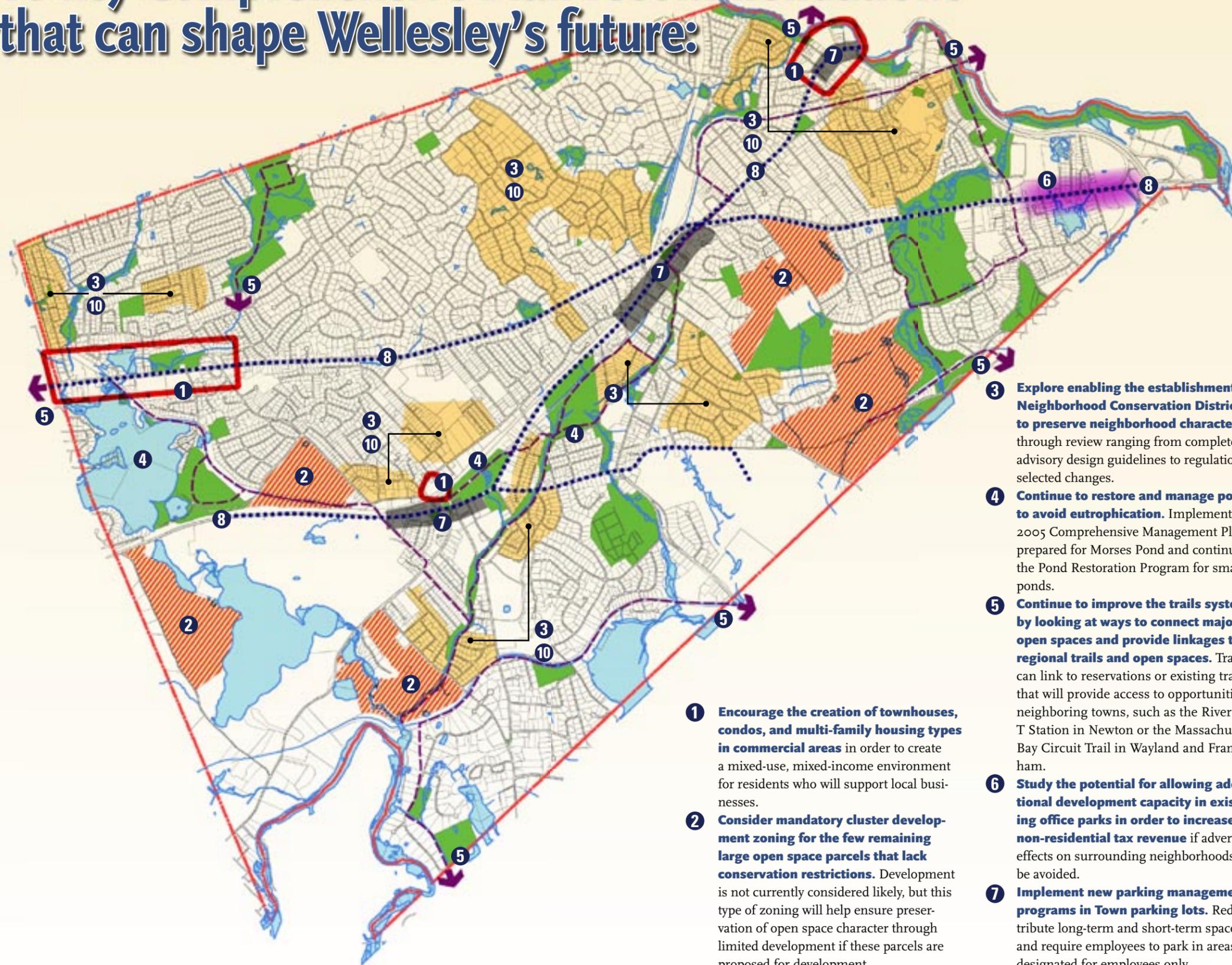


# 10 key Comprehensive Plan recommendations that can shape Wellesley's future:



- Potential mixed-use development area
- Potential mandatory cluster zoning overlay
- Parking management areas
- Major existing trails
- Existing open space
- Potential shuttle route
- Area with potential historic resources
- Office park area with potential for increasing development capacity
- Potential trail linkages

**1 Encourage the creation of townhouses, condos, and multi-family housing types in commercial areas** in order to create a mixed-use, mixed-income environment for residents who will support local businesses.

**2 Consider mandatory cluster development zoning for the few remaining large open space parcels that lack conservation restrictions.** Development is not currently considered likely, but this type of zoning will help ensure preservation of open space character through limited development if these parcels are proposed for development.

**3 Explore enabling the establishment of Neighborhood Conservation Districts to preserve neighborhood character** through review ranging from completely advisory design guidelines to regulation of selected changes.

**4 Continue to restore and manage ponds to avoid eutrophication.** Implement the 2005 Comprehensive Management Plan prepared for Moses Pond and continue the Pond Restoration Program for smaller ponds.

**5 Continue to improve the trails system by looking at ways to connect major open spaces and provide linkages to regional trails and open spaces.** Trails can link to reservations or existing trails that will provide access to opportunities in neighboring towns, such as the Riverside T Station in Newton or the Massachusetts Bay Circuit Trail in Wayland and Framingham.

**6 Study the potential for allowing additional development capacity in existing office parks in order to increase non-residential tax revenue** if adverse effects on surrounding neighborhoods can be avoided.

**7 Implement new parking management programs in Town parking lots.** Redistribute long-term and short-term spaces and require employees to park in areas designated for employees only.

**8 Explore creating a new shuttle service between preferred destinations in order to reduce single-occupancy vehicle trips in Wellesley.** This service could connect the downtown business district, Newton-Wellesley Hospital, commuter rail stations, colleges, office park areas, and new mixed-use areas.

**9 Establish site plan review for large replacement houses to provide an opportunity to discuss design impacts on a street or neighborhood.** Site plan review will not prevent large homes that meet certain criteria from being constructed, but the process will allow impacts to be understood and mitigated.

**10 Protect historic properties by enacting a Landmark Bylaw and designating individual properties as local landmarks.** Designation would occur only with the permission of the property owner, and regulation would be of exteriors only.