

# Assessment of Carisbrooke-Wight Pond Park

For proposed donation to the Town of Wellesley

by

Carisbrooke-Wight Pond Trust

Managed by



WELLESLEYNATURAL  
RESOURCESCOMMISSION

Supported by



CPC Article 16 Motion 3

April 2025

# History of Carisbrooke-Wight Pond Park

## 25 Hundreds Road

- Carisbrooke-Wight Pond Trust is an outgrowth of a residential development begun in the 1930s that included a private park.
- In 1955, a 5.5-acre conservancy was conveyed to 3 trustees for the use and benefit of property owners within Carisbrooke development.
- The trust terms require taxes to be paid by the trustees. Property owners may contribute but may not be assessed for any expense related to the park.
- Unanimous approval by all property owners is needed for any change in the legal status of the trust.
- The Wellesley Conservation Land Trust is one of 25 property owners within Carisbrooke development – Patch of Woods – donated in 1960's.
- Dec. 2024: All 25 current property owners have signed a non-binding agreement to transfer the property to the town with the understanding that the property would maintain its current character.

# Wight Pond from Google Maps





# Wight Pond Natural Beauty





# Wight Pond Natural Beauty





# Wight Pond Passive Recreation



# Wish list of Conditions on Transfer

- Status as a conservancy –serving the town's open space needs.
- Reasonable access to the park for town residents – public vs private
- No pathway encircling the entire pond – abuttor privacy
- Passive recreational use -- bird watching, fishing, and skating
- Opposed to parking along Hundreds Rd – safety concern for motorists and pedestrians – potential misuse by MBTA commuters.

# Why Now?

- More impactful weather events pose a threat for rainwater management.
- Trustees lack the expertise and resources to effectively preserve and protect a conservancy.
- Wellesley Conservation Land Trust facilitating the approach for town residents' benefit in perpetuity
- Organizations within the town (e.g. NRC) are better positioned now than they were when the Trust was created in 1955 to manage the park as an attractive open space for future generations.



# Benefits to the Community

- **Preserve and Protect** local wildlife and natural habitats.
- **Passive Recreation** – public access
- **Educational Use:** soil and water studies
- **Climate Change Readiness:** management of the town's overall water inputs
- **Protect Farm Pond Station:** Wight Pond feeds directly into the town-owned Farm Station Pond

# Stepwise Donation to Wellesley Town Approach

- ✓ **Letter of Intent:** Unanimous non-binding agreement of property owners
- **Assess the Risks:** CPC funded environmental assessment managed by the NRC – water & soil contaminants, structural integrity of spillway, invasives & any potential remediation expense, if needed.
- ❑ **Negotiate Terms of a Donation:** NRC and Carisbrooke-Wight Pond Trustees negotiate conditions of an acceptable transfer of ownership
- ❑ **Binding Agreement:** Carisbrooke property owners to relinquish ownership
- ❑ **Legal:** Donation to Town and dissolution of Carisbrooke-Wight Pond Trust

# Carisbrooke Wight Pond Park – Questions?





# Beneficiaries Letter of Intent December 2024

We the undersigned, owners of the land and pond protected by the Carisbrooke Wight Pond Trust, known on the Wellesley GIS map as 25 Hundreds Road, agree individually and collectively to authorize the Trustees to engage in negotiations with the Town of Wellesley to transfer the property to the Town.

As an invaluable open space for wildlife and residents, we insist that the property retain its status as a conservancy. We favor reasonable access to the park for the residents of the Town. There is no pathway encircling the entire pond at present, and we favor that status. We favor continued passive recreation, such as bird watching, fishing, and skating and are opposed to the construction of any building structure. While there is unsanctioned parking along Hundreds Road, we have safety concerns about the establishment of any authorized parking area given the proximity of the property to a busy intersection. With these conditions met and with conditions of the property and wetlands acceptable to the Town, we collectively will consider the surrender of all ownership claims to the park.

This agreement is non-binding and is intended to indicate a willingness to proceed with discussions with the Town about conditions for a possible transfer of the property to the Town.

**Signed by owners of 26 properties**