restoration and improvements to the historically significant Fuller Brook Path Parkland.
- Trail System improvements and acquisition of the Sudbury Aqueduct Trail and the remaining portion of the Cochituate Aqueduct Trail.
- Planting of shade trees and landscape plantings on Town-owned land.
- Restoration and improvements to the Town Hall Park.

Goals

The CPC, in consultation with the NRC, has developed the following open space goals for funding

The Land

- Protect open space through acquisition.
- Purchase conservation easements and restrictions.
- Obtain rights of first refusal to purchase land.

The Water

- Protect water and wetland resources, flood control areas and flood storage capacity.
- Preserve and enhance surface and groundwater quantity and quality through protection of wells, aquifers, watershed and groundwater recharge areas, lake and pond frontage.
- Restore those resources that have been degraded or impaired.

Quality of Life

- Promote the acquisition of open space for passive and active recreation and nature-related education.
- Enhance community character through improving the maintenance and the quality and quantity of the Town's shade trees, scenic and historic landscapes.
- Preserve wildlife habitat protection and biodiversity.

Town of Wellesley Community Preservation Plan Recreation

Background

Wellesley has a long tradition of offering diversified active and passive recreational opportunities. These activities are organized and supported by a variety of Town departments including the Recreation Commission, the Council on Aging, the School Department, and the Natural Resources Commission, and by citizen-run sport leagues.

Wellesley is fortunate to have playgrounds, playing fields, parks, trails and conservation areas broadly distributed throughout the Town, as well as a Town beach, all of which contribute to enhancing the quality of our lives.

Resources

Outdoor recreational activities are generally classified as “active” or “passive” and the type of land needed for each is different. Under the CPA, recreational purposes are defined as “active or passive recreational use including, but not limited to, the use of land for community gardens, trails and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field.”

In Wellesley, passive recreation includes activities like jogging, walking, cycling and bird watching. Land used for these activities totals about 642 acres and includes areas such as parks, nature conservancies, trails and ponds

Land available for active recreational programs totals 225 acres. These activities utilize our playing fields, playgrounds, tennis courts and beach property.

Participation is not age specific, ranging from preschoolers to seniors.

Playing Fields and Playgrounds

Wellesley has developed twelve locations throughout the Town that are used as playing fields. Most either adjoin existing schools (Fiske, Hardy, Bates (Kelly), Hunnewell, Schofield, Sprague, Upham, or are located next to facilities that were previously elementary schools (Brown, Phillips, Perrin, Warren). Only Ouelette Field has been developed independently from school activity. The two largest field complexes are Hunnewell (high school), and Sprague (middle school/ youth sports). In addition, the Wellesley United Soccer program has in the past leased the use of 2 soccer fields at Elm Bank from the Department of Conservation and Recreation. That lease has expired, and

the DCR anticipates putting the property lease out for bid in the near term. The Wellesley United soccer program intends to be a bidder, but there is no assurance that it will be successful. The loss of Elm Bank field use would put significant additional pressure on town playing fields.

Participation in organized field sports has grown rapidly. Many of these, such as baseball, lacrosse, field hockey, football and soccer, use the same fields and have overlapping seasons. Both the number of children participating in more than one sport per season and the number of adults participating in fall and spring leagues have put great pressure on field availability and maintenance.

Field availability now curtails any growth in participation.

The Playing Fields Task Force (PFTF) is made up of representatives of the field user groups, the Park Department of the DPW, the Recreation Commission, the Natural Resources Commission, the Board of Selectmen and the School Committee. Originally created by the Natural Resources Commission in 1999, the current PFTF was reorganized in 2004 as a Recreation Commission advisory committee. It advises all Town departments on issues of coordination and management of playing fields, including use policy.

Through the efforts of the PFTF, funds generated from field user fees have helped support both ongoing field maintenance and substantial field improvements such as irrigation systems. The PFTF also has been active in developing plans for enhancements to playing fields at Hunnewell Field and at the Sprague Field complexes, including remediation of an area at the Sprague Field deemed to be a safety hazard by the Massachusetts Department of Environmental Protection (DEP).

A comprehensive improvement plan for the Sprague Field complex was approved at the 2008 Annual Town Meeting. The Sprague Master Plan includes the required DEP remediation, installation of two synthetic turf fields to replace two of the existing natural grass fields, and improvements to the three other fields. The synthetic turf fields should substantially increase playing capacity during inclement or marginal weather conditions. The Master Plan includes adaptation of several fields for multi sport use. Use of CPA funds will be limited to work within the DEP remediation area. This work involves the remediation itself and the replacement of two fields, one with synthetic turf and one with natural grass turf. .. Future action regarding Hunnewell Field will depend in part on the plan for the renovation or reconstruction of the Wellesley High School.

The Town has explored acquisition and/or use of privately owned fields. Because of the price and limited availability of land in Wellesley, it has been difficult to acquire the additional playing fields needed to meet the increasing demand for active recreational programs.

Morses Pond and Beach

Morses Pond is the single largest natural asset in the Town. For more than 75 years, the pond has been used extensively for recreation, including swimming, boating, fishing, and skating. It also provides one of the Town's most beautiful scenic vistas.

In 1931 the Town purchased 122 acres in the vicinity of Morses Pond from the Boston Ice Company and the Boston and Albany Railroad. Fifteen acres were set aside for the Water Department. In 1935, using funds from the Federal Relief Emergency Agency, a beach was developed on a portion of the pond. In 1954 management of the beach was turned over to the newly formed Recreation Commission. The DPW, then as now, provides maintenance of the pond and beach area jointly with the Recreation Commission.

Today Morses Pond offers a swimming beach as well as limited boating, park and picnic amenities. Programs offered at the beach include a variety of aquatic activities as well as daily use by Recreation's summer day camps.

Over the last decade maintenance and enhancement of the facility have been only modestly funded by the Town and beach usage and revenues from the sale of beach tags have declined.

Recently, there has been a concerted and comprehensive Town effort to improve conditions at Morses Pond. Completed in late 2005 and approved as to its major capital costs in 2007 by Town Meeting, the Morses Pond Comprehensive Management Plan (MPCMP) lays out both a short-term and long-term improvement plan. The Recreation Commission, Department of Public Works and the Natural Resources Commission are jointly responsible for implementing this plan which specifically addresses water clarity and quality issues. The first steps of this planned were implemented in 2007 with CPC funding (see below) and future steps will be forthcoming in 2008 and beyond.

Needs

Playing Fields and Playgrounds

The need for playing fields is discussed above. The level of participation continues to increase and the availability of field time cannot keep pace with this growing demand. Without the acquisition of new sites, or change in how the land is used, it is becoming necessary to curtail programs and turn interested participants away.

Morses Pond and Beach

The MPCMP lays out several capital intensive steps to improve water quality and clarity at the pond, including the purchase of a new weed harvester, the creation of a phosphorous / sediment inactivation system, and the dredging of the northern basin.

The CPC has allocated funds towards the first two items, the weed harvester in 2006 and the phosphorous / sediment inactivation system in 2007. The weed harvester went into successful operation in summer 2007 and the inactivation station is expected to be

operational in 2008. Going forward with the MPCMP implementation, the next major step will be the proposed dredging of the northern basin.

Besides the water quality and clarity issues addressed by the MPCMP, there remain issues with the visitor facilities at the beach. The deteriorated wooden dock system was replaced by a modern aluminum dock in 2007. However, the bath-house / changing facility is in dire need of renovation and/or replacement.

While Morses Pond remains a work in progress, it is expected that the current and planned improvement efforts will result in the beach and pond usage experience being markedly better than it has been in recent memory.

Skate Board Park

Despite a benefactor's generous offer to fund the construction of a skateboard park, an appropriate site has not been located. The Recreation Commission reports that it continues to receive expressions of interest in having such a park, and plans to continue pursuing this idea.

Possibilities

Project possibilities for three of the four purposes (community housing, open space and recreation) eligible for CPA funding share an important limiting factor: the acquisition of suitable land for the allowed uses. There are a number of non Town-owned parcels that might be useful for these purposes. Should there arise an opportunity for the Town to acquire such land, the CPA will proactively consider participating in the funding of such acquisition for various CPA-eligible purposes, including recreation.

The other limiting factor affecting recreation projects is that recreational land and facilities which pre-date the adoption of the CPA in 2002 are not eligible for improvements, repairs or renovations under the statute, except in limited circumstances. Unless the CPA is amended to more broadly permit work on such pre-existing facilities and properties (such an effort is currently underway to do so), this limitation will continue to greatly limit the opportunities available to use CPA funds for recreational purposes.

The recreation projects mentioned in this report are examples of possibilities and are not meant to be representative of an inclusive listing thereof.

Goals

The CPC, in consultation with the Recreation Commission and its associated organizations, has identified the following goals for recreational purposes proposed for CPA funding:

- Support a diversity of recreational programs, both active and passive.
- Support the use of a given location for a range of recreational uses.
- Serve a significant number of residents.
- Offer a range of recreational opportunities to all residents, regardless of age, gender or disability.

Town of Wellesley ***Community Preservation Plan*** **Historical Preservation**

Background

The Town of Wellesley takes great pride in its rich historical heritage. From its humble beginning as the summer home of Chief Maugus, later as a small farming town and summer retreat for Bostonians, Wellesley has developed into a thriving twenty-first century community. As development pressures have dramatically increased in recent years, the Town has become increasingly aware of the need to actively preserve its historic assets. Buildings can be preserved through restoration or rehabilitation and adaptive reuse. For example, CPC funding was voted at the 2008 Annual Town Meeting to dismantle and preserve major components of Wellesley's Original Town Hall for later reuse. Neighborhoods can be preserved through the creation of Historic Districts and Neighborhood Conservation Districts (NCDs). The latter were made possible by the passage of an NCD enabling bylaw by the Annual Town Meeting in 2007. Neighborhood preservation was also enhanced by the creation of a Large House Review process at a Special Town Meeting in the fall of 2007.

Resources

The Wellesley Historical Commission (WHC), which has seven member and several advisory members, all appointed by the Selectmen, is the primary advocate for the protection of the Town's historic assets. Its mission is to preserve and protect the tangible evidence of the architectural, aesthetic, cultural, economic, political and social history of Wellesley. Part of the WHC's responsibility is to educate the community about the value of the preservation, renovation and redesign of historic places. The purpose is to serve the Town's changing needs while retaining a sense of continuity with its valued past. The WHC also encourages public action to preserve both public and private historic properties, and recently has become more pro-active in saving properties, such as Wellesley's Original Town Hall. It has drafted legislation to address rampant residential demolitions, which includes an Enabling Bylaw for Neighborhood Conservation Districts and the follow-up Bylaw creating the Denton Road NCD adopted in 2008.

As it addresses major development and growth issues, the WHC works with other Town Boards including the Community Preservation Committee (CPC), the Planning Board, the Wellesley Housing Development Corporation, the Natural Resources Commission and the Design Review Board. It also works with the Massachusetts Historical Commission and with the Wellesley Historical Society, a privately-funded non-profit organization.

Needs

There is a need today for public education on the value of restoration and rehabilitation and how these can be accomplished. The WHC can speak on behalf of Wellesley's historic buildings, landscapes and neighborhoods, through newspapers, broadcast media, and internet, to effectively educate residents about preserving the Town's historical resources. Developers and market pressures are increasingly a threat to preservation of buildings as property values often far exceed the assessed or market value of the buildings themselves.

Currently the Town has two legal tools to protect threatened historic properties or neighborhoods. It can create Historic Districts, and it can create Neighborhood Conservation Districts, both of which protect collections of buildings and properties. Unlike neighboring communities, Wellesley does not have a Landmark Designation Bylaw to protect individual properties, but both the WHC and the Planning Board are looking into the possibility of creating such a designation in the near future. Town Meeting has twice voted down creating a Demolition Delay bylaw, another preservation tool successfully used by neighboring communities.

Possibilities

Projects that have recently been undertaken, suggested or approved by the WHC are listed below.

- Rehabilitation and Restoration of Historic Buildings: The Wellesley Farms Railroad Station, designed by the firm of H. H. Richardson, was a neglected treasure of the Town for years. Funding from the CPC has allowed for the restoration of the Station, including new roofing, repair of the masonry stonework and selective painting. The WHC will consider recommending additional restoration work in future years.

In 2008, CPC funding was approved by Annual Town Meeting to dismantle and store historic elements from Wellesley's Original Town Hall and Poor Farm for future reconstruction and adaptive reuse. Built in 1838, it served as a combined Poor Farm and Town Hall for Needham. It was enlarged in 1874 to serve growing Town Meeting crowds, and in 1880 residents voted in the upstairs Meeting Hall to separate from the Town of Needham and create the Town of Wellesley. It served for many years as part of the Wellesley Country Club's Clubhouse, but in the fall of 2008 the Club will move into a new Clubhouse. The WHC and the CPC, in cooperation with the Department of Public Works and the Chair of the Board of Selectmen are developing final plans for, will oversee the dismantling of portions of the historic building for a future reuse to be determined.

The WHC was a strong and consistent voice urging incorporation of as much of the 1938 High School building as appropriate into plans for a new Wellesley High School. The rehabilitation/addition option was supported by the WHC until the May, 2008 decision to build an entirely new school was made. As a result of this decision, the WHC is considering which elements, if any, from the 1938 building might be preserved for display or reuse in the new High School, and how to document the old High School before it is demolished.

In the future, the WHC expects to propose and support the preservation, rehabilitation, reuse and restoration of other Historic Wellesley buildings, sites and artifacts that are threatened with demolition.

- National Register Listings: Thirteen Town properties are currently listed on the National Register of Historic Places (see the WHC web site at: http://www.wellesleyma.gov/pages/wellesleyMA_HistComm/index). CPC funding recently made two of these Register listings possible; Elm Park with its Clock Tower and the Wellesley Hills Branch Library. CPC funds have also supported a pre-nomination study of the Katherine Lee Bates House and the preparation of an application for the nomination of Fuller Brook Park. Looking toward the future, the WHC will determine other eligible sites and arrange for studies to be made. An updated Inventory of significant historic properties within the Town (the pre-study of which CPC funded in 2008, as described below) will begin this process.

- Preservation of Historic Materials: Wellesley's historic artifacts need to be provided with permanent protection so that they will be available for education, research and public benefit. CPC funds recently helped restore the Historical Society's Dadmun McNamara House on Washington Street, which houses all the Society's collections of photographs, papers, costumes and fabrics, and other artifacts. The Society is a valued organization dedicated to preserving Town History through display and education. Adequate storage and display space for its collections remains a problem to be addressed.

The Town's marriage records are being prepared for archival storage and on line access by the Town Clerk using CPC funds.

- Historic Districts and Neighborhood Conservation Districts: No new historic districts have been created since the Cottage Street Historic District was created in 1980, but studies have identified other potentially eligible districts. These Districts are meant to conserve historical structures in a defined geographical area. An Enabling Bylaw for establishing Neighborhood Conservation Districts was passed by Town Meeting in 2007, and the Denton Road Neighborhood Conservation District was created by the 2008 Annual Town Meeting. These Districts focus on the overall character of a neighborhood and provide for review of the compatibility of renovations and new construction within the District. Other neighborhoods can ask to be designated Neighborhood Conservation Districts. Both types of Districts enable preservation of areas which represent the various types of residential development in Wellesley.

- Historic Property Inventory Listing: The Historical Commission's Inventory listing historically significant residences, Town-owned buildings, churches and commercial buildings was last updated in the 1990's and is out of date. With CPC funding, the WHC is undertaking a study to assist in planning for both the updating of the Inventory and to make it more readily available to residents using today's computer technology. Wellesley's data stored with the Massachusetts Historical Commission will be updated, and plans will be made for continually adding and displaying new information.

-House Plaque Program: Plaques denoting the age of a house have not been given out for many years, and some plaques are now illegible or missing. During the summer of 2008, an intern will review records of the plaques, look at them on site and report to the Commission on their condition. The present end-date for a house to receive a plaque is 1881, the year the town was founded. It is time for the WHC to re-examine the purpose of the plaques and possibly change the designation end-date.

Goals

The CPC, in consultation with the WHC, has developed the following goals for funding:

- Protection, preservation, enhancement, restoration, rehabilitation or adaptive reuse of a historic, archaeological or cultural resource or other significant feature, whether private or Town-owned, especially one that is threatened;
- Protection, preservation, enhancement, restoration, rehabilitation or adaptive reuse of the historical components of a property or site;
- Encouragement of the creative adaptive reuse of historic buildings and sites, including use for affordable housing, while still maintaining the historic character of the buildings and sites;
- Encouragement of the preservation of historic landscapes;
- Encouragement of preservation activities which serve to benefit the public and which include an educational component, if possible;
- Meet a community need to the greatest extent possible.

Historic preservation proposals brought before the CPC must meet at least one of the following conditions:

- The property or site is on a State or National Historic Register or is eligible for placement on such a register;
- The property, site, document or artifact has been determined by the Wellesley Historical Commission to be significant in the history, archaeology, architecture or culture of the Town; or
- The property or site is within a Wellesley Historic District or Neighborhood Conservation District.

Town of Wellesley Community Preservation Plan Community Housing

Background

Wellesley derives its reputation as a desirable residential community from two factors. First, the Town has long been characterized by open space vistas and an absence of commercial/industrial sites, due in part to the large land holdings of several educational institutions. Second, early zoning Bylaws set forth the prescription for orderly development of building lots and new streets.

Until World War II growth in Wellesley was slow and scattered. After the war a noteworthy change occurred. New neighborhoods were formed with internal symmetry and homogeneous residences, rather than a mix of residences by value. This led to the emergence of several high-end neighborhoods and a dramatic increase in the number of expensive dwellings as a percentage of the Town's total housing stock. The trend was toward grouping newly constructed houses that were similar in value. At the same time, market prices were increasing rapidly. By the 1960s first time home buyers were beginning to be priced out of Wellesley. In the early 1980s a boom in the metropolitan Boston housing market quickly resulted in soaring prices for first-class residential housing. Listing prices tripled and premium sales became associated with location and community amenities.

By the late 1980s the twin effects of the housing boom and the quality of its residential housing combined to make Wellesley real estate extremely desirable. Prices continued to escalate in all neighborhoods. Affordable property for first-time homebuyers vanished. The traditional range of diversity in age, income level and occupation of Wellesley's population began to change. Older residents found that they could sell their homes at very attractive prices, but could not afford to relocate anywhere in the community. Young adults of Wellesley families could not afford their first-time home purchase in the town in which they had grown up. And more and more the Town came to depend on municipal employees who could not afford to live in the Town that employed them.

In response to this striking trend, the 1989 Annual Town Meeting adopted the first of a succession of articles which, over the past 19 years, have attempted to move the Town back toward a level of diversity in housing which many associated with Wellesley's earlier history. Key to all these efforts has been the approval of an affordable housing policy, which states that:

“Wellesley is an outstandingly attractive residential community, enriched by the diversity of its residents. Wellesley seeks to maintain and enhance its

present character by preserving a mix of housing stock that includes low income [i.e., state-subsidized], moderate income and market rate housing.” In establishing this Affordable Housing Policy, Wellesley seeks to control its own growth and development.

Despite efforts by Town-appointed committees and groups of citizens, Wellesley has not produced dramatic results in the area of affordable community housing. Projects, which might have creatively addressed the need for diverse housing stock, have most often been stymied by a lack of funding sources.

The CPA does not use the term affordable housing, but rather speaks of “community housing”, which means housing for low and moderate income individuals and families, including low or moderate income senior housing. Under the CPA, low income refers to a person or family whose income is less than 80% of the area’s median income as determined by the U.S. Department of Housing and Urban Development (HUD); moderate income refers to a person or family whose income is less than 100% of that median. In FY07, HUD determined that the Boston area’s median income for a family of four was \$82,600, and 80% of which is \$66,150.

Resources

Wellesley has two major housing organizations, the Wellesley Housing Authority (Housing Authority) and the Wellesley Housing Development Corporation (WHDC).

The Wellesley Housing Authority (WHA) is a state-funded agency that carries out the duties of a local housing authority under Chapter 121B of the General Laws. These duties include planning, constructing, operating and maintaining rent-subsidized housing for low-income families, and elders. The WHA receives State subsidies to close the gap between rental income receipts and operating costs. It is governed by a five-member Board of Commissioners, four of whom are elected by Town voters. The Housing Authority provides administration and maintenance for 233 units of low-income state subsidized public housing in Wellesley for families, elderly and handicapped/disabled individuals. Elderly/Disabled developments are located at 41 River Street (26 units), 315 Weston Road (31 units), and 487-513 Washington Street (76 units). Family housing developments are located at Barton Road (88 units) and 50 Linden Street (12 units). A renovation and modernization of the 56-year old Barton Road family units with \$13.4 million in funds from the Massachusetts Department of Housing and Community Development (DHCD) was completed in May 2003.

The WHDC is a non-profit entity established by the Town in 1998. The WHDC’s mission is to preserve the Town’s tradition of being home to families of a variety of economic backgrounds while responding to current state mandates for providing housing for low or moderate income individuals and families.

Other community housing developments in Wellesley include 136 units with rents regulated under federal HUD agreements and 9 affordable units regulated under a “hostile” comprehensive permit issued under sections 20-23 of Chapter 40B of the

General Laws, the so-called “Anti-Snob Zoning” or Comprehensive Permit Act (Chapter 40B).

Three affordable homeownership units were built in 2003 under a Chapter 40B comprehensive permit supported by the Board of Selectmen. Additional units of affordable housing have recently been built and rented at Hastings Village. Two affordable units, one a single family home purchased by the WHDC using Community Preservation funds, and the other, in the recently renovated Walnut Street Firehouse, were sold in 2007. A Wellesley home, renovated by Charles River ARC, now provides four units of affordable housing to qualified tenants.

With Community Preservation funding the Wellesley Housing Authority, in conjunction with the WHDC, hired a consultant to undertake a feasibility assessment of the potential for developing more residential units, affordable or mixed income, at the existing WHA Barton Road development and of completing a comprehensive modernization at WHA’s Linden Street property. That assessment resulted in a State modernization grant of \$1,500,000 plus associated architectural/engineering costs for Linden Street and a series of recommendations to enable the WHA and the Town to pursue the construction of additional units at Barton Road.

Recent efforts by the Town to increase the affordable housing stock include [the following](#):

The 2004 Annual Town Meeting approved an inclusionary Zoning Bylaw requiring developers building or renovating property of certain sizes to include affordable housing in their projects. The two projects that have so far fallen under this bylaw soon will be providing 13 units of affordable housing.

The 2004 Annual Town Meeting approved a change to the Zoning Bylaw to allow certain commercial developments additional density if affordable housing is included in their projects

A Special Town Meeting in December 2004 supported a proposal to convert an unused Town asset, a 1903 firehouse, into three units of housing, one of which is affordable. This project has been completed and the affordable unit has been purchased by an income eligible person who grew up in Wellesley.

The 2005 Annual Town Meeting approved a change in the Inclusionary Zoning Bylaw to require developers of subdivisions of at least five (5) houses to provide affordable housing.

The WHDC used Community Preservation funds to purchase a single family home in Wellesley and after making minor repairs has sold it to an income eligible family.

In August 2007 the WHDC presented their five year strategic plan to the Board of Selectmen.

However, Wellesley’s stock of approximately 488 units of affordable community housing remains strikingly low in a Town with 8,789 households, 85% of which are single-family homes and 83% of which are owner occupied. Notwithstanding efforts by several non-

profit, including religious, organizations to fill that gap, Wellesley has added only a negligible number of new affordable units over the past two decades.

Needs

The Town's principal need is for community housing which will allow it to move toward compliance with certain laws of the Commonwealth, such as Chapter 40B and Executive Order 418, which impose on the Town the obligation to increase its supply of affordable units.

Chapter 40B mandates that at least 10% of a town's housing units must be low or moderate income housing. According to the inventory maintained and published by DHCD, only 4.5% of Wellesley's housing meets that test. As long as Chapter 40B's 10% guideline remains unmet and unless the Town can demonstrate to DHCD that it is making good faith efforts to encourage the development of low and moderate housing, private developers will be able to invoke Chapter 40B's comprehensive permit process to skirt Wellesley's zoning bylaws and build developments that are out of character with their neighborhoods.

Under Executive Order 418, failure to make good faith efforts to increase the number of affordable units could possibly render the Town ineligible to receive certain discretionary state financial grants.

At present, the Town's inability to implement any creative community housing proposals, such as partially funding "carriage house" or other types of factory fit construction on tax title property, makes the Town vulnerable to large-scale housing developments under Chapter 40B in which as little as twenty-five percent of the units are in fact affordable.

The Town has long desired to be in a position to negotiate effectively with developers of housing on issues of size, percentage affordability, duration of affordability, and betterments. The use of CPA funds could enhance the Town's ability to negotiate with developers.

Possibilities

At the present time, there are at least six clear possibilities for the use of CPA funds in support of community housing initiatives.

First, CPA funds can be used to purchase existing market rate units and then resell them to eligible low and moderate income families, using the CPA funds to discount the resale price. Under the CPA, units so acquired will be subject to recorded deed restrictions designed to ensure that they remain permanently affordable. Of further value, this approach supports several goals: preserving the more modest homes in a neighborhood, stabilizing neighborhoods which are now subject to "teardowns" and out-of-scale new construction, and scattering affordable units throughout the Town. The WHDC used this approach to purchase and resell one single family home. Although the stated goals were met the WHDC recognizes that this is an expensive and time consuming way of providing just one unit of affordable housing.

Second, by focusing rehabilitation efforts on deteriorating structures of historic significance, we could preserve important structures and rededicate their use to community housing. The renovation of the Walnut Street firehouse is an example of the successful use of this rehabilitation/adaptive reuse approach. The historical façade of the building has been preserved and a new unit of affordable housing has been created.

Third, there are creative approaches to housing which might be considered as possible uses for CPA funds. For example, the Town owns parcels of land throughout the Town, some acquired through tax title, which may be suitable for housing use. Since land costs are the major ingredient in preventing the construction of community housing in Wellesley, these lots might well be utilized for housing with CPA funds supporting a portion of the cost. In addition to increasing the number of affordable units, this approach would modestly increase tax revenues by moving non-taxable Town property onto the real estate tax rolls. In fact, the Town has agreed to permit the WHDC to convert a small Town-owned house, formerly occupied by a Town employee, into one or two units of affordable housing. CPA funds can be used for that conversion.

Fourth, CPA funds can be used to offer support to purchasers or renters of affordable housing. There are several programs already in place in other communities that have adopted the CPA. These programs include grants toward closing costs or purchase prices. Loans could also be made to assist both purchasers and renters of affordable housing. The WHDC will be studying these types of programs for possible adoption in Wellesley.

Fifth, new Department of Housing and Community Development (DHCD) regulations allow housing authorities to use many new funding sources, such as Community Preservation funds. Thus WHA may now use funding sources that are available to nonprofit and for profit developers, including the sale of parcels at Barton Road (subject to DHCD approval).

Sixth, large parcels of land occasionally become available for purchase in Wellesley. If affordable housing were to be one component of a mix of Community Preservation uses contemplated for such a parcel, then CPA funds could be used both for the purchase of the property and the building of community preservation on it.

There is no doubt that, under the direction of the WHDC, there are other properties that could be rehabilitated, as well as opportunities for new construction and other new programs, with the use of CPA funds. But, in the final analysis, what is most important at this point in time is for the Town to signal a willingness to get beyond talk and to demonstrate a clear and viable plan addressing its shortage of community housing units in Wellesley. The CPC's involvement in implementing such a plan should focus on opportunities for CPA funding which could act as "leverage" to achieve cost-effective growth in Wellesley's affordable housing stock.

Goals

The CPC, in consultation with the Housing Authority, WHDC and other organizations, has identified the following community housing goals. Proposals brought before the CPC may receive preference for funding if they accomplish some or all of the following goals:

- Create new and preserve existing community housing that is consistent with the Town's affordable housing policy adopted under Article 31 of the 1989 Annual Town Meeting and modified under Article 42 of the 1997 Annual Town Meeting.
- Create new and preserve existing community housing that is well designed and maintained, is of high quality and based on sound planning principles.
- Disperse community housing throughout the Town by siting new community housing in neighborhoods that currently have little or no affordable housing.
- Provide and preserve community housing that promotes age and income diversity.
- Ensure the long-term affordability of community housing, and in perpetuity wherever possible.
- Create new and preserve existing community housing that will contribute to the state's mandated target of having 10% of the Town's housing stock affordable to households with incomes at or below 80% of the Boston area's median income.
- Provide a mix of low income, moderate income and market rate housing.
- Provide community housing opportunities that give priority to local residents, Town employees and families of students enrolled in the Town's public schools.
- Reuse existing buildings or use previously developed or Town-owned sites for new community housing.
- Acquire and convert market rate housing into community housing.
- Develop community housing projects that meet one or more of the CPC criteria.
- Develop programs to provide financial assistance to income eligible purchasers or renters of affordable housing.
- Encourage community housing initiatives which will utilize CPA funds in a cost-effective manner.

Community Preservation Act

Town of Wellesley

Applying for Funding

Submission

Proposals for Community Preservation Act (CPA) funding must be submitted using the enclosed application forms. Applicants should first submit a Short Form Preliminary Application both to assure that a project will be eligible for CPA funding and as a way of permitting the Community Preservation Committee (CPC) to provide early guidance on a proposed project before a full application is presented. Prospective applicants are encouraged to contact the CPC to discuss informally any aspect of their proposal before submitting any application. All relevant information requested on each application form must be included with the proposal. Short Form Preliminary Applications should be submitted as soon as practical. Applications can be submitted at any time, but primary consideration will be given to those applications where the Short Form Preliminary Application is received by November 1st.

Once the Short Form Preliminary Application is received, the CPC will work with the applicant to define and analyze the project and to facilitate the submission of the Full Application. This will generally be required within 45 to 60 days after submission of the Preliminary Application

Applications must be typewritten. Ten (10) copies of the application and all supporting documentation must be submitted to the Community Preservation Committee, Wellesley Town Hall, 525 Washington Street, Wellesley, Massachusetts 02482. An electronic version of each application must also be submitted to the CPC at cpc@wellesleyma.com

For further information about the application process, contact the current chair or any member of the CPC as listed in the CPC Web page at www.wellesleyma.gov.

Review by the Community Preservation Committee

Each Short Form Preliminary Application will be acknowledged when it is received. It will be reviewed for completeness and the applicant will be contacted by a representative of the CPC.

At an appropriate stage, the proponent(s) will be given an opportunity to present the scope and details of the project to the CPC. The CPC will decide as early as feasible whether the project for which funds are requested is likely eligible for CPA funding.

From time to time the CPC will schedule public hearings to discuss its work, to review proposals under consideration and to receive comments from the citizens of Wellesley. In

addition, there is an opportunity for citizens to speak as a part of the agenda of each CPC meeting.

Funding Decisions

The CPC will submit its recommendations for the use of CPA funds to the Advisory Committee and other relevant Town Boards. All CPA funding is ultimately subject to approval by Town Meeting.

Short Form Preliminary Application

The attached Short Form Preliminary Application must be used by a prospective applicant in order to receive a preliminary determination from the CPC as to a proposal's eligibility for CPA funding. The proponent(s) should adapt the Form to best convey relevant information which will aid the CPC in making a determination of eligibility, including the attachment of additional information sheets where necessary. Please note that by State Statute, the Town may expend Community Preservation Act funds to

- Acquire, create, and preserve open space.
- Acquire, preserve, rehabilitate and restore historic resources.
- Acquire, create and preserve land for recreational use.
- Acquire, create, preserve and support community housing, including provide funds for the community's affordable housing trust fund.
- Rehabilitate and restore open space, land for recreational use and community housing acquired or created with fund monies.

Prospective applicants are strongly encouraged to contact the CPC Chair or an individual CPC member with questions and to seek our assistance in completing the application.

TOWN OF WELLESLEY



COMMUNITY PRESERVATION COMMITTEE
 Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482
www.wellesleyma.gov cpc@wellesleyma.gov

<p>Community Preservation Act (CPA) funds may be used for projects in the areas of open space, housing, historical preservation and recreation. CPA funds are generated from a 1% surcharge on our local property tax bills and are matched by the State through increased filing fees at the registries of deeds.</p>
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SHORT FORM PRELIMINARY APPLICATION

Date Application Delivered to CPC	
Name of Applicant:	
Contact Information: Address: Telephone: E-mail:	
Sponsoring Organization	
CPA Category(ies)	<input type="checkbox"/> Open space <input type="checkbox"/> Housing <input type="checkbox"/> Historical Preservation <input type="checkbox"/> Recreation
Brief Description of Project	
Goals	
Community Need	
Time Line	
Maintenance/ongoing costs	
Other pertinent information (zoning changes, etc.)	
Amount of CPA Request	
Other funding source(s) and amount(s) of funding	

Town of Wellesley



Community Preservation Committee

Full Application for CPA Funding

Submit to: Community Preservation Committee

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

Name of Applicant/Contact Person _____

Sponsoring Organization, if applicable _____

Mailing Address _____

Daytime Phone _____ **Email** _____

Name of Proposal _____ **Date** _____

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

CPA Funding Requested \$ _____ **Total Cost of Proposed Project \$** _____

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

1. **Goals:** What are the goals and purposes of the proposed project? Who will benefit and why? How will success be measured?
2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town plans?
3. **Community Support:** What is the nature and level of support and/or opposition for this project?
4. **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified and back-up documentation provided. Distinguish between hard and soft costs. (NOTE: CPA funds may NOT be used for maintenance.) Include a multiple-year budget, if appropriate.

5. **Funding:** What funding sources are available, committed or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.
6. **Timeline:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.
7. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?
8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a detailed five year budget.

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

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

Please describe the basis under which the proposed project qualifies.

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

Appendix I - Plans, Documents and Studies

Board of Selectmen:

- Five-Year Capital Need Planning Schedule (FY 04 – 08)

Community Housing:

- Town of Wellesley Affordable Housing Reference Guide (1995)
- Housing Partnership Committee Report on Oakland Street and Woodland Avenue Sites (1996)
- Wellesley Housing Partnership Committee Report to the Board of Selectmen on Article 37 of the 1996 Town Meeting: Potential Affordable Housing Sites Oakland Street – Woodlawn Avenue – Alhambra Road (1996)
- Wellesley Housing Partnership Committee Report to the Board of Selectmen on Article 38 of the 1996 Town Meeting: Wellesley Non-Profit Development Corporation (1996)
- Introductory Report of the Wellesley Housing Development Corporation to Annual Town Meeting. (2001)
- Reports and Studies vis à vis Housing: Wellesley Housing Authority (2003)

Historic Preservation:

- Massachusetts Historic Commission State Register of Historic Places
- Massachusetts Historic Commission Form B-Building Forms Inventory
- Wellesley Residential Property Survey; 1882-1940
- Five Pounds Currency, Three Pounds of Corn: Wellesley Centennial Story, Elizabeth M. Hinchliffe (1981)

Open Space:

- Open Space and Recreation Plan (1995 – 1999)
- Pond Restoration Master Plan (1998)
- Build-Out Analysis for the Town of Wellesley (2000)
- Morses Pond Management Update (2002)
- Open Space and Recreation Plan (Draft Update, March, 2003)
- NRC Five-Year Capital Budget Plan (FY 04 – 08)

Planning Board:

- Cedar Street Phase I: Vision Statement and Area Plan (1999)
- Cedar Street Phase II: Land Use and Neighborhood Design Plan (2001)
- Linden Street Phase I: Vision (2001)
- Linden Street Phase II: Final Phase (2002)
- Lower Falls Zoning, Urban Design and Landscape Guidelines (1997)
- Lower Falls Railroad Right-of-Way (proposed)
- Wellesley Hills Phase I: Vision for Wellesley Hills Square (2000)
- Wellesley Hills Phase II: Action Plan for Wellesley Hills Square (2001)
- Wellesley Square Vision (1996)
- Wellesley Square Action Plan (1998)
- Wellesley Square, Recommendations for Organizing a Wellesley Square Partnership (2000)
- Wellesley Square Zoning Study (2003)
- Town Maps / Zoning, Land Use

Public Works, Department of:

- Storm Water Management – (1981)
- Storm Water Management – Natural Run Off (2003)
- Town Maps

Recreation:

- Indoor Pool Feasibility Study/Operation Plan (1996)
- Pool Facility/Feasibility Study (1997)
- Recreation Needs Survey and Forecast (1999)
- Morses Pond Beach Improvement Plan (2001)
- Skateboard Facility Site and Operational Plan (2002)
- Morses Pond Annual Water Quality Monitoring and Nuisance Vegetation/Algae Management Program Final Report (2002)