

North 40 Steering Committee

PUBLIC FORUM
SEPTEMBER 29, 2014 – 7:00 PM

AGENDA



- **Timeline**
- **Committee**
- **Site Overview**
- **Reports Update**
- **Visioning Process Update**
- **Discussion**

North 40 Steering Committee



Representatives

- Don McCauley, Selectmen
- Deborah Carpenter, Planning Board
- Patti Quigley, School Committee
- Allan Port, CPC
- Owen Dugan, DPW
- Bob Kenney, WHDC
- Heidi Gross, NRC
- Jim Conlin, Recreation Commission
- Maria Davis, Woodlands
- Tom Fitzgibbons, Weston Rd
- Alternates represent each board

Staff

- Hans Larsen, Exec. Director
- Meghan Jop, Deputy Dir.
- Terrance Connolly, Deputy Dir.
- Michael Zehner, Planning Dir.
- Mike Pakstis, DPW Director
- Dave Hickey, Town Engineer
- Jack Pilecki, Deputy Chief
- Janet Bowser, NRC Director
- David Lussier, Superintendent

Timeline



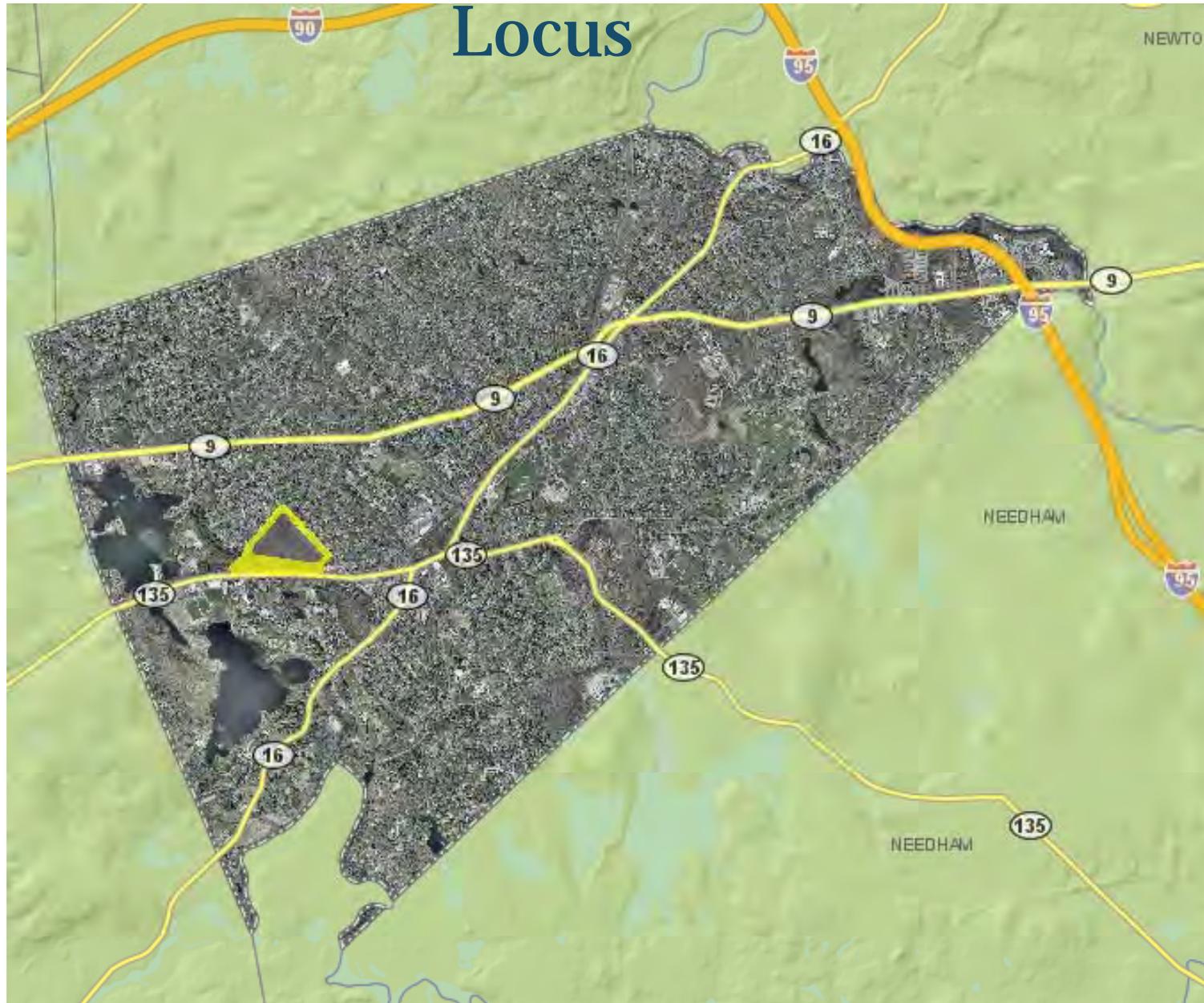
- April 16 -College informs Selectmen of filing with SJC to make land available for sale.
- April 16- Town Meeting Dissolves
- April 18 – Case filed with SJC
- April 23 – College informs Neighbors
- April 30 – Selectmen issue statement on property
- May 2 – SJC Rules to release restriction on N40
- May 27 – First meeting of N40 Steering Committee, Committee has held weekly meetings since
- June 18- Public Forum at Library
- June 30 – Meeting with College to understand their timeline, anticipated offering in September.

Timeline



- August 13th – Internal Workshop
- September 7th – Neighborhood Workshop
- September 14th - 2 Town-Wide Workshops
- October 1st – Town-wide Financial Plan Presentation
- October 3rd – Bid on land due
- October 6-10 Follow up with College on bid
- October 7th – N40 SC Report to Selectmen
- October 16th – Town Wide Financial Plan Presentation
- October 27 – Special Town Meeting

Locus





WELLESLEY COLLEGE NORTH:
EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



Cochituate
Aqueduct

Central Street

Turner Road

Weston Road

North 40 - General Land Use



- **Land Owner: Wellesley College**
- **Total Land Area: 46 acres, bisected by Cochituate Aqueduct (Town Owned) – northern tract approx. 40 acres, southern tract approx. 6 acres**
- **Location: Parcels are delineated by Weston Road to the east, Turner Road to the north, Rt.135 to the south, and Morses Pond/Town Land to the west.**

North 40 - Development Potential



- Zoned Single Family Residential with 15,000 square foot lot requirements.
- Subject to Natural Resource Protection Zoning
- Within the Water Supply Protection Overlay District
- One-Family Dwellings, Religious, and Educational uses allowed by-right.
- Municipal uses allowed with Special Permit

North 40 - Development Potential



- Under conventional subdivision development, 70-90 Single-Family Dwellings could be constructed.
- Any development would be subject to permitting
 - Subdivision Control or Project Approval including Project of Significant Impact and Site Plan Review.
 - Permitting includes municipal systems impact analysis and comprehensive traffic analysis and mitigation
- Estimated tax revenue for 75 new \$1M homes is \$900,000
- Estimated tax revenue for 300 unit 40B (\$85.9M) is \$1,031,184

(estimated based on 6x valuation of Hastings Village- 52 Units – \$14,322,000)

Report Update



- **Environmental**
 - VHB
 - EcoTec, Inc
 - Haley & Aldrich
- **Natural Resources Commission**
- **School Committee**
- **Playing Fields Task Force**
- **Department of Public Works**
- **Neighborhood Survey**

Environmental Site Assessment



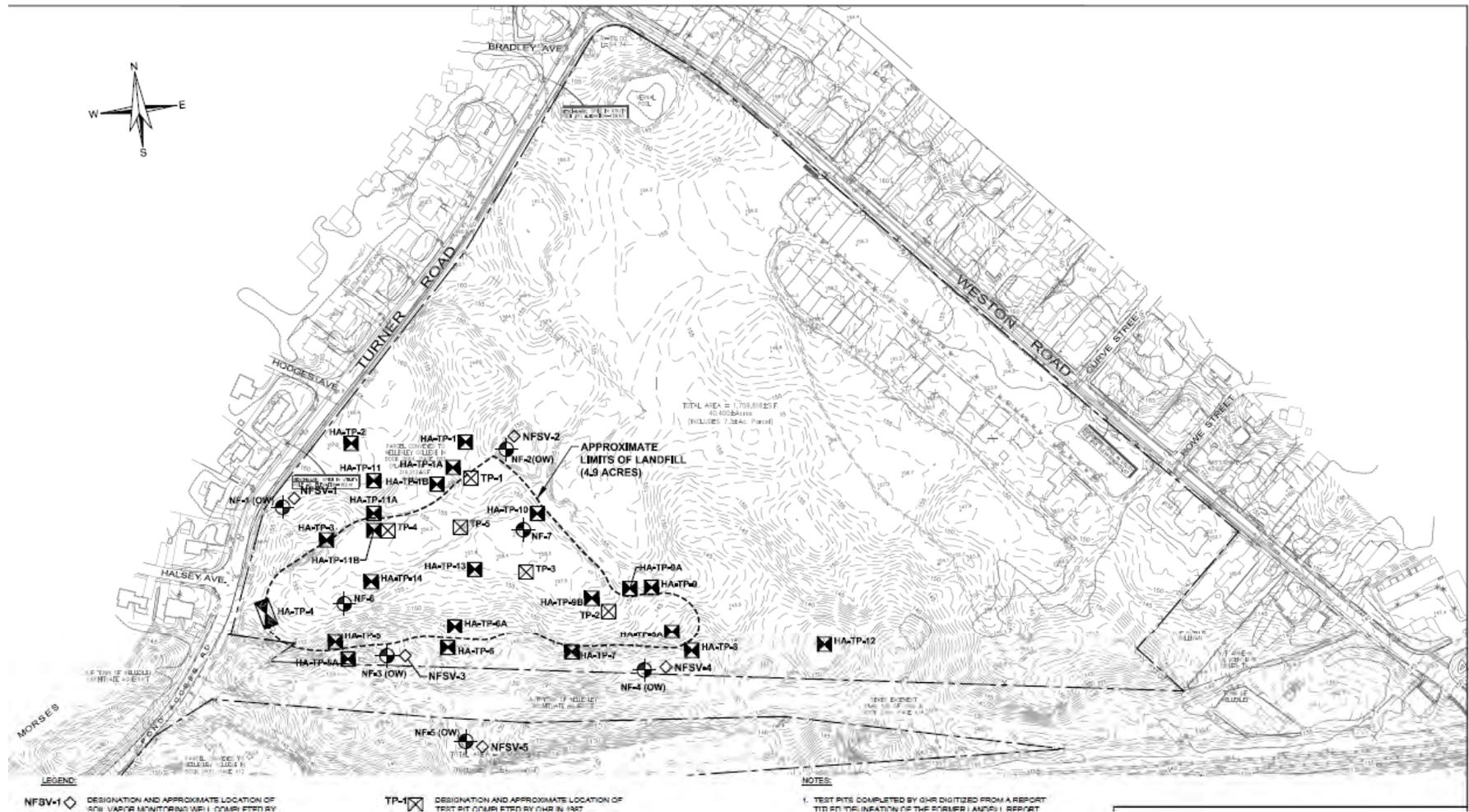
- College hired VHB to conduct Natural Resources site analysis.
- Town hired John Rockwood, EcoTec, Inc. to conduct a peer review of VHB's findings and walk the site.
- Identified one Vernal Pool/Wetland in the northern corner of site.
- Site is identified as Habitat of Potential Regional or Statewide Importance

Environmental Site Assessment



- **Haley & Aldrich evaluated the landfill portion of the site and a former oil pump house (south of aqueduct), including subsurface investigations.**
 - Town landfill was smaller than previously believed and is estimated to be approximately 4.9 acres with trash found at depths from 7.5' to 29'.
 - Landfill investigation found primarily household waste, no obvious signs of industrial waste.
 - Identified conditions that require reporting to MA DEP within 120 days: elevated level of PCB found at 1 location, elevated level of arsenic in one groundwater monitoring well.
 - Identified no adverse impacts spreading beyond the landfill's footprint
 - Found no evidence of petroleum or other contamination at the pump house location.

Updated Landfill Delineation



NRC Report

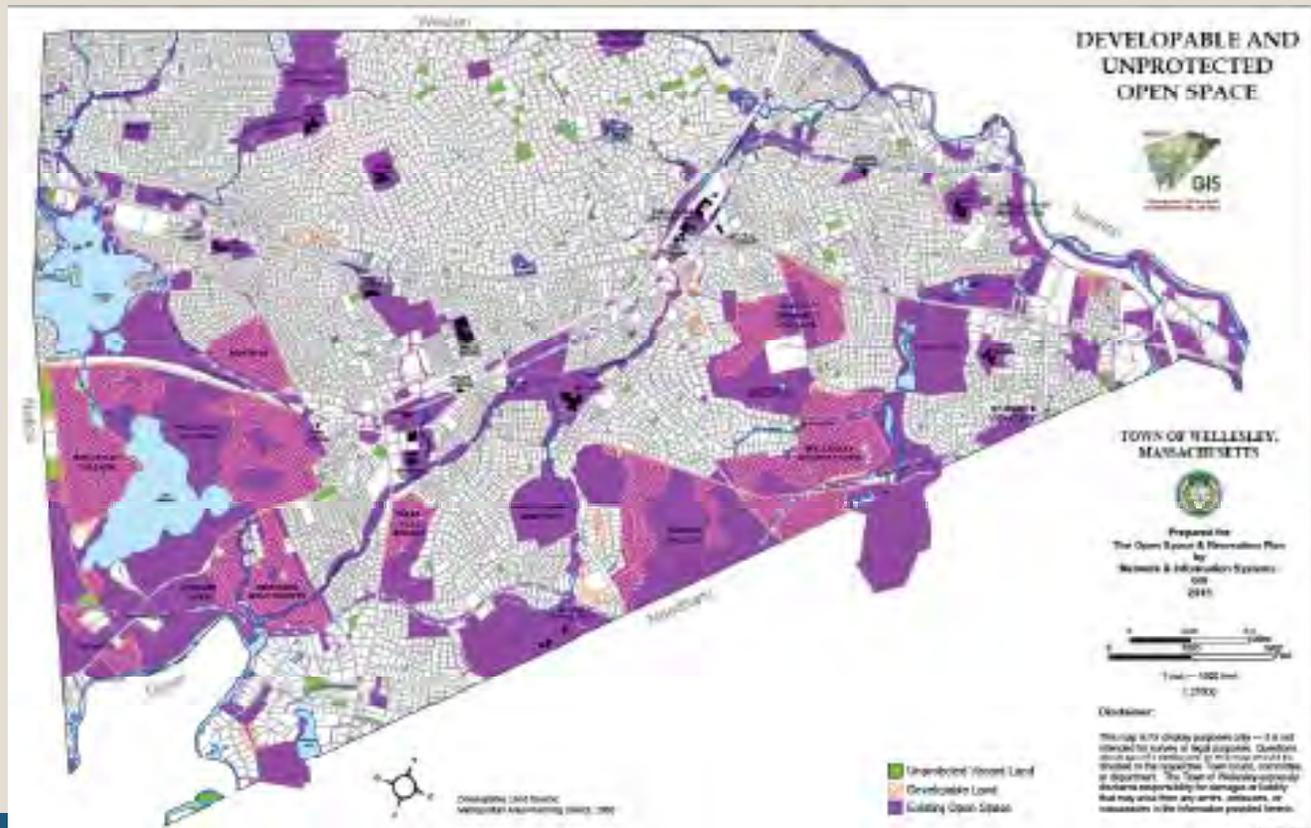


- **NRC recommends acquiring North 40 for open space and recreation including:**
 - Site is currently used as open space by residents
 - Town needs more open space
 - Preservation of Community Gardens
 - Trail and Demonstration Garden
 - Walking and Hiking Trails
 - Bike Paths
 - Innovative Playground
 - Playing Fields

NRC Report



- Wellesley has the lowest percentage of protected open space compared to Natick, Needham, and Newton with only 40% as permanently protected open space.



School Report- Developer Purchase



- **Single Family Development**
 - 100 single-family residential units could generate approximately 70 students at a cost of \$1,200,430/yr.
 - Analysis indicates average age of new home sales with children are 25% under the age of 5, and 45% are between 5-10.
 - Elementary Schools would feel greatest impact from new students.
- **40B Development**
 - 40B, non age-restricted development, 300 units could generate approximately 252 students at a cost of \$4,321,548/yr.
 - Analysis indicates over 51% of new students would be in grades K-5.

School Report – Town Purchase



- **School Committee continues to evaluate Hardy, Hunnewell, and Upham Schools which are at capacity.**
- **Redistricting does not offer relief.**
- **New school would require approximately 12 acres.**
- **Pros of North 40**
 - Would allow construction on an open site, rather than logistics of building on an in-use site.
 - New site would allow for an optimal building layout and site circulation plan.
 - No “swing space” required.
- **Cons of North 40**
 - Traffic concerns with Weston Road
 - Restrictions due to landfill
 - Site not centrally located

Neighborhood Survey Results



- **Neighborhood Representatives conducted a survey in June of residents in the Woodland and Weston Road neighborhoods.**
- **Questions asked neighbors levels of concern with potential roads, increased traffic, loss of buffers and open space, new housing, and potential revenue generating developments.**

Survey Findings



	WOODLANDS AND WESTON RD. NEIGHBORHOODS
Top Concerns	<ul style="list-style-type: none">•Preserve integrity of the neighborhood (Woodlands)•Traffic•Loss of forest-land•Loss of community gardens
Most Desired	<ul style="list-style-type: none">•Preservation Land•Community Gardens•Dog-walking areas•Playground•Athletic Fields
Neutral	<ul style="list-style-type: none">•Senior housing•Swim Facility•Senior-Center•School•Skating Rink
Least Desired	<ul style="list-style-type: none">•Housing

Playing Field Task Force Report



- **Participation in Town sports is on the rise**
 - Lacrosse increased by 240% in 10 years
 - Soccer has increased by 19% in past 6 years and already leases fields at Elm Bank due to shortage
- **After school recreation programs have to be limited due to lack of field availability.**
- **Recommend installation of 3 rectangular fields**
 - 2 Fields possible with the addition of lights or bubble
- **Youth Basketball has doubled in past 5 years**
 - Recommend additional court space

WHDC Report



- Town currently has 6.16% of required 10% affordable housing
- Goals are to promote the creation of housing options for a range of income, age, family size and needs.
- Mission is to promote affordable housing to households with incomes at or below 80% of the area median income.
- Town Acquisition -Supports the limited development of a mix of both market and affordable housing on a portion of the site in a “Cluster” Development.
- Developer Acquisition – Will work to see 20% of the units are affordable under Inclusionary Zoning
 - Will work with 40B developers to find best suitable housing options.

DPW Report



- The Town's water, sewer, stormwater, and electric infrastructure is suitable for expansion.
- Town or Private developer would pay cost of any upgrades needed under PSI and permitting.
- Potential maintenance and operating costs are below. The costs would be additive for multiple uses.

Scenario	Tax Impact	Water/Sewer Impact	Additional Permanent Staff	Additional Seasonal Staff
Conservation	\$14,000	\$0	0	0
Passive Recreation	\$187,000	\$1,000	0	0
Active Recreation	\$222,000	\$5,000	1	2
100 Homes	\$213,000	\$5,000	0	0
300-400 Housing Units	\$240,000	\$7,000	0	0
School	\$200,000	\$5,000	.5	1

Beta Engineering - Traffic



- **Weston Road intersections are over capacity**
- **Beta investigated means to improve flow and capacity and determined the following means:**
 - Intersection widening
 - Creating new signalized intersections at Curve or Linden
 - Constructing a bridge over MBTA tracks to Route 135
- **No easy solution, traffic will be a big challenge**

Visioning Process



- Peter Flinker and Ted Brovitz