

Site Considerations



195 & 207 Main Street
Former DPW site
Current Use: Available for redevelopment
(Parcel #s 47D-005, 47D-058C)

Site Considerations:

Central part of town, close to Middle School and Cochituate Village, densely populated area

6.7 acres in two parcels

Level site

Major roadway accessibility

Near MWRTA regional transportation bus stop

Accessible sidewalks

Utilities in place: water, gas, telephone, electricity, cable.

Zone II – Happy Hollow and Meadowview Wells

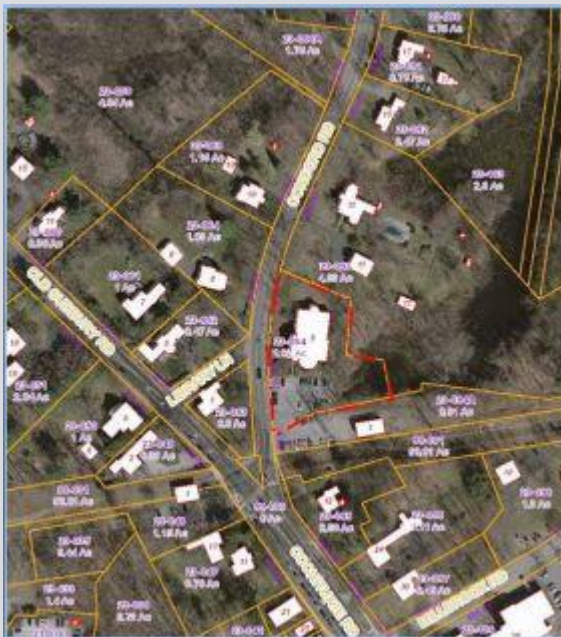
Future reuse requires: updated septic system and leaching field

Future reuse may require: reconstruction of storm water management system

Location of former landfill and highway garage; reports available

Town anticipates need to absorb demolition / clean-up costs for redevelopment

BPW and Schools need to relinquish control of land



Wayland Public Library

Site Considerations:

Center of town

1.04 acres

Accessible off main roads

Historic building – 14,500 sf

Pedestrian friendly / on Rail Trail

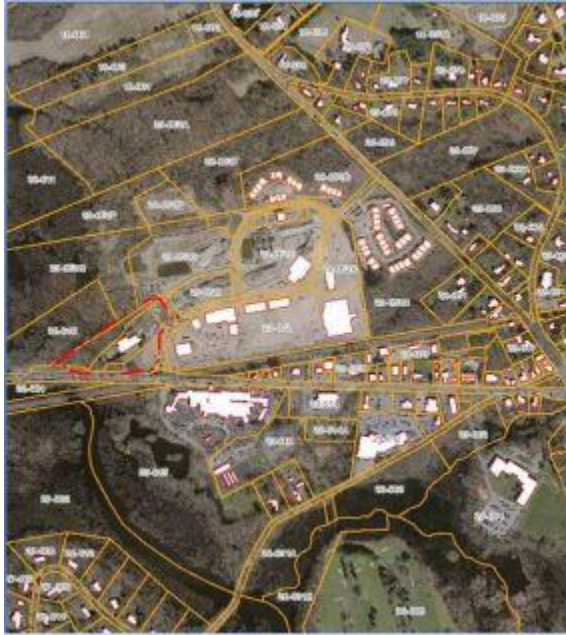
Expansion and/or change in use of building requires updated septic system and leaching field or connection to WWMDC

Utilities in place: water, gas, telephone, electricity, cable.

Zone II – Baldwin Pond Wells

Conservation Issues - Wetlands

5 Concord Rd
(Parcel # 23-094)
Current Use: Library



Municipal Pad
400 Boston Post Rd.
(Parcel #s 23-52L, 23-52S, part of 23-52M)
Current Use: Available for redevelopment – municipal use

Deed restrictions that may potentially impact non-library use

Site Considerations:

Centrally located adjacent to privately owned mixed use Town Center development

Approximately 4 acres, not all developable

Existing 10,200 sf building shell

Zoning in place for municipal use

Utilities stubbed to lot line; water and 3,000 gpd wastewater available for site

Zone II – Baldwin Pond Wells

Parking lot needs to be constructed

Building limits –possibly only slab on grade Conservation Issues – Wetlands & Riverfront

Currently not owned or under control of town - negotiations ongoing



Paine Estate/Greenways
202 Old Connecticut Path
Current Use: Open Space
(Parcel # 33-001C)

Site Considerations:

Geographic center of town, near High School / Wayland Community Pool, Inc.
26.4 acres

Hilly wooded area and flat open fields

Major roadway accessibility

Pedestrian access possible to MWRA Aqueduct and pedestrian bridge over Greenways Conservation Area

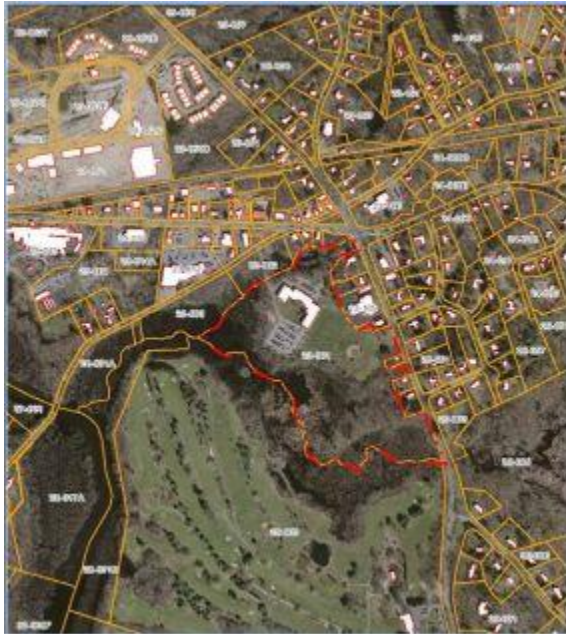
Vehicular access onto site needs infrastructure off Old Connecticut Path,

No onsite utilities, water or wastewater – bring in off OCP

Zone II – Happy Hollow and Meadowview Wells

Currently open space (but is not designated conservation area)

General municipal purposes allowed as per deed



Town Building Property
41 Cochituate Road

Current Use: Municipal Offices, Council on Aging, Pre-School, Athletic Fields
(Parcel # 23-001)

Site Considerations:

Located at economic center / historic center

Over 31.7 acres all together – significant amount of wetlands

Graded

Access – two drives from main routes

Existing building is 60,000+ sf

Athletic fields, gymnasium and playground on site.

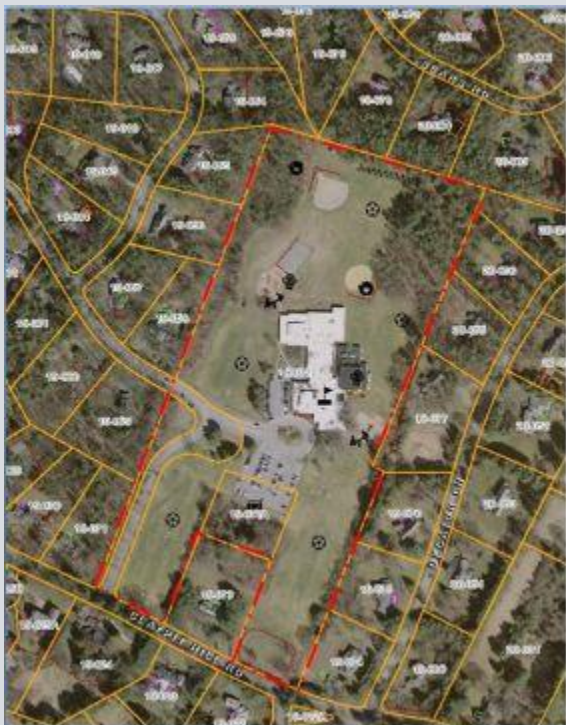
Zoned for Municipal Use

Utilities, water and septic system in place – possible need of updates; entitled to use 3,000 gpd of WWMDC system

Building needs renovations, and structural reinforcement for heavy loads such as file and plan cabinets – library use not possible due to load

Conservation issues - Wetlands

Deed restrictions that potentially could limit future uses



Claypit Hill School
86 Claypit Hill Road
aka 40 Adams Lane
(Parcel #s 19-072, 19-072A)

Site Considerations:

Located in residential neighborhood

27.20 acres – two lots

Relatively flat area

Graded

Access – off neighborhood road

Existing building is 60,000+ sf

Athletic fields, playground and horse corral on site.

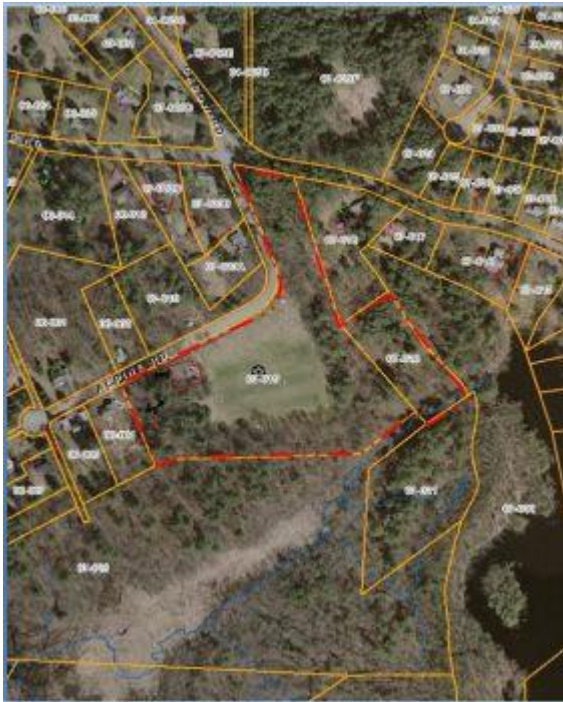
Municipal use allowed in R-60 area – Town-owned land under control of School Committee

Full utilities in place: water, septic, gas, telephone, electricity, cable.

No known wetlands, floodplain, or conservation issues nearby.

Deed not yet researched or reviewed

Current Use: Elementary School, Athletic Fields, Horse Corral



Alpine Field
0 Sherman Bridge Road
aka Alpine Road
(Parcel #s 07-019, 07-020)
Current Use: Athletic Fields

Site Considerations:

Located in residential neighborhood on north end of town

Approximately 13.76 acres (2 parcels) abutting 27 acres of US Fish and Wildlife land
Relatively flat area

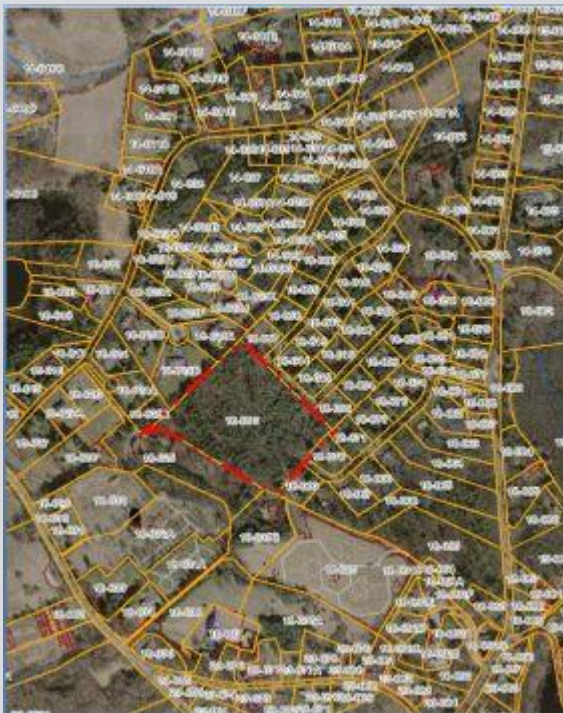
Access –neighborhood road – off through road between Wayland and Sudbury
Athletic fields and playground on site

Residential -40 area, Town-owned land under control of School Committee
Utilities in street; No Septic on site

Zone II – Chamberlain Well

Floodplain at southern edge of parcel – nearby Hazel Brook

Deed – 1956 eminent domain taking for school purposes



Site Considerations:

Located in central part of town, in a residential district, close to Claypit Hill School; near Concord & Old Sudbury Roads & Glezen Lane

13.72 acres

Relatively level, wooded site

Two points of access through residential streets

Zone I Capture Zone & Zone II – Baldwin Pond Wells

No on-site utilities – bring in off of residential streets

Town-owned land under control of School Committee; Schools need to relinquish control of land if other uses planned

Deed not yet researched or reviewed

0 Orchard Lane
(Parcel # 18-056)
Current Use: Open Space; Available for Development



Loker Conservation & Recreation Area
396 & 412 Commonwealth Road (Rt 30)
[& 434 Commonwealth Road, Natick]
(Parcel #s 49-064B, 48-098)
Current Use: Recreation, Open Space

Site Considerations:

Located on main route at southern-most part of town

Existing access from a main road via driveway
2.6 acres deeded for conservation land & 28.20 acres
deeded for recreation and conservation purposes
(8.37 acres on nw for recreation and rest for conservation -
ATM 2004, Art. 32)

Bordered N by Hultman Aqueduct, E by Town of Natick,
S by Route 30, W by Rice Road (Scenic Road)

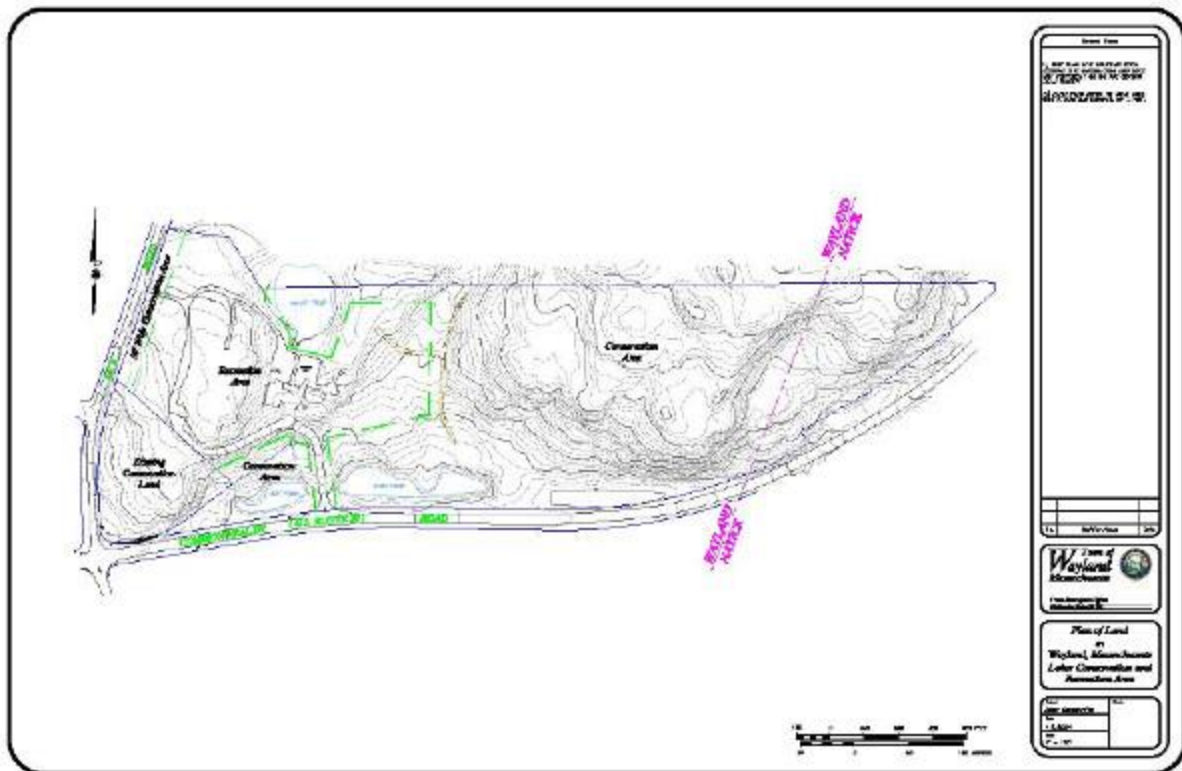
Surficial geology is thick till with multiple bedrock
outcroppings

Conservation piece – woodland, rolling hills (elevation 170 to
260),
3 distinct ponds on the W side

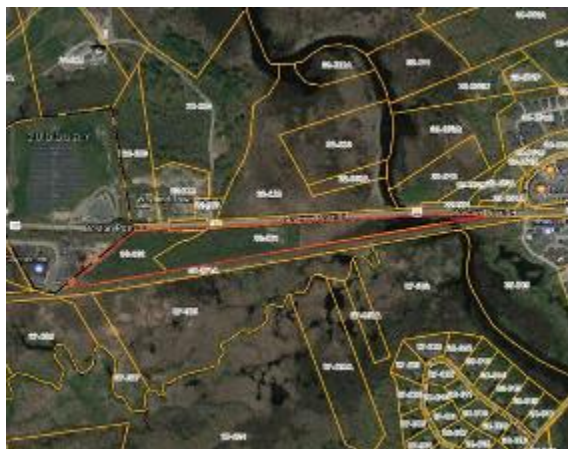
Recreation piece: 2 large, cleared, level areas (elevation 210)
former site of Dow Chemical Company research facility
Infrastructure – utilities available on site and/or via
connections from surrounding roadways

Deed restrictions – 1) 2.6 acres deeded exclusively
for conservation purposes; 2) 28.20 acres
“conveyed with the limitation that the premises be used
only for recreation and conservation purposes”; 3) 28.20
acre parcel “shall not be used for the sale, lease, rental or
use as a single family, multi-family or other type of temporary
or permanent residence”

Loker Conservation and Recreation Area – cont'd



Site Considerations:



Former Landfill
South Side of Boston Post Road (Route 20)
(Parcel #s 22-001 & 22-002)
Current Use: Vacant
Former Use: Town Landfill

Located on Boston Post Road, a main east-west State Road, near center of town

Triangular shaped land -- 10.65 acres taken by eminent domain "for a refuse disposal area or dump" and 5.9 acres taken for "Town dump purposes."

Portions are relatively flat

Existing access from Boston Post Road (State Road Route 20)

Bordered on North by Boston Post Road (State Route 20), South by MBTA/future Rail Trail, West by Town of Sudbury

There is an existing building in disrepair

Infrastructure – utilities available via connections from Boston Post Road

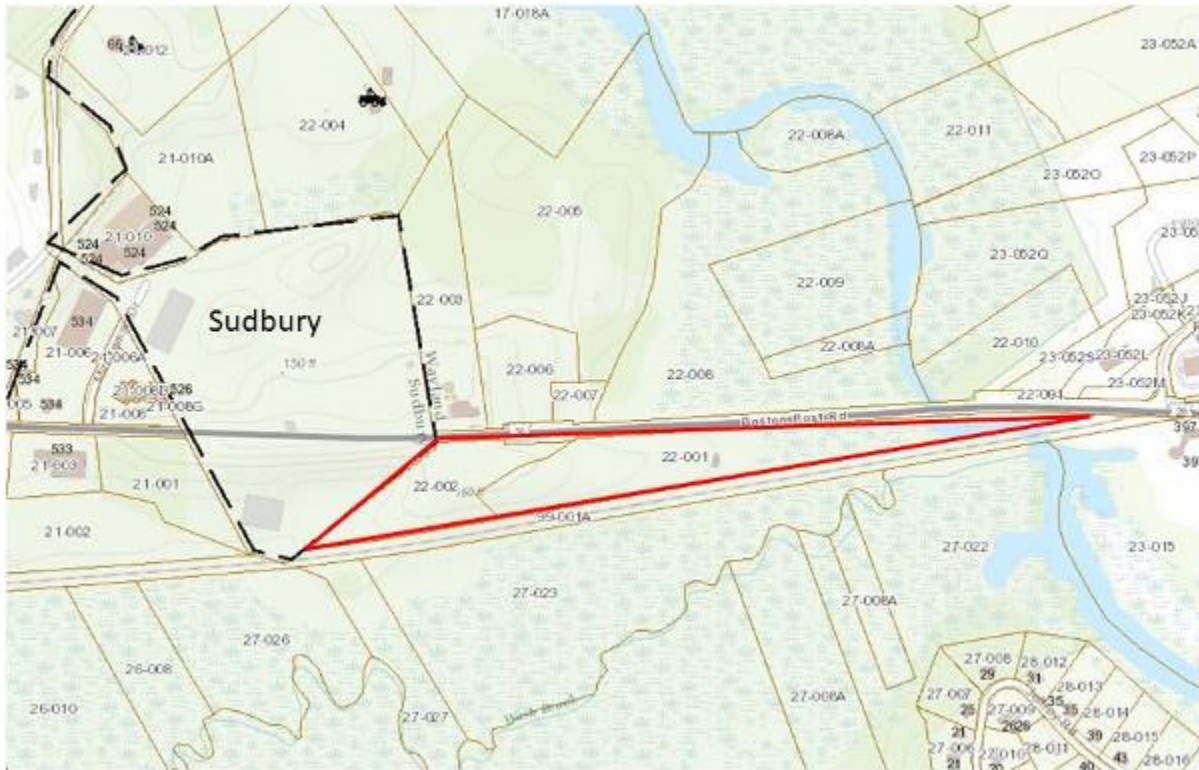
Sudbury River and wetlands on eastern end of Parcel 22-001

Landfill was capped and closed under the oversight of Mass. Department of Environmental Quality Engineering (predecessor of Mass.

DEP)

Re-use subject to 310 C.M.R. 19.016

Former Landfill – South side of Boston Post Road (redline indicates parcels)





19 & 21 Garden Path
(Parcel #s 43A-033 & 43A-033A)
Current Use: Vacant Land

Site Considerations:

Located in residentially zoned R-20 neighborhood off Maiden Lane (Happy Hollow area)

.46 + .56 acres in two parcels, each with conforming 120 ft. frontage

Relatively flat, wooded, Dudley Brook runs through middle of each parcel

Existing access from minor neighborhood road

Near Happy Hollow Elementary School

Infrastructure – utilities available via connections from Garden Path

Subject to determination of possible Riverfront restrictions but does not appear to be in flood plain nor to have wetlands

Municipally owned probably under Board of Selectmen



24 Boston Post Road &
55 Pelham Island Road
“Blacksmith Green”
(Parcel #s 23-007 & 23-008)
Current Use: Passive Recreation – park-like area

Site Considerations:

Located on the south side of Boston Post Road (Route 20) at the intersection with Pelham Island Road, opposite rear driveway to Town Building and near historic town center

Triangular shaped land – a total of 1 acre or less

Flat, grassed, park-like area with some trees planted by Town

Access from Boston Post Road (Route 20) or from Pelham Island Road

Infrastructure – utilities available from Boston Post Road or Pelham Island Road

1981 Town Meeting vote to acquire the land “for highway and related purposes”



Sycamore & Hemlock Roads
(Parcel #s 42D-069, 42D-070, 42D-115,
42D-116, 42D-117, 42D-118)
Current Uses: Vacant Land

Site Considerations:

Located in residential neighborhood on the northwest side of Dudley Pond

Multiple contiguous parcels each under control of a separate municipal entity for a total of .85 acre (Note: the portion of Hemlock Road between parcels 42D-117 and 42D-070 is a paper road)

Wooded lots; contours from 180' to 200'

Existing access via minor neighborhood roads

Infrastructure – utilities available via connections from Sycamore Road

Key to controlling entity:

Gray = DPW - Highway

Yellow = Recreation

Pink= Municipal

[For information only & not under consideration for re-use:
Green – DPW Park; Purple = Housing]



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42D-116, 42D-117, 42D-118) Current Uses: Vacant
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Green – DPW Park; Purple = Housing]



Alpine Field
0 Sherman Bridge Road
aka Alpine Road
(Parcel #s 07-019, 07-020)
Current Use: Athletic Fields

Site Considerations:

Located in residentially zoned (R-40) neighborhood on north end of town

Approximately 13.76 acres (2 parcels) abutting 27 acres of US Fish and Wildlife land

Relatively flat area

Access by neighborhood road just off through-road between Wayland and Sudbury

Athletic fields and playground on site

Town-owned land under control of School Committee

Utilities in street; no Septic on site
Zone II – Chamberlain Well

Floodplain and wetlands at southeast edge of both parcels – nearby Hazel Brook
Deed for 07-019 was a 1956 eminent domain taking for school purposes