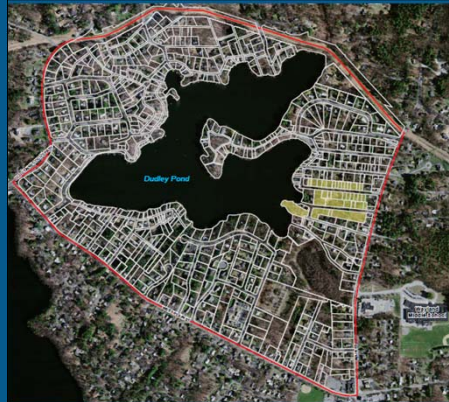


Dudley Area Advisory Committee

Dudley Area Land Use Study

October 13, 2011



Tighe&Bond

GLA

Project Site



Tighe&Bond

GLA

Summary of Prior Work

■ Data Collection

- Reviewed Existing Reports and Studies
- Compiled Available Mapping
- Compiled Zoning Information
- Performed test pits on Town owned parcels
- Field verified location of existing stormwater infrastructure
- Confirmed requirements for wastewater connection to MWRA system

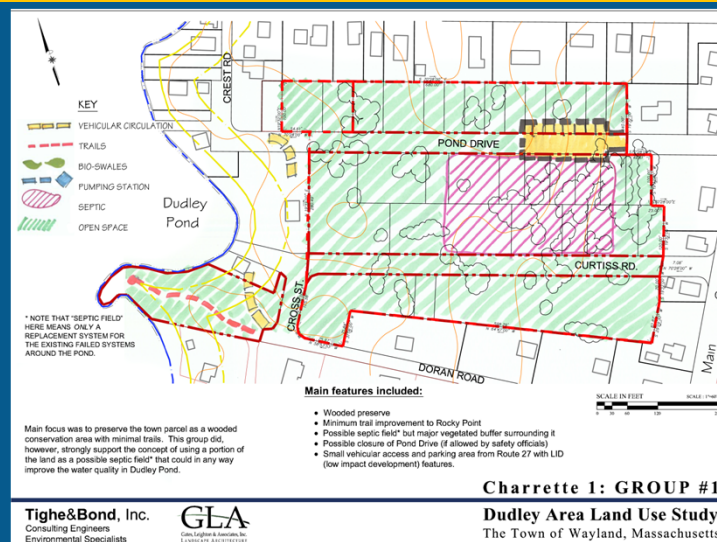
■ Needs Analysis

- Charrette 1 – June 27, 2011 – Land Use
- Charrette 2 – September 27, 2011 – Stormwater and Wastewater

Tighe&Bond

GLA

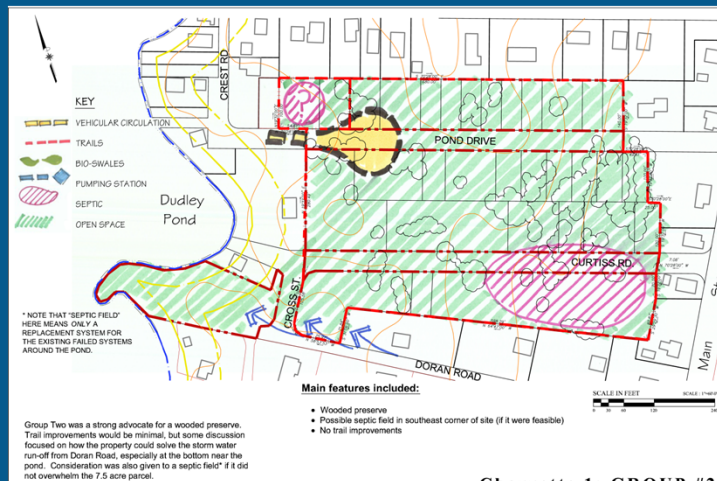
Charrette 1 – Group #1



Tighe&Bond

GLA

Charrette 1 – Group #2

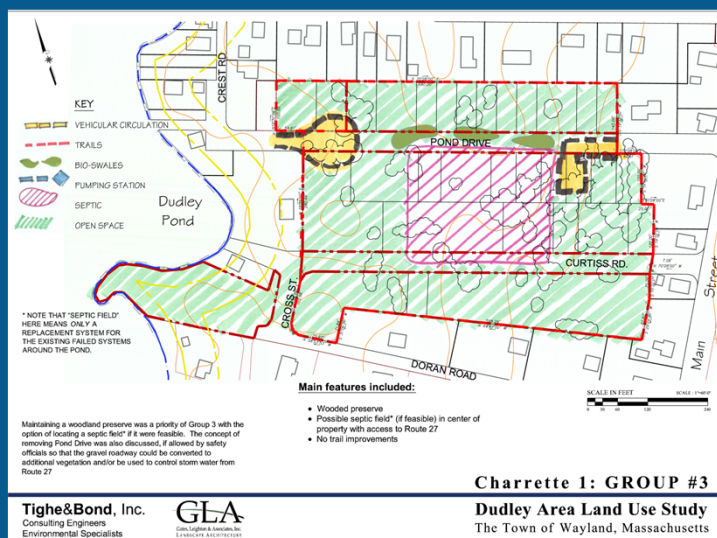


Tighe&Bond

GLA

Tighe&Bond, Inc.
Consulting Engineers
Environmental SpecialistsGLA
Consulting Engineers
Environmental Specialists

Charrette 1 – Group #3

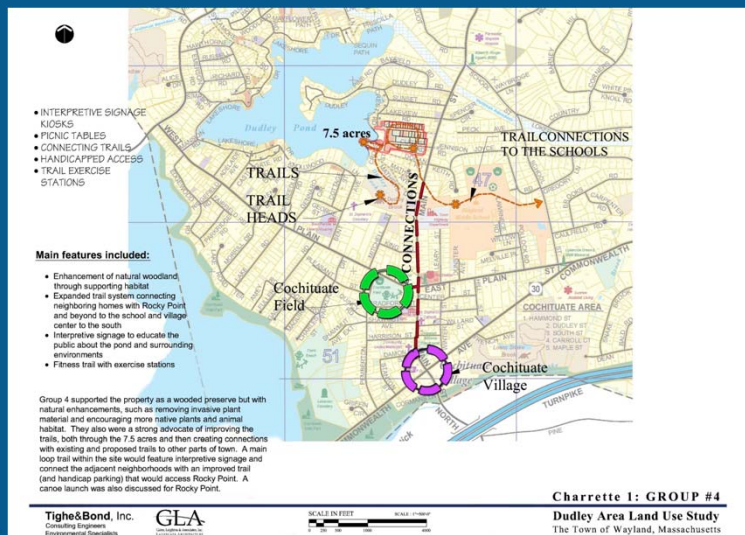


Tighe&Bond

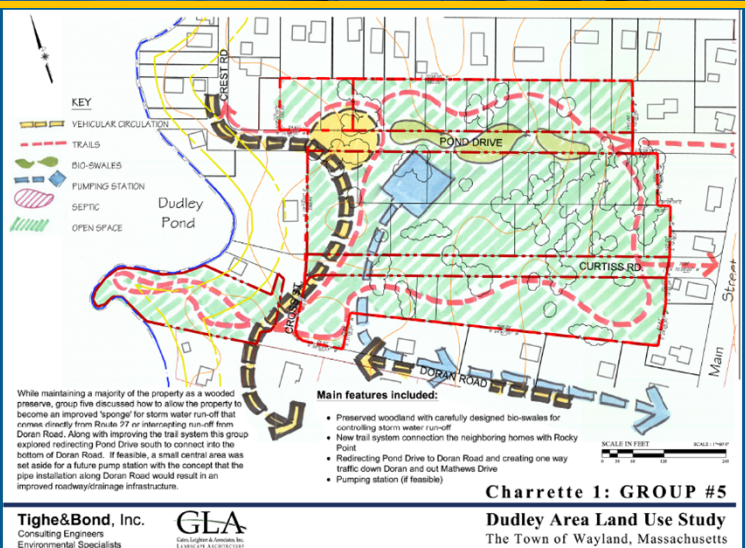
GLA

Tighe&Bond, Inc.
Consulting Engineers
Environmental SpecialistsGLA
Consulting Engineers
Environmental Specialists

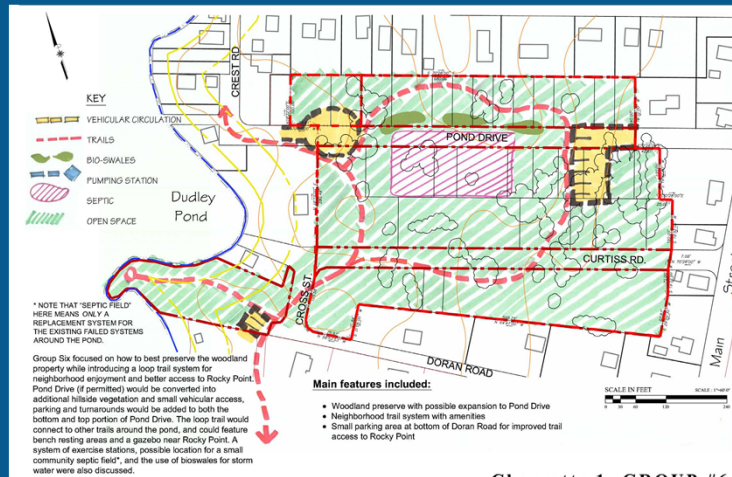
Charrette 1 – Group #4



Charrette 1 – Group #5



Charrette 1 - Group #6

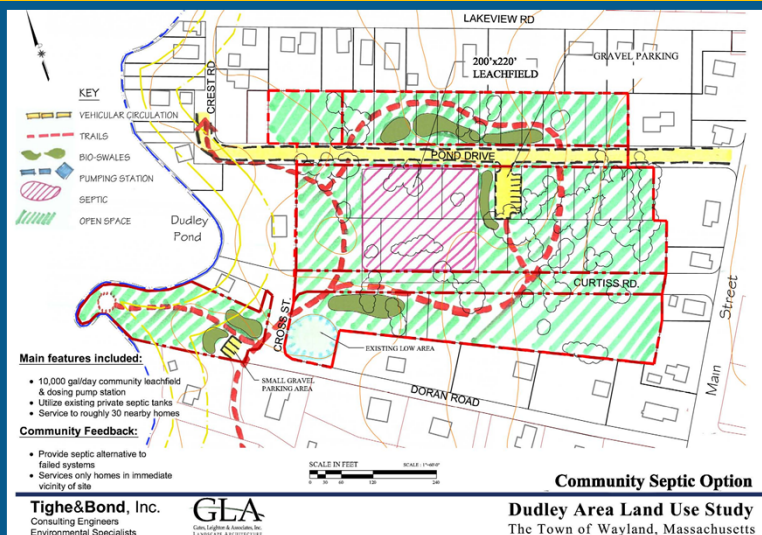


Charrette 1 – June 27, 2011 Land Use

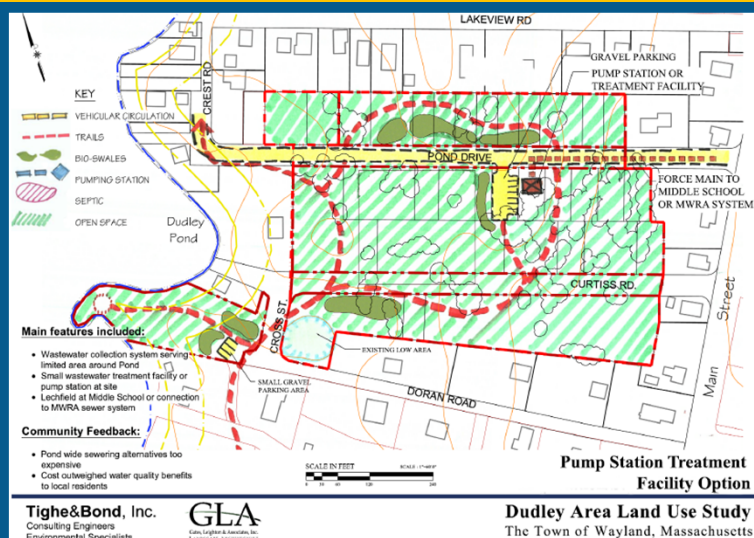
■ Common Themes

- Passive recreation uses
- Creation of access points
- Possible septic fields
- Improve access at Rocky Point for canoeing/kayaking
- No housing

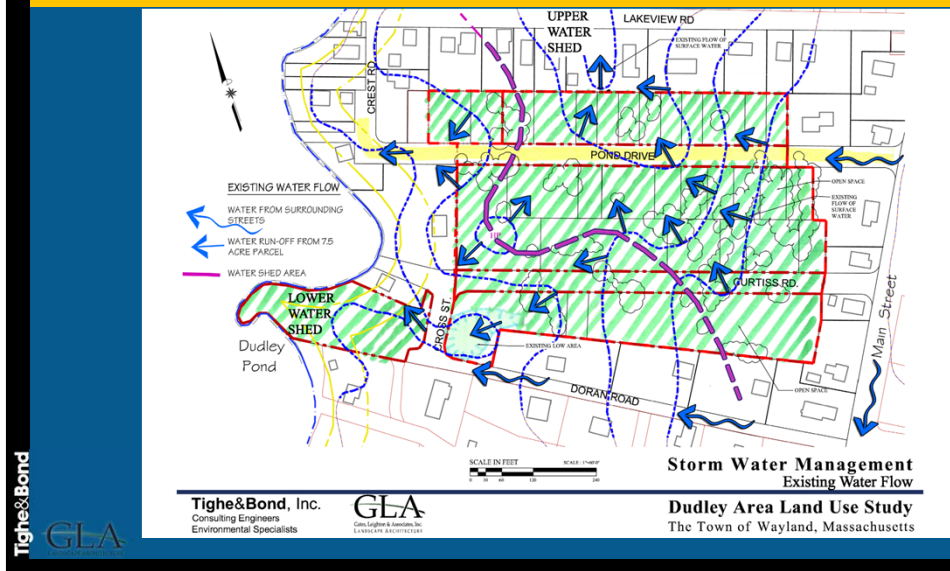
Charrette 2 – September 27, 2011 Community Septic System Option



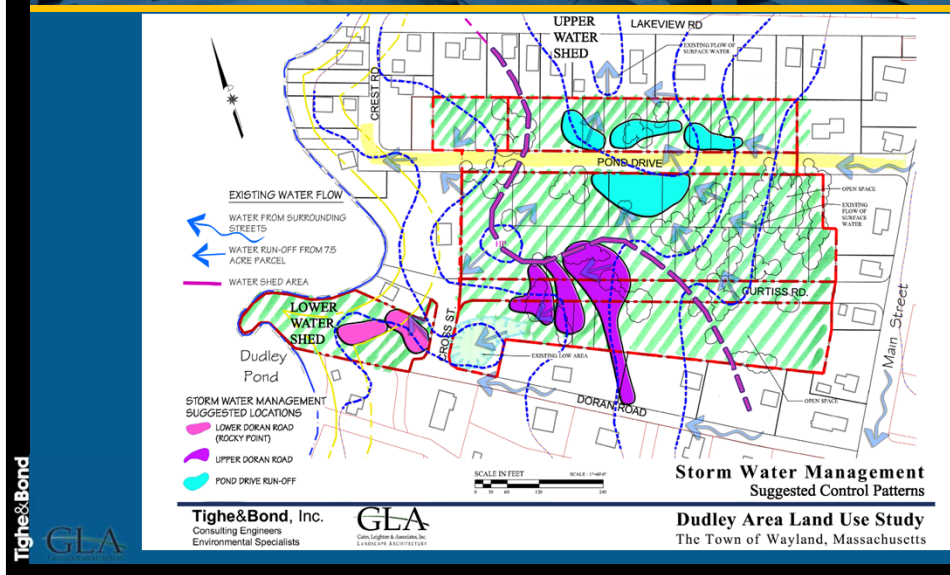
Charrette 2 – September 27, 2011 Treatment Facility/MWRA Option



Charrette 2 – September 27, 2011 Existing Stormwater



Charrette 2 – September 27, 2011 Suggested Stormwater Control Patterns



Public Comments & DAAC's Charge

- **Balance public comment from the 2 charrettes with the tasks delegated to the DAAC**
- **DAAC charged with studying feasibility of specific uses of Town-owned parcels:**
 - Open space preservation
 - Passive recreation use
 - Septic treatment
 - Pond management
 - Construction of affordable housing

Tighe & Bond



Community Stakeholders

http://www.wayland.ma.us/Pages/WaylandMA_BComm/Dudley/index



- **Conservation Commission**
- **Dudley Pond Association**
- **Housing Authority**
- **Housing Partnership**
- **Neighbors for Responsible Land Use**
- **Planning Board**
- **Recreation Commission**
- **Surface Water Quality Committee**

Tighe & Bond

Next Steps

- **Additional Committee Meetings**
 - Open to the public
- **Incorporation of Various Points of View**
- **Mission of the Committee (Tasks delegated to DAAC)**
- **Criteria for Determining the Property's Best Use**
- **Final Conceptual Plan**
- **Group Presentation to Board of Selectmen**