

TOWN OF WELLESLEY



COMMUNITY PRESERVATION COMMITTEE

Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482

www.wellesleyma.gov cpc@wellesleyma.gov

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.

SHORT FORM PRELIMINARY APPLICATION

Date Application Delivered to CPC	
Name of Applicant:	Wellesley Planning Board
Contact Information: Address: Telephone: E-mail:	Meghan Jop, Planning Director Town Hall 781-431-1019 x 2234 mjop@wellesleyma.gov
Sponsoring Organization	Wellesley Planning Board
CPA Category(ies)	<input checked="" type="checkbox"/> Open space <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Historical Preservation <input type="checkbox"/> Recreation
Brief Description of Project	Creation of a mandatory cluster development zoning. The Zoning Bylaw currently allows under Section XVIII Area Regulations, alternative area regulations for subdivisions of ten acres or more in the 40, 30, and 20 Single Family Districts. This provision has been in the Zoning Bylaw since 1970 and has never been used. The Comprehensive Plan identifies the Wellesley Country Club, Mass Bay Community College, St. James parcel, and large tracts of land in the Hunnewell Estates as unlikely, but possible development tracts. These tracts if developed in a traditional manner would result in large single family homes. Study of a new mandatory cluster bylaw could allow for both the preservation of open space as well as an increase in the affordable housing stock for the Town. The Planning Board would like to hire a consultant to investigate new and innovative techniques and provisions for cluster development, to identify sites where the new provisions could be implemented, and to assess the potential affordable housing units created and open space preserved.
Goals	Preservation of open space, creation of affordable housing units.
Community Need	Wellesley is at approximately 5.5% of its affordable housing goal of 10%. This percentage is likely to be further reduced with the publication of the 2010 Census.
Time Line	6 Months
Maintenance/ongoing costs	None
Other pertinent information (zoning changes, etc.)	After completion of the written bylaw provision, would require Town Meeting approval for passage
Amount of CPA Request	\$10,000
Other funding source(s) and amount(s) of funding	None