

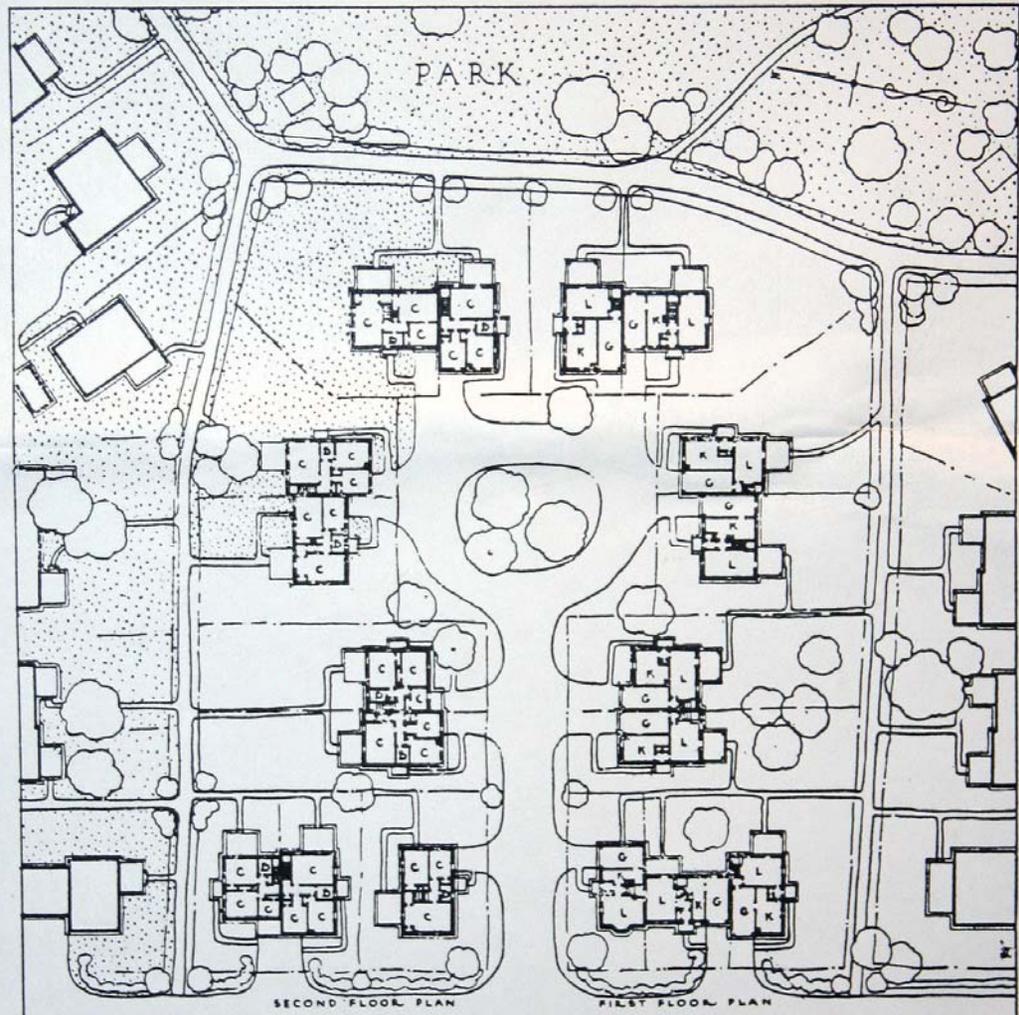
Cluster Development Workshop

Wellesley, Massachusetts

December 5, 2011

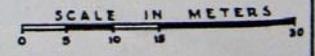
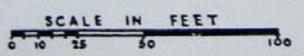
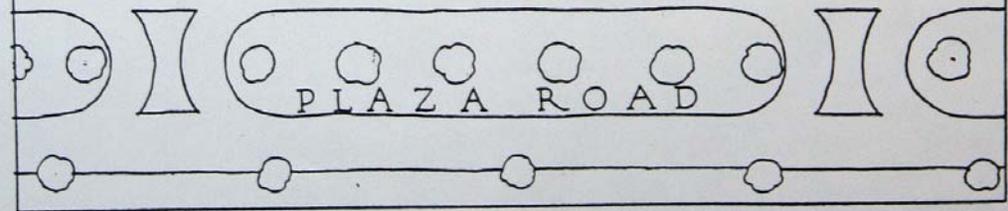






SECOND FLOOR PLAN

FIRST FLOOR PLAN











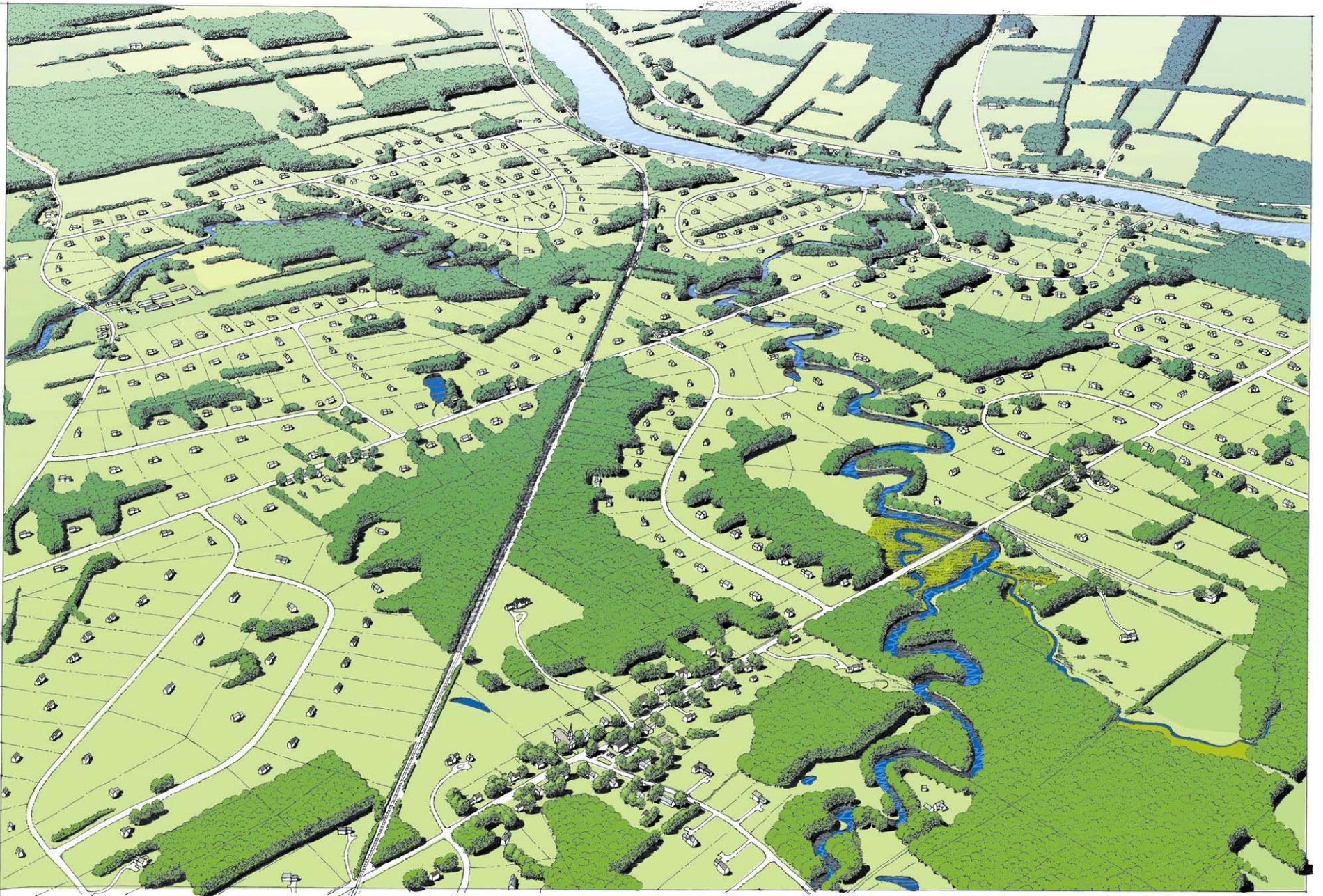




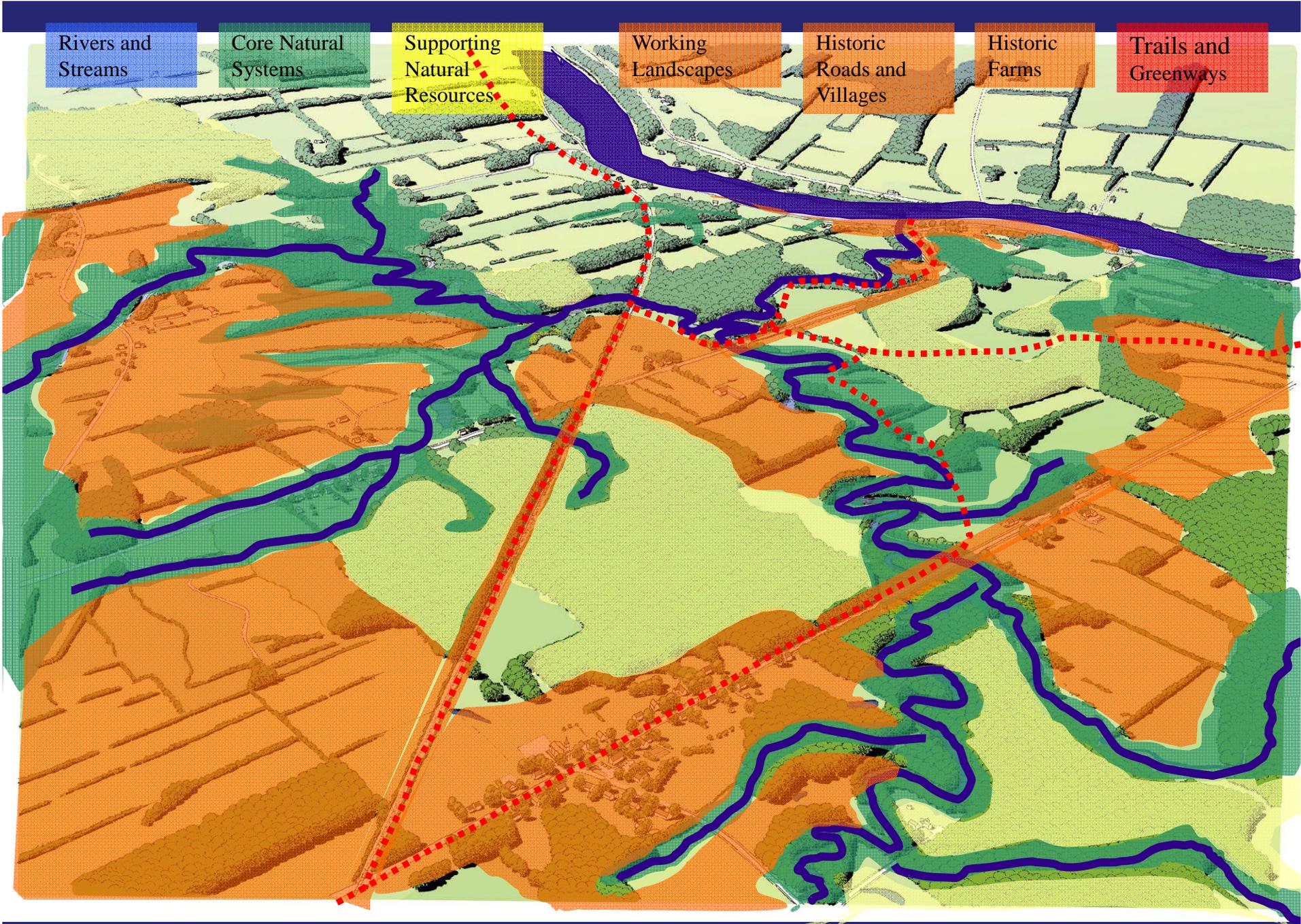


Putting it All Together

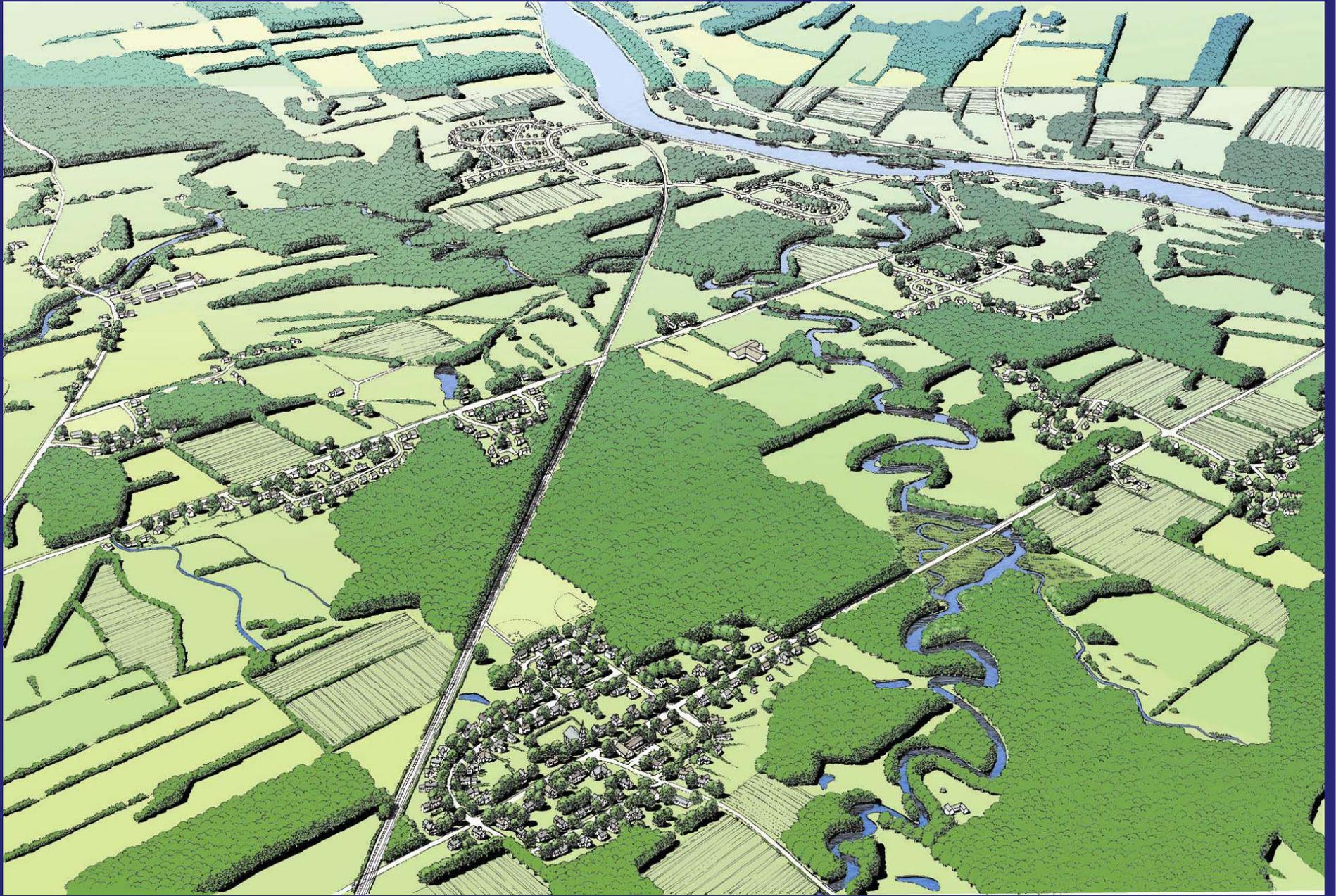
Existing Conditions



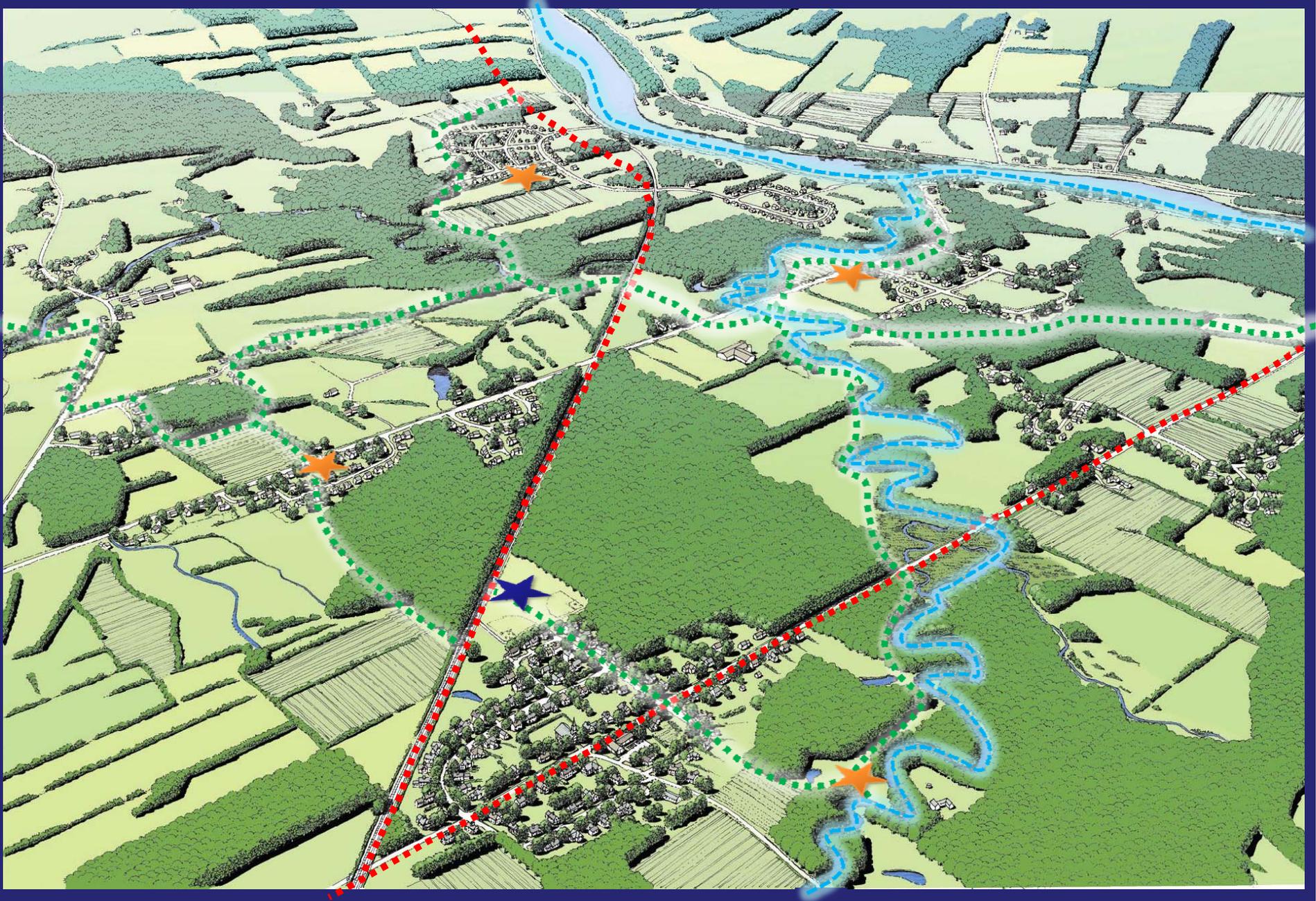
Conventional Large-Lot Development



Conservation and Recreation Analysis

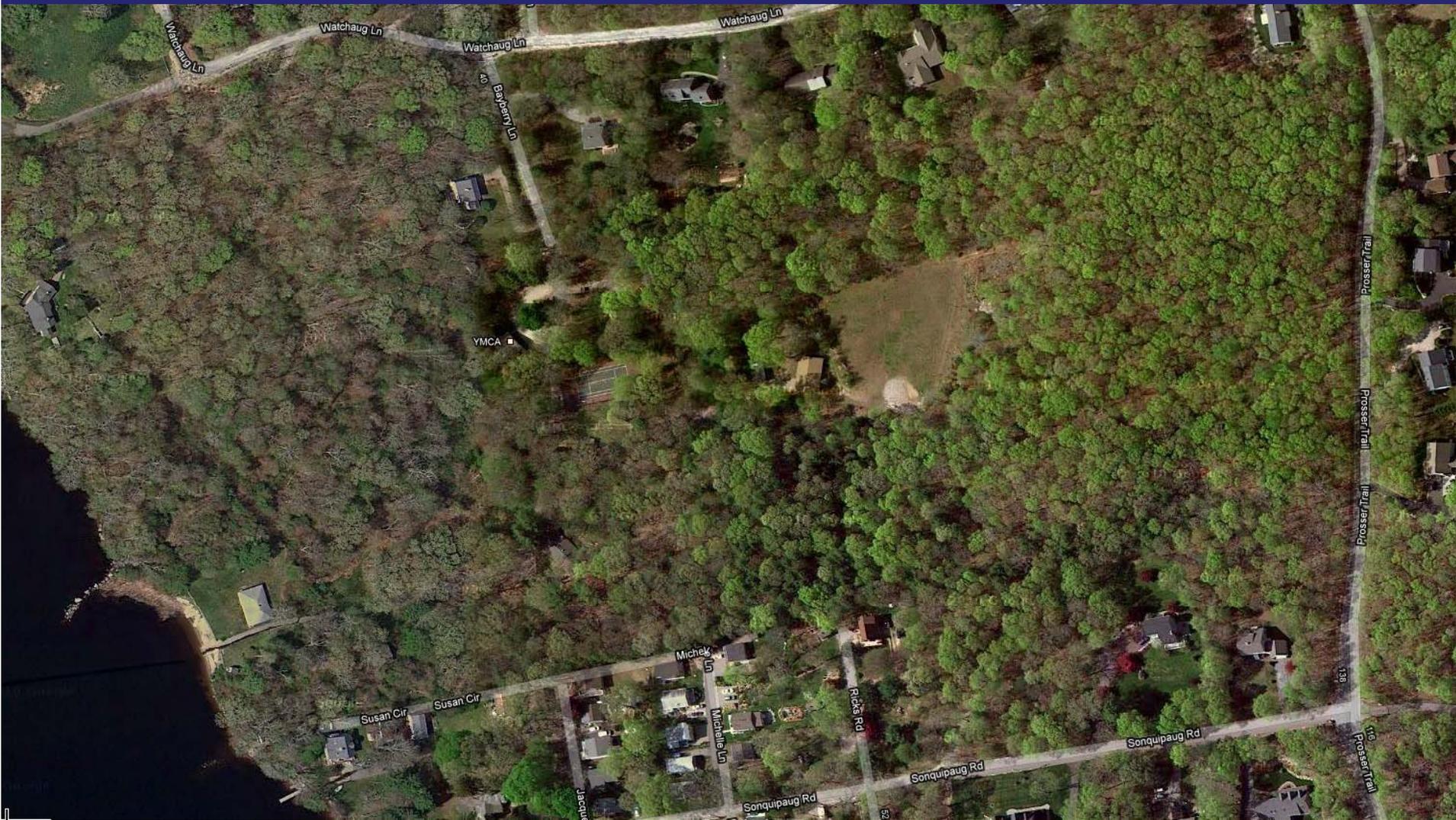


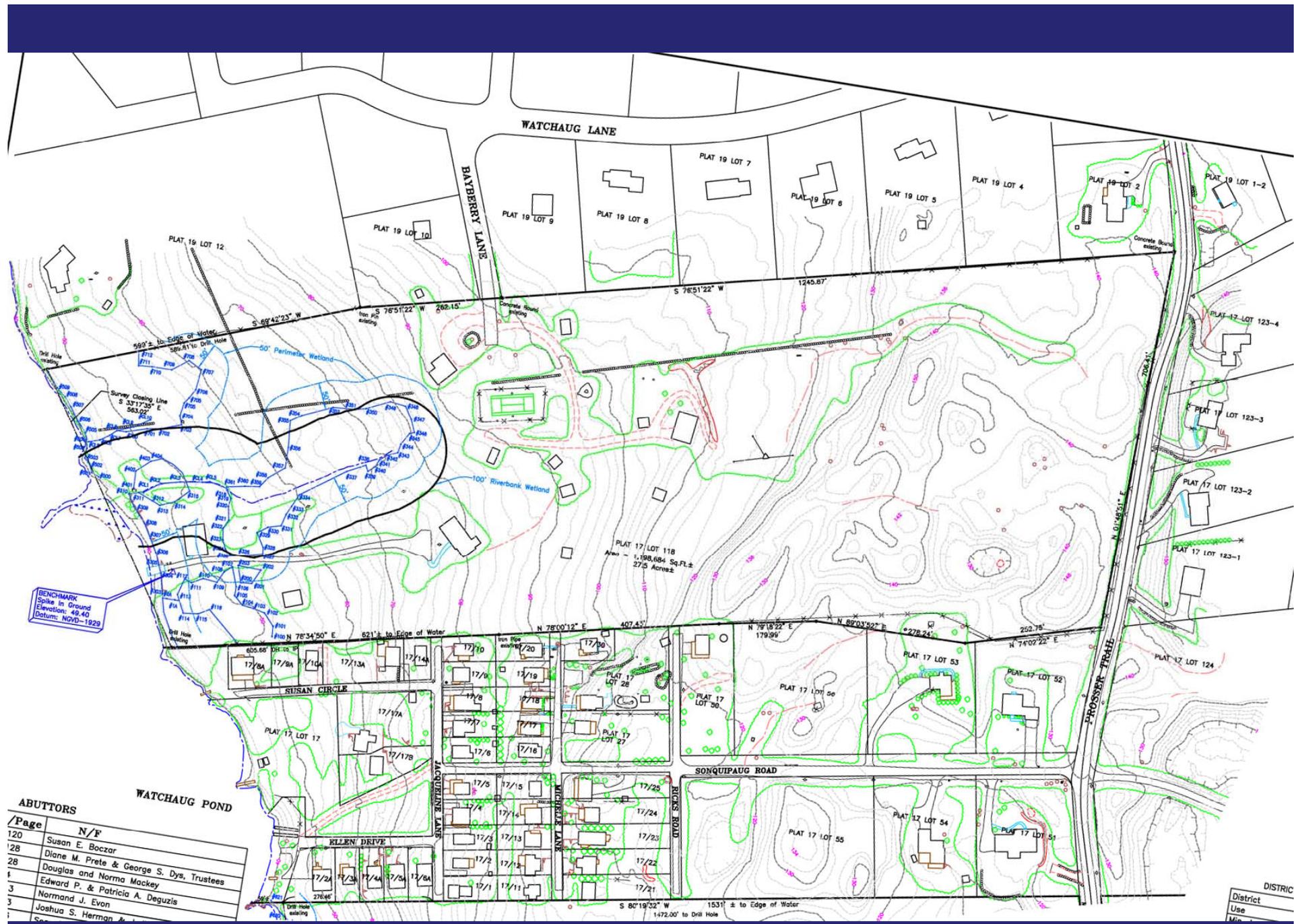
Conservation Development



Developing the Recreational System







WATCHAUG LANE

BAYBERRY LANE

SUSAN CIRCLE

SONQUIPPAUG ROAD

WATCHAUG POND

KILLEN DRIVE

MADRIENNE LANE

PROSSER TRAIL

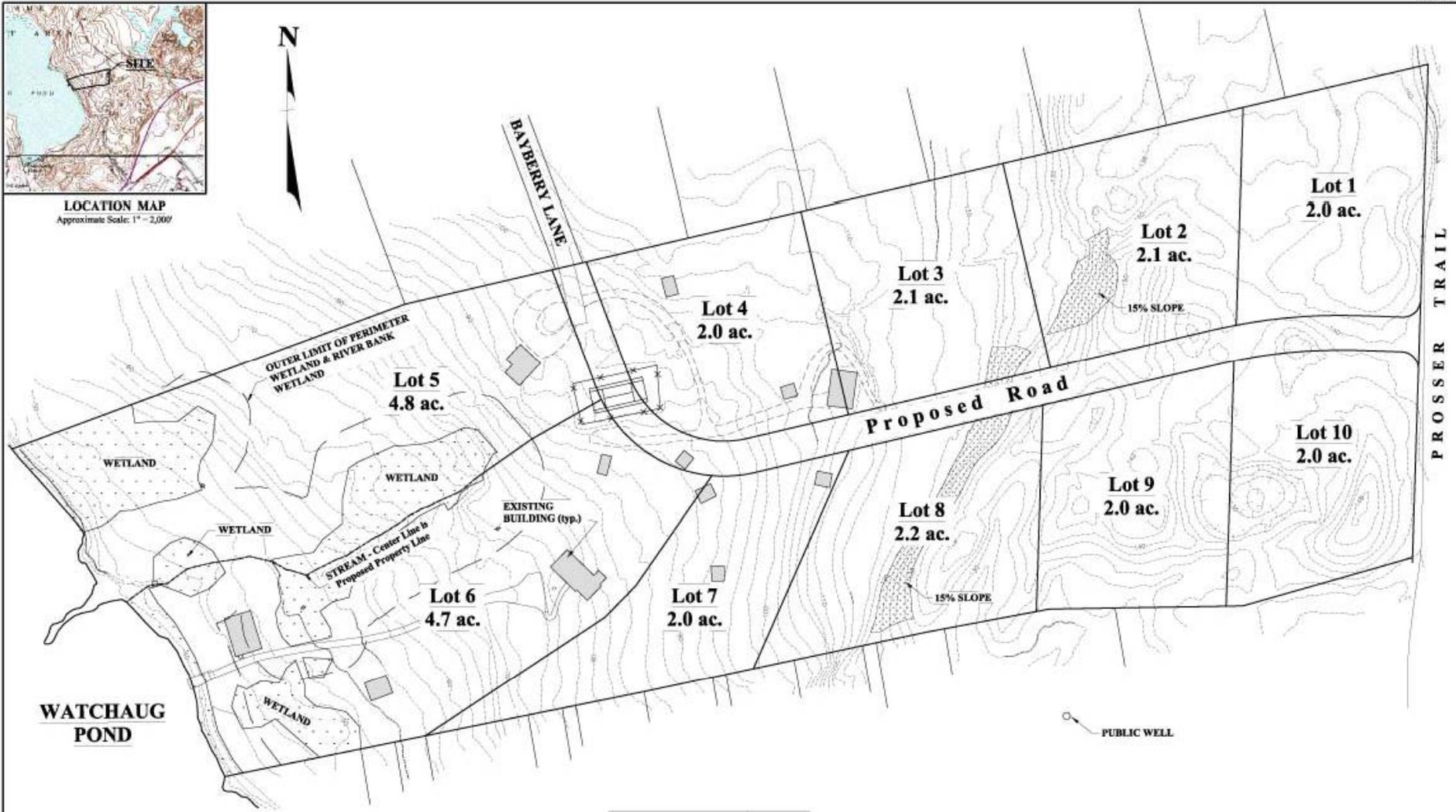
ABUTTERS

Page	N/F
120	Susan E. Boczar
28	Diane M. Prete & George S. Dys, Trustees
28	Douglas and Norma Mackey
1	Edward P. & Patricia A. Deguzis
3	Normand J. Evon
3	Joshua S. Herman & ...

DISTRICT
District
Use
Map



LOCATION MAP
Approximate Scale: 1" = 2,000'



CONSTRAINTS TO DEVELOPMENT	
1.1 Areas on which it is illegal to build (e.g. wetlands)	5.100 AC.
2.1 V Zone or Flood Hazard (e.g. wetlands)	0.000 AC.
3.1 Steep, Erosion Prone Slopes (e.g. 15% SLOPE)	1.817 AC.
4.1 Other Sites (e.g. Archaeological Sites, or Protected Species)	0.000 AC.
5.1 Any Other Land Use Restrictions	0.000 AC.
6.1 Leases or Other Encumbrances (e.g. Easements)	0.000 AC.
7.1 Slopes Greater Than Permitted (e.g. 15% SLOPE)	0.000 AC.
TOTAL	7.217 AC.

- NOTES**
1. Total Area of Parcel = 27.516 ac.
 2. Zoning Classification for the entire parcel is Open Space/Recreation.
 3. This plan represents a conventional subdivision yield plan for R-2A zoning.

JACKSON SURVEYING, Inc.
SURVEYING & ENGINEERING
100 ROCK HILL CHARLESTOWN, RI 02813 TEL: 401/241-1010

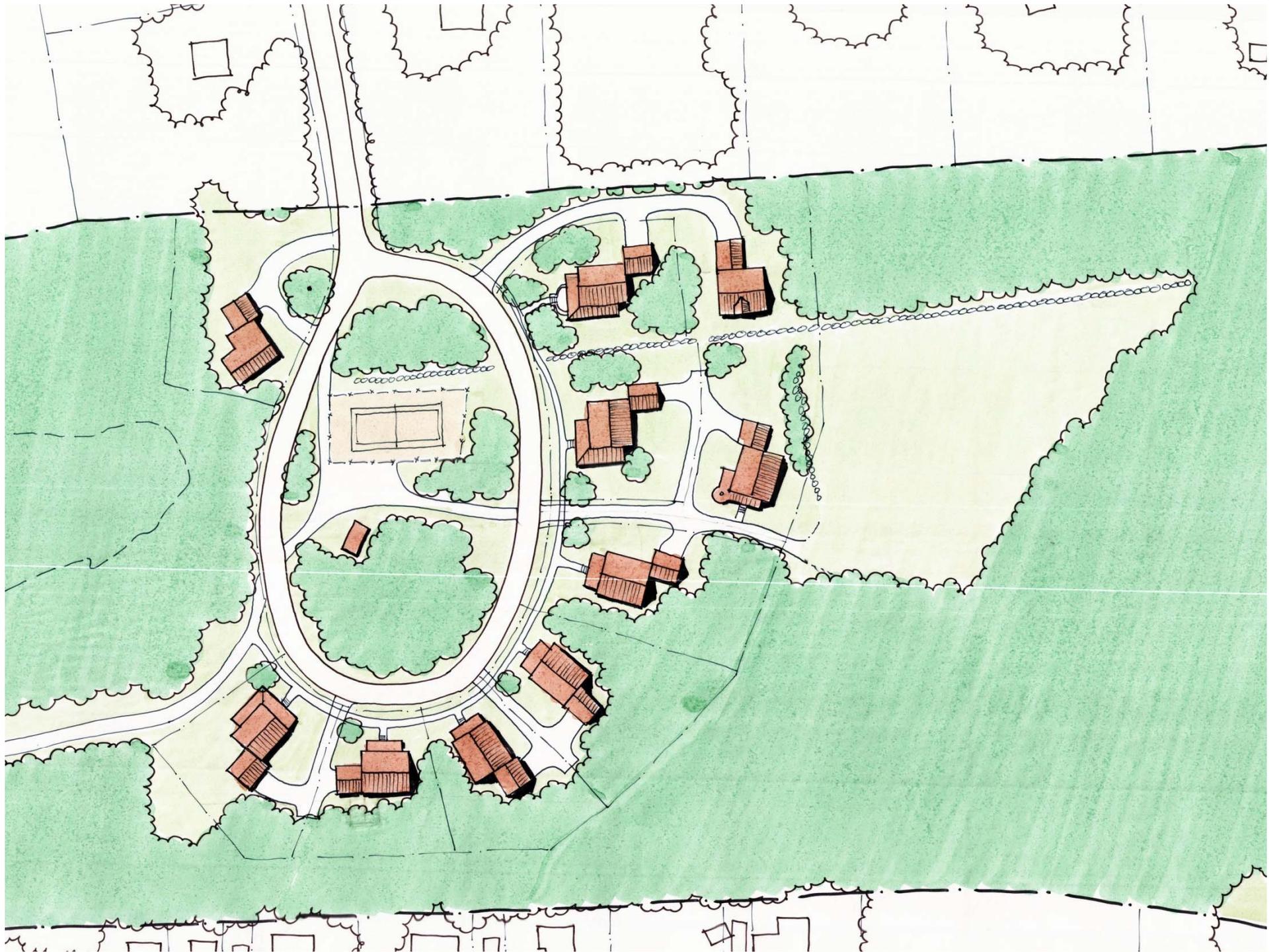
This survey and plan conforms to a CLASS 117 standard as required by the Rhode Island Board of Geographic Information Systems.
Donald W. Jackson
DONALD W. JACKSON, PLS 0000



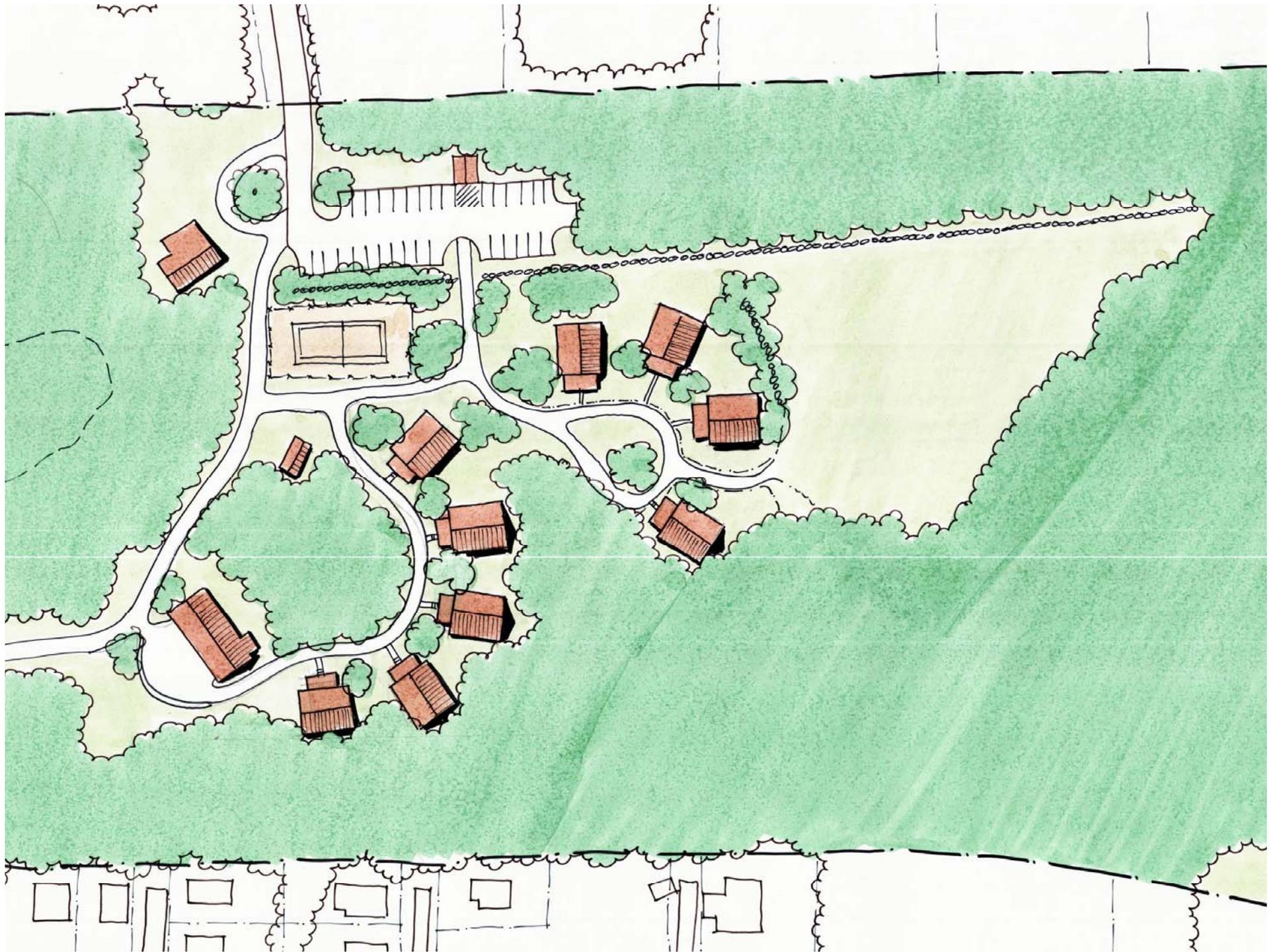
YIELD PLAN
Lot 118 of A.P. 17
IN THE TOWN OF
CHARLESTOWN, RI
PREPARED FOR
Edward Veaze
JANUARY 2011
SCALE: 1" = 60'











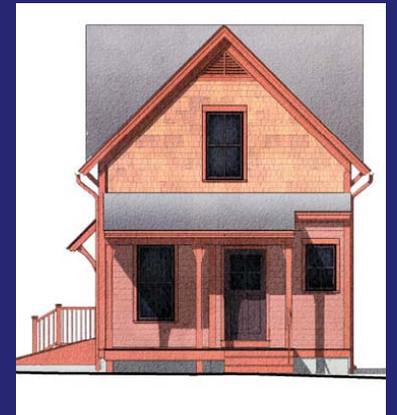


Danielson Grove, Seattle



Danielson Grove, Seattle

Cottages on Greene, East Greenwich – Don Powers Associates

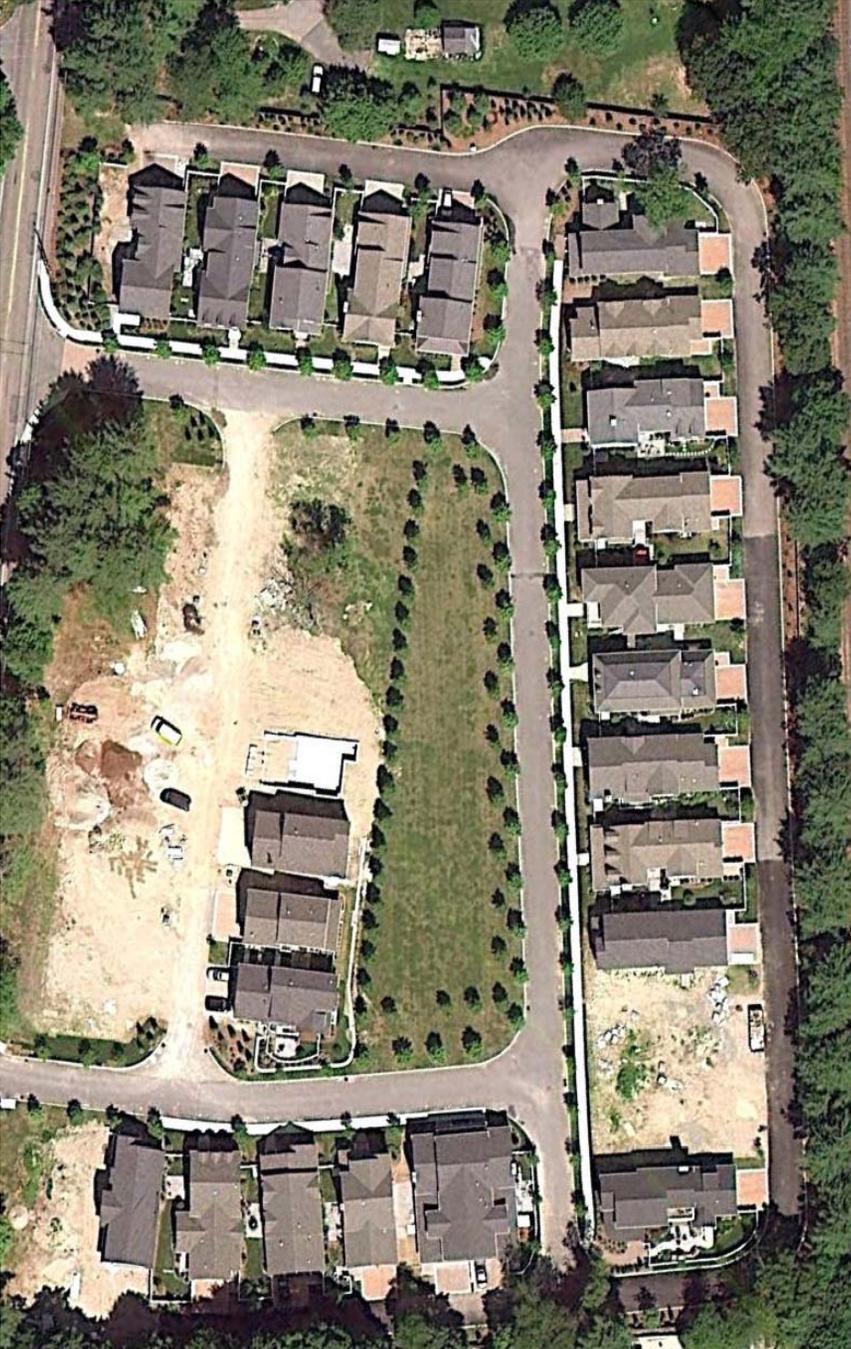




Olde Village Square – Medfield, Massachusetts



Olde Village Square – Medfield, Massachusetts



Battle Road Farm – Concord, Massachusetts



Battle Road Farm – Concord, Massachusetts











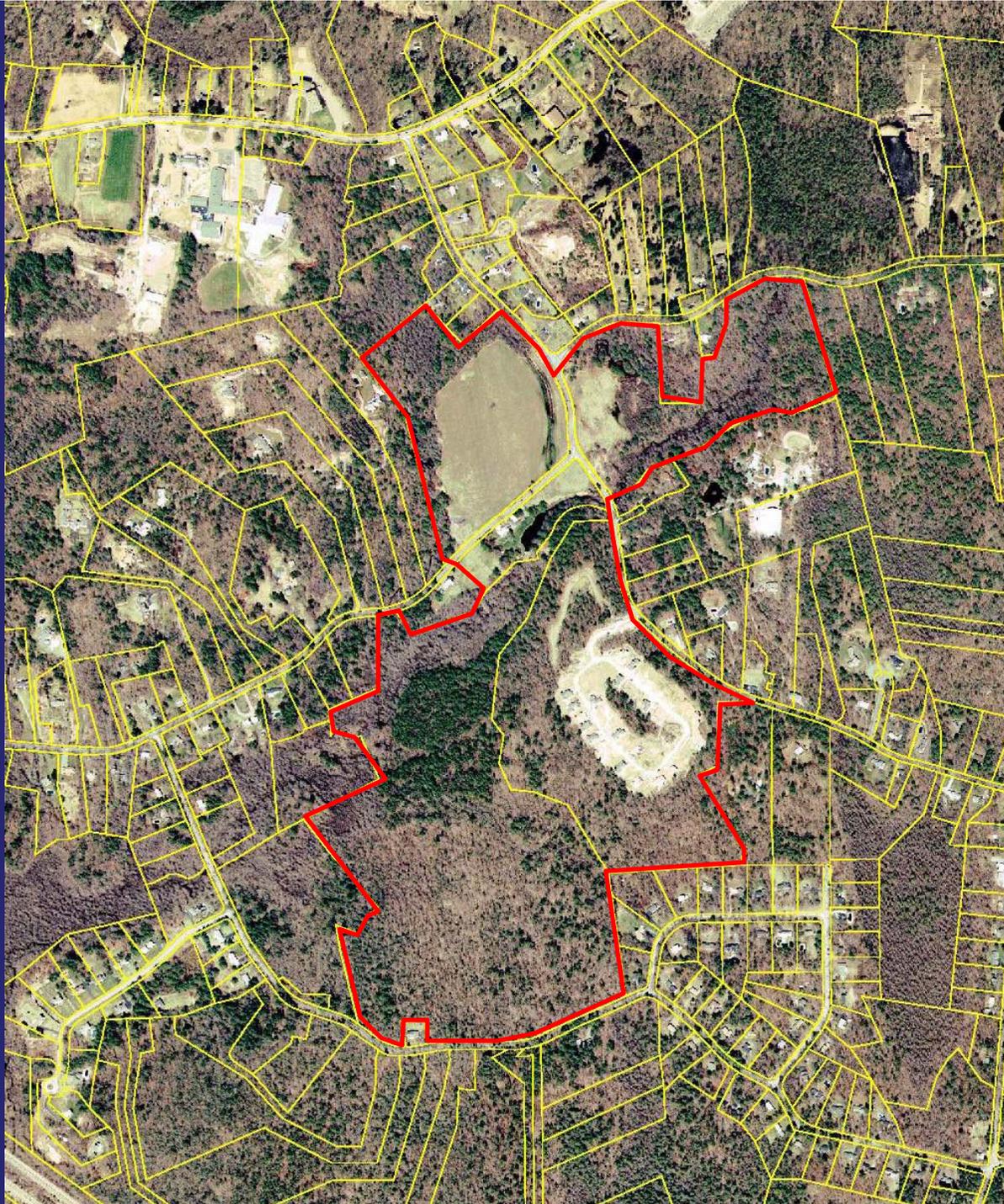


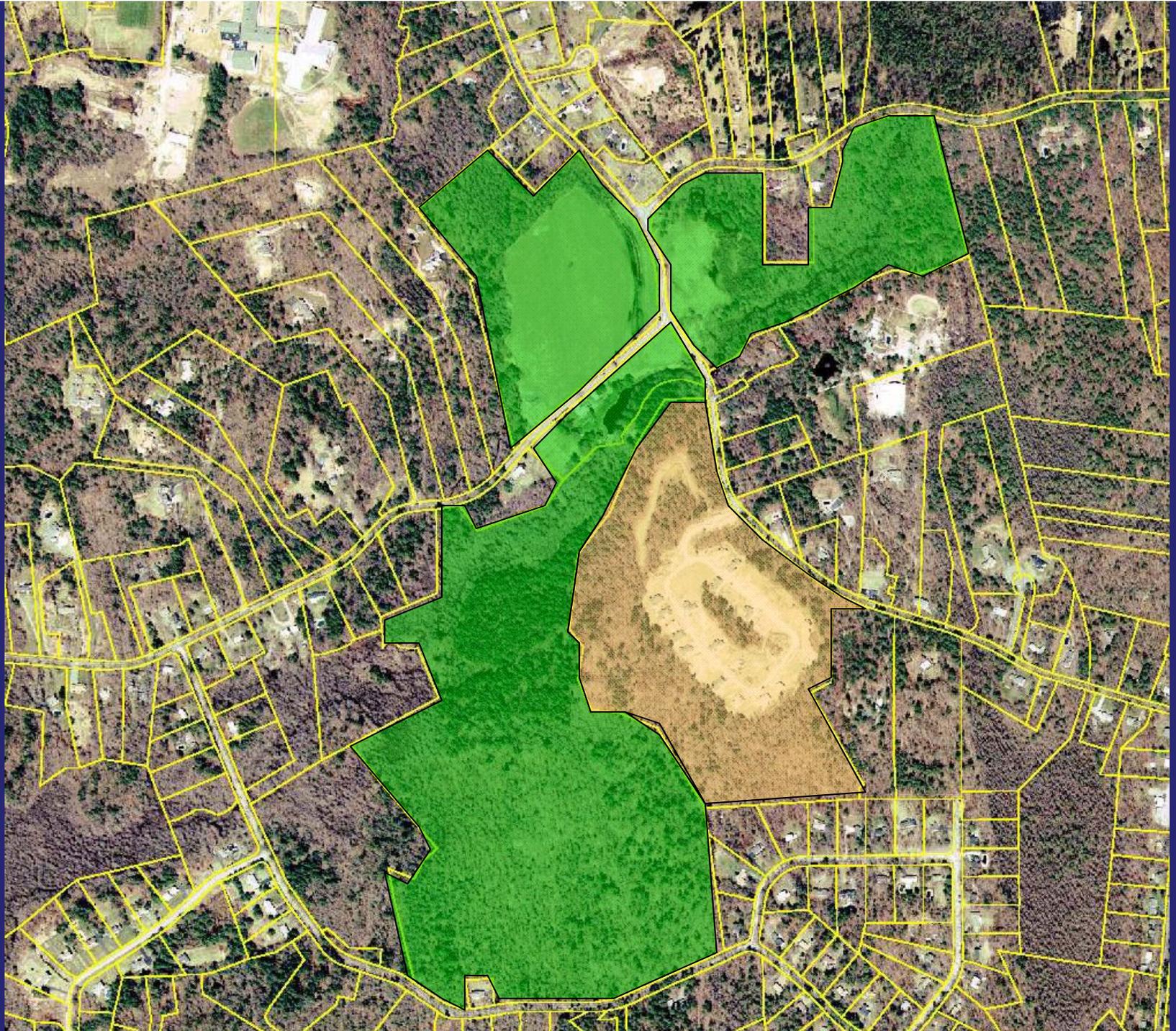






Donovan's Farm
Norwell, Massachusetts





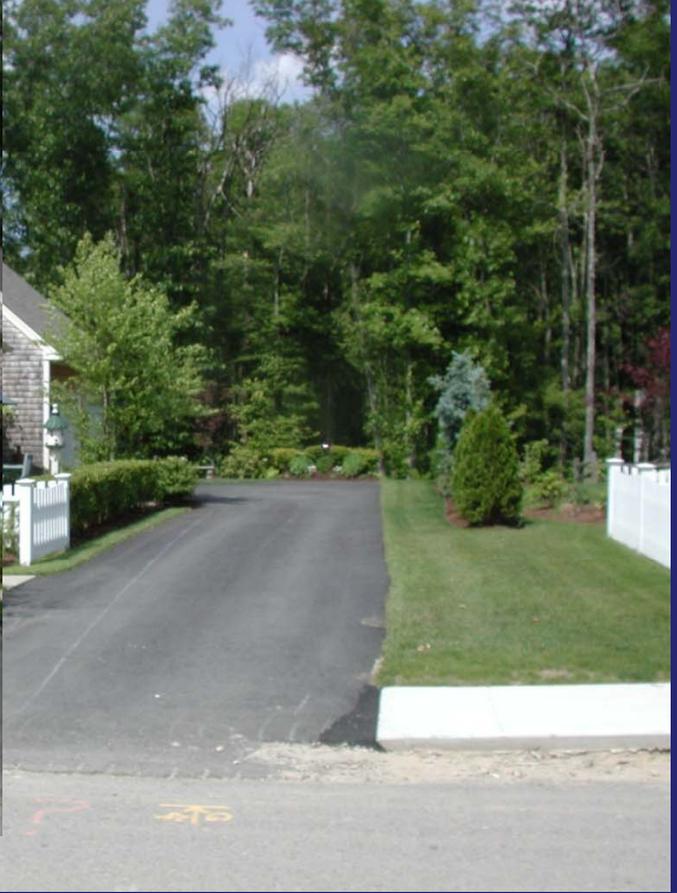




Donovan's Farm, Norwell

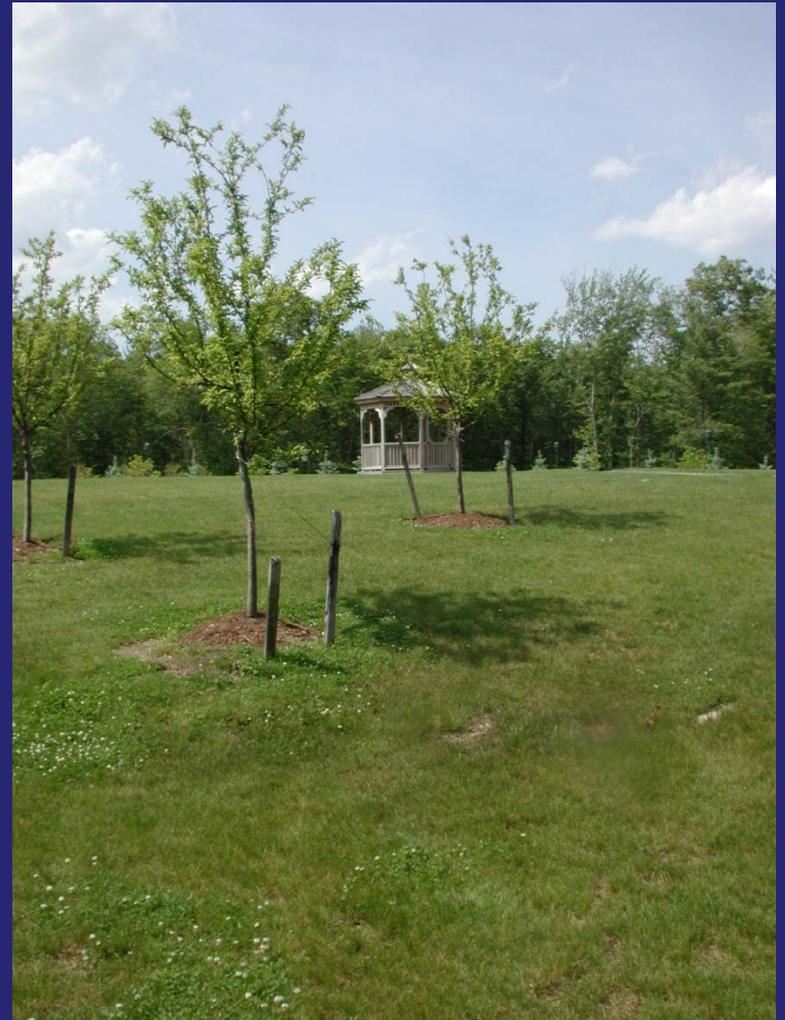


















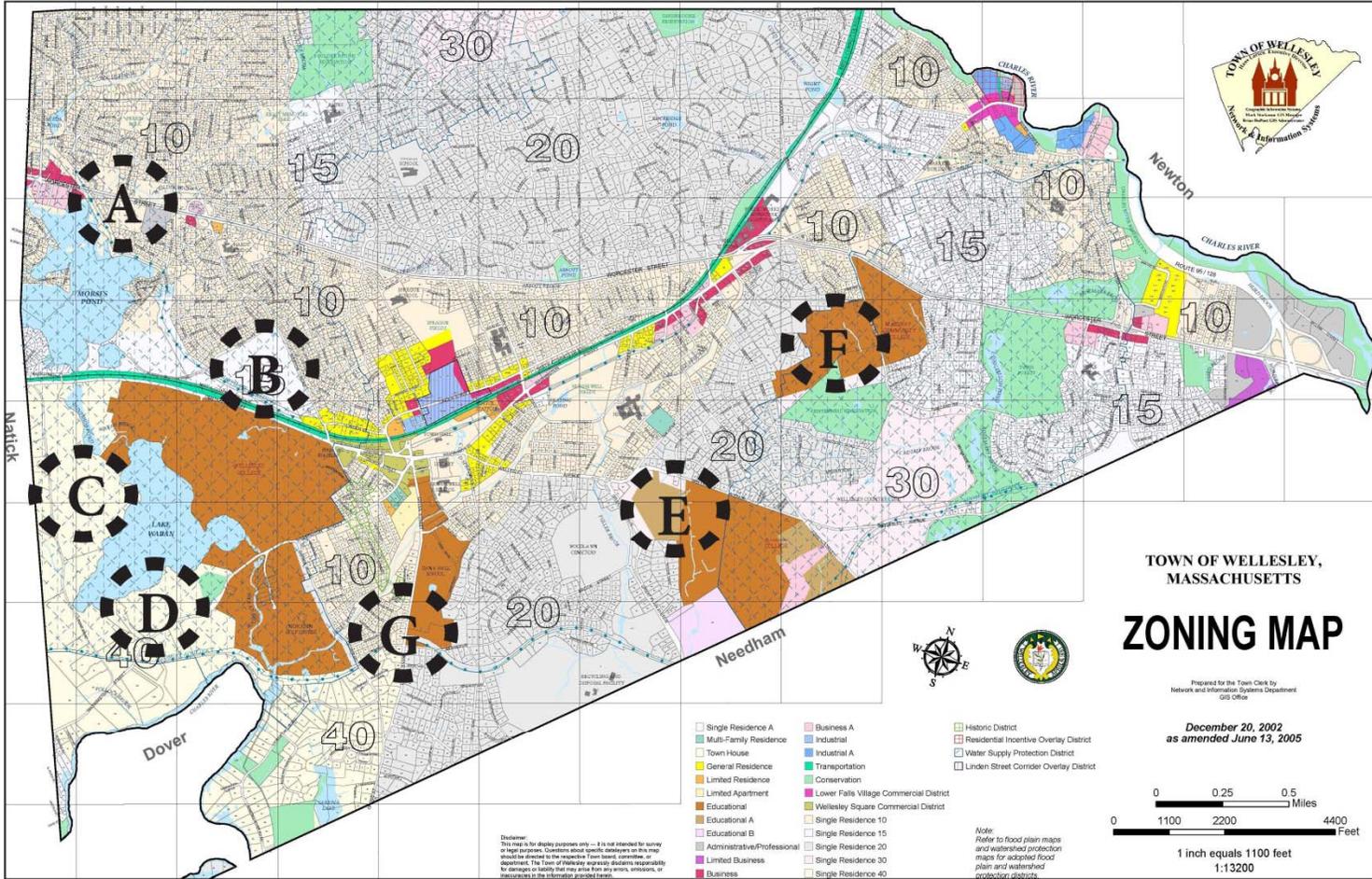


WELLESLEY CLUSTER DEVELOPMENT BYLAW STUDY

Prepared for: Planning Board, Town of Wellesley, Massachusetts

Prepared by: Dodson Associates, Ltd., Landscape Architects & Planners in association with
Horsley Witten Group, Inc., Environmental Science and Engineering

Date: September 30, 2011



Scenario Site Locations

- A. St. James Parcel
- B. Wellesley College North
- C. Wellesley College West
- D. Hunnewell Estate
- E. Babson College
- F. Mass Bay Community College
- G. Grove St. Parcel

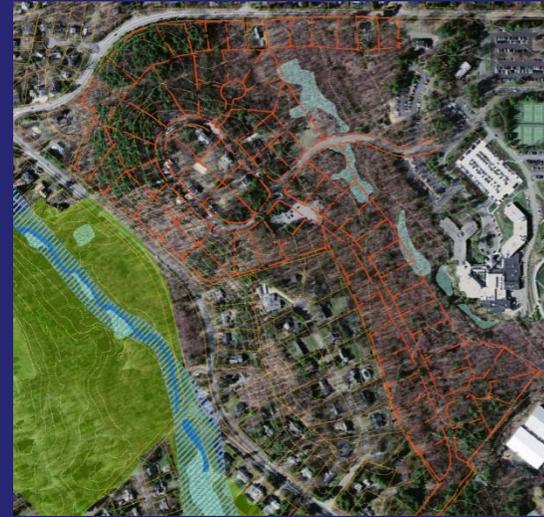
Notes:

1. Plans reproduced in this set include all of the sites studied as part of the project. Several of these were selected for further analysis and include additional plans, including Wellesley College North, Babson College, and the Grove Street Parcel.

2. Plans included in this set have been reduced to fit this format and are not-to-scale. Original maps and drawings were prepared at scales of 1"=200', 1"=100' and 1"=40'. Base data was obtained from the Wellesley GIS system and the Commonwealth of Massachusetts MassGIS database.



Wellesley College North



Babson College



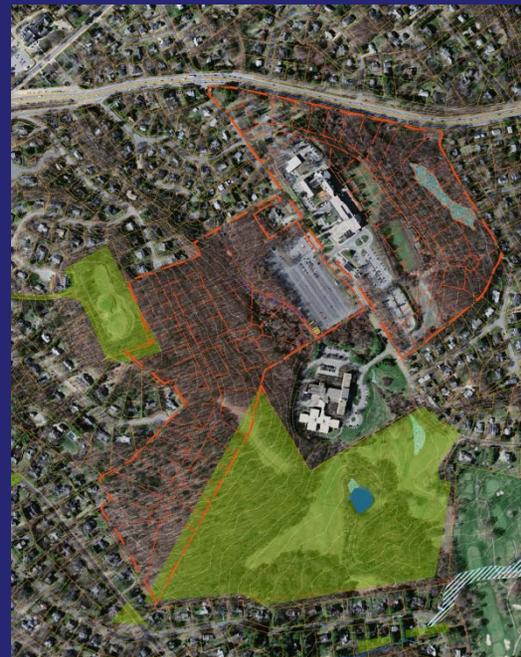
Wellesley College West



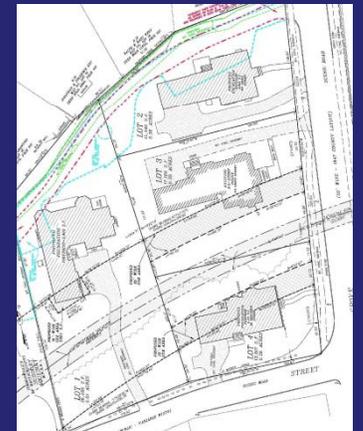
St. James Parcel



Hunnewell Estate



Mass Bay Community College



Grove St. Parcel

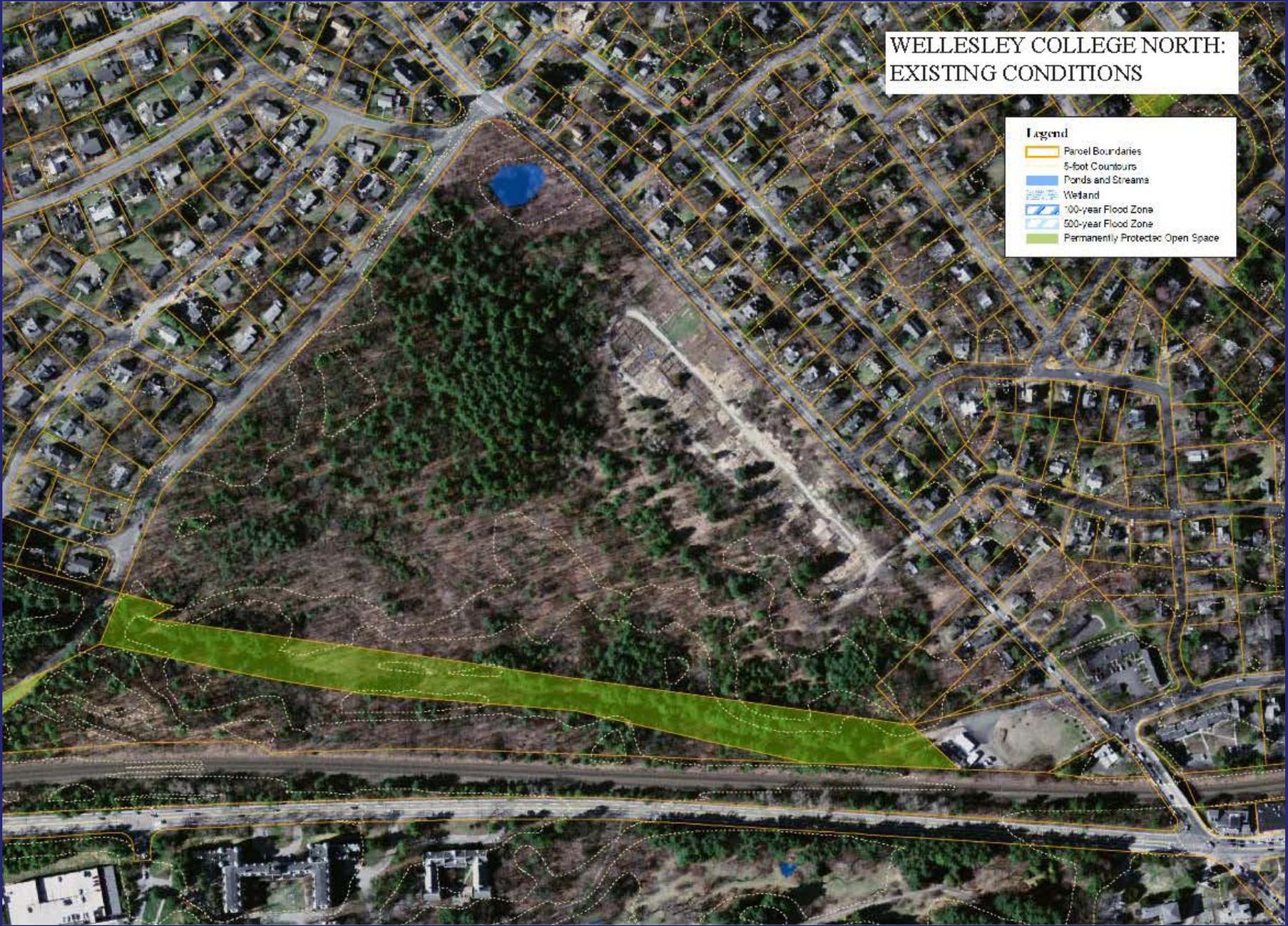
WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



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



WELLESLEY COLLEGE NORTH: BUILDOUT UNDER CURRENT ZONING

Legend

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

The buildout takes into account limitations posed by wetlands and steep slopes. In general the site is very buildable, with good access from existing roads. Zoning for this district requires a minimum lot size of 15,000 s.f. and 100 foot minimum frontage, resulting in a buildout of 80 house lots.



WELLESLEY COLLEGE NORTH SCHEMATIC CLUSTER DEVELOPMENT PLAN

This plan shows how the recommended development areas could be divided up into 80 houselots, each of which would be 50 feet wide and 100 feet deep. At 5000 square feet, they are a third of the size required by existing zoning, allowing almost two thirds of the site to be preserved as permanent open space. This would include the existing community gardens and land along the aquaduct and root 9. Several new parks have been laid out within the development to provide an attractive setting for the new homes.





