

# **Wayland Neighbors for Responsible Land Use**

Presentation to Dudley Area Advisory Committee

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# Outline

- WN4RLU – Article 15 – DAAC
- The Actual 7.5 acres
- Surface Water Quality
- Dudley Pond – Title 5 Septic
- Cochituate Issues
- Compromise?
- Article for Town Meeting from Study



Photos:  
Dudley Pond &  
Mathews Drive

# Planning – Best Use

The Town of Wayland has two land use approaches that have come into conflict in the Dudley Woods area:

## 1. Open Space

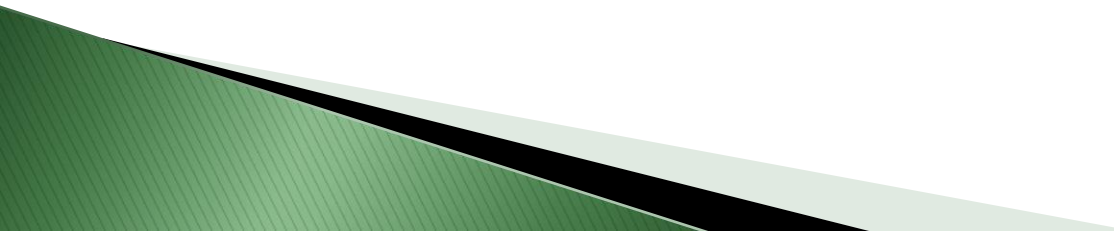
The Town is committed to maintaining open space

## 2. Housing

The Town is committed to provide affordable housing according to state mandates

This issue was brought to the fore after much of the affordable housing component was removed from Town Center Project.

There is no clear policy in Town on how to handle such conflicts.

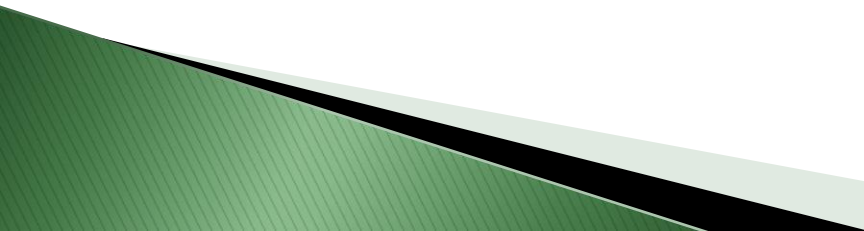


# WN4RLU – Article 15 – DAAC

- The group Wayland Neighbors for Responsible Land Use (WN4RLU) was formed to advocate the “Open Space” option for the land.
- Article 15 at the May 2010 Town Meeting was sponsored by WN4RLU. It specified that certain of parcels be given to the Conservation Commission and the balance to the Wastewater Management District Commission. Article 15 did not request any Town funds.
- The issue was hotly debated and the final vote was **64%** for and 36% against, however because the article was for a zoning change, 67% was required for the article to pass. A swing of 20 votes would have carried the article.

Housing advocates made a plea that more “study” was required before such a change in zoning was justified.

# WN4RLU – Article 15 – DAAC

- The Board of Selectman (BOS) sought to negotiate a compromise with WN4RLU, but WN4RLU reminded the BOS that a “study” was needed before any uses could be determined for the parcels.
  - It was WN4RLU that proposed a moratorium on Articles associated with Dudley Woods until such a study was completed, participated in the discussion of the assembly of the DAAC, and pledged participation and cooperation.
  - The Selectman formed the Dudley Area Advisory Committee to manage those studies with ~\$70K to fund a consultant.
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# The Actual 7.5 Acres

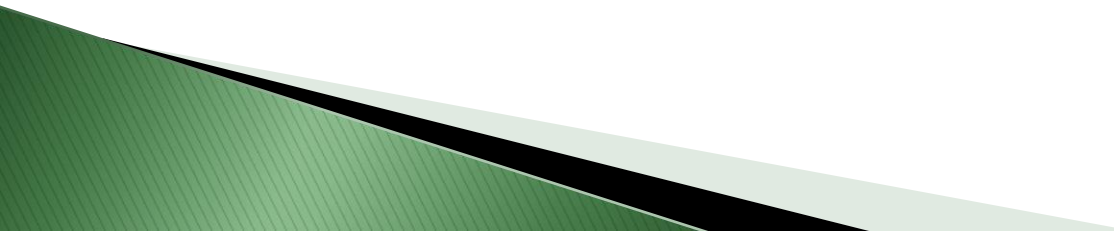
- The 7.5 acres under consideration is comprised of over 32 parcels.
- There are three dirt roads that border or cross the parcels; Pond Drive, Doran Road and Mathews Drive. Curtiss Rd is a “paper” road.



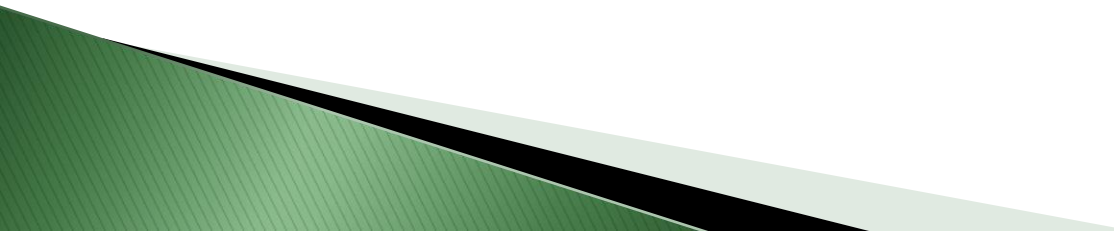
Photo: Pond Drive

- Some of these parcels were taken by the Town for taxes and some were deeded with restrictions.

# The Actual 7.5 Acres

- One parcel (at Doran and Cross) is clearly a wetland and could not be developed.
  - The DAAC has already agreed to honor the deed restriction of recreation on two parcels.
  - The Town Counsel has indicated that the deed restriction on certain other parcels is not an issue. WL4RLU has consulted an outside lawyer who has given a differing opinion.
  - The jurisdiction within the Town is still not clear as some are designated Park and Rec, Municipal, or Tax Title.
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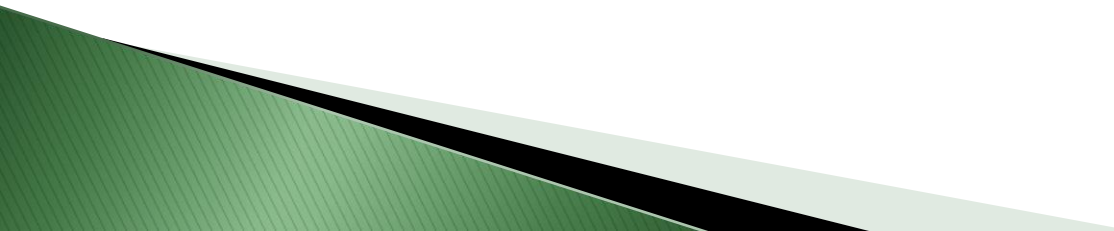
# Surface Water Quality

- The surface water flow is from Route 27 across the parcels and into Dudley Pond.
  - Any development on the parcels will increase the load on Dudley Pond.
  - Quantifying how much and to what effect is difficult to impossible.
  - The bigger issue on Dudley Pond from these areas is the runoff from Doran Road. (During the recent hurricane, the road became a stream)
  - It is not clear that solving this particular problem is within the charter of the DAAC as it is an infrastructure improvement and not a land use issue.
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# Dudley Pond – Title 5 Septic

- There are many houses on Dudley Pond that do not have enough acreage to install a modern Title 5 compliant septic system.
- These houses cannot be sold and many are currently rental units. Over the long run, this will drive down the quality of the housing stock on the pond.
- Houses on Dudley Pond pay a tax premium.
- There is no “easy” solution to this problem.
- There has been “talk” of running sewers and connecting to the MWRA in Natick.

# Dudley Pond – Title 5 Septic

- The Town owned land can play an important role in alleviating this issue and keeping the cost within reason.
  - It can be used as either the treatment and septic field or just the treatment with septic on the east side of Route 27.
  - Planning and funding such an effort is beyond the scope of the DAAC charter.
  - Making the land available for such future plans **is** within the scope of the DAAC charter.
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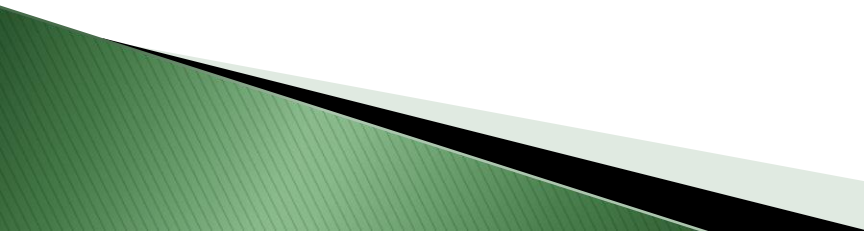
# Cochituate Issues

- The plot size for housing and the housing values tend to be smaller in the Cochituate neighborhood of Wayland.
- Cochituate is 24% of Wayland in terms of area and has:
  - 48% of the total population and 54% of the total housing units
  - Three times the number of people per square mile than the rest of Wayland
  - ~ 80% of the affordable housing
- In the mid 1970's there was a Town vote to put elderly housing on the parcels under consideration. The bad feelings generated by this reverberated for many years. The plan was never implemented.
- The Land Use Charrette showed that some of the under currents of the past are still present.

# Compromise?

- Some of the Town Selectmen have talked of a “compromise.”
- This land use concept implies it is possible to get conservation, septic treatment and housing all on the 7.5 acres.
- This is problematic as there is in reality fewer than 7.5 acres available when one takes into account the wetlands and the deed restricted parcels.
- Even before Tighe and Bond have completed their studies, it is clear that the more land designated for septic, the more houses on Dudley Pond can be accommodated in the future.
- From another point of view, the compromise has already occurred. The neighborhood has realized that the parcels cannot be maintained in their current open space use forever. The town has a greater need to use the land to maintain the integrity (and tax base) of the existing housing on Dudley Pond.
- Tighe and Bond has commented that it is highly unusual for a group to advocate septic treatment over housing!

# WN4RLU Recommendations for any article for Town Meeting from ongoing study

- The DAAC was commissioned to perform a “best use” study. Any proposed article should be zero dollar. Funding for any future project should be obtained by the appropriate Town Committee with the requisite Town Meeting articles.
  - This is the only town owned land near Dudley Pond that could be used for waste water treatment. If it is designated for other usage, it precludes forever its use for this critical Dudley Pond need.
  - This is in sharp contrast to housing needs, where the town owns many other parcels.
  - The Land Use Charrette illustrated the desires of many Wayland residents.
  - It is important that the study’s conclusion outline the principles and criteria used in long term master planning to determine the best use of the parcels, so that the studies conclusion can be incorporated seamlessly and without further debate.
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# Thank you

