

Dudley Area Advisory Committee

Dudley Area Land Use Study

October 13, 2011



Tighe&Bond

GLA

Project Site



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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

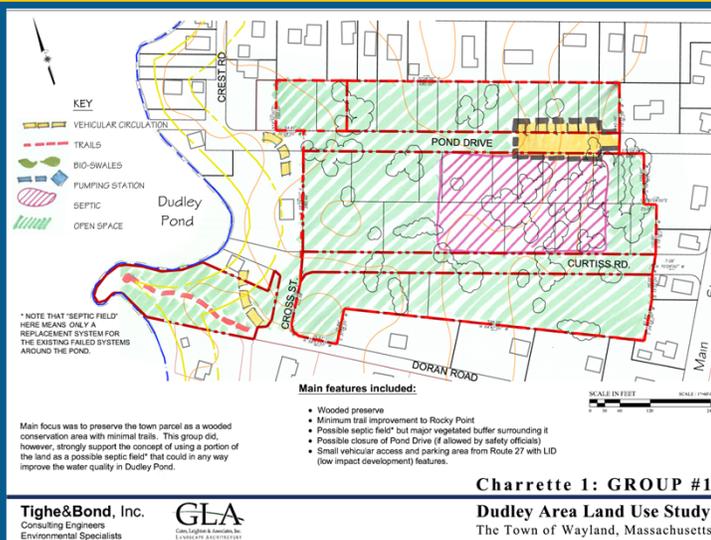
■ Needs Analysis

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

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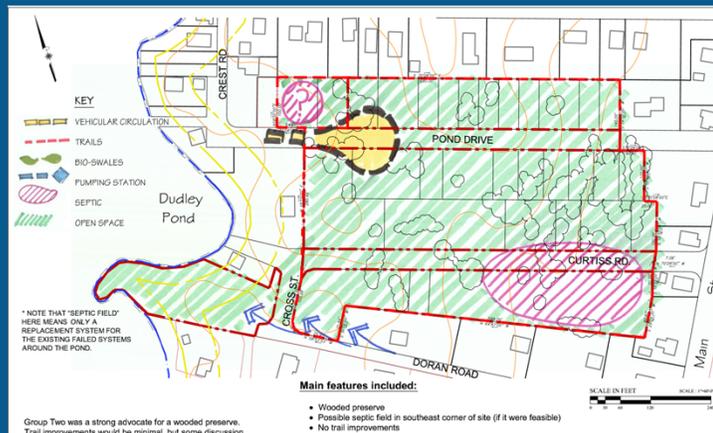
Charrette 1 – Group #1



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Charrette 1 – Group #2



Group Two was a strong advocate for a wooded preserve. Trail improvements would be minimal, but some discussion focused on how the property could solve the storm water run-off from Doran Road, especially at the bottom near the pond. Consideration was also given to a septic field* if it did not overwhelm the 7.5 acre parcel.

Charrette 1: GROUP #2

Dudley Area Land Use Study
The Town of Wayland, Massachusetts

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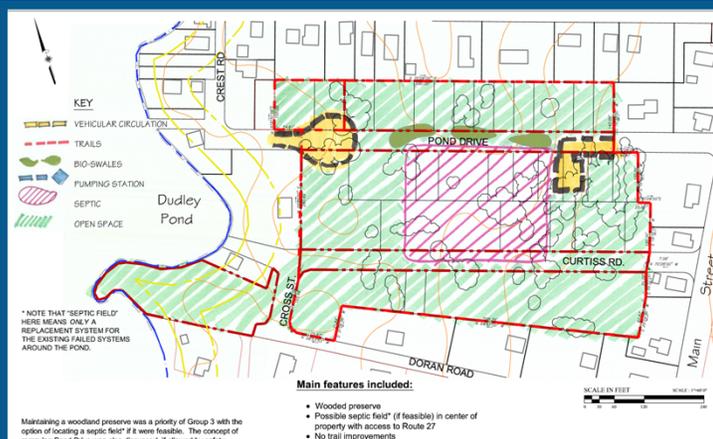
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Charrette 1: GROUP #3

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The Town of Wayland, Massachusetts

Charrette 1 – Group #3



Maintaining a woodland preserve was a priority of Group 3 with the option of locating a septic field* if it were feasible. The concept of removing Pond Drive was also discussed, if allowed by safety officials so that the gravel roadway could be converted to additional vegetation and/or be used to control storm water from Route 27.

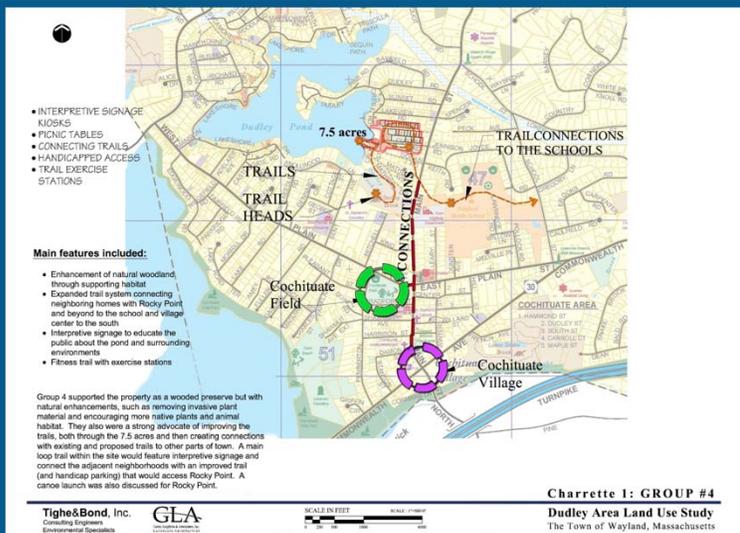
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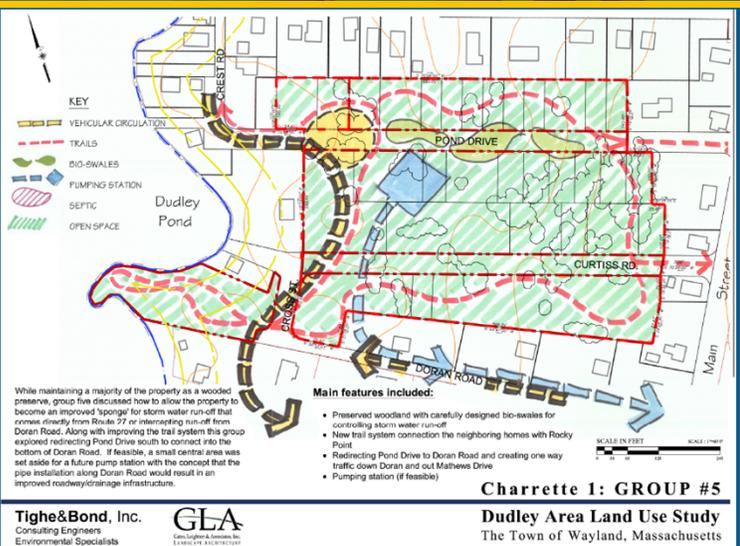
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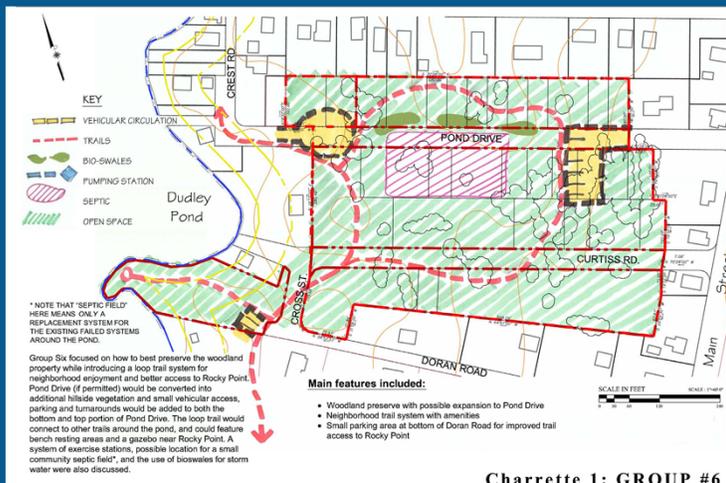
Charrette 1 – Group #4



Charrette 1 – Group #5



Charrette 1 - Group #6



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Charrette 1: GROUP #6

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The Town of Wayland, Massachusetts

Charrette 1 – June 27, 2011 Land Use

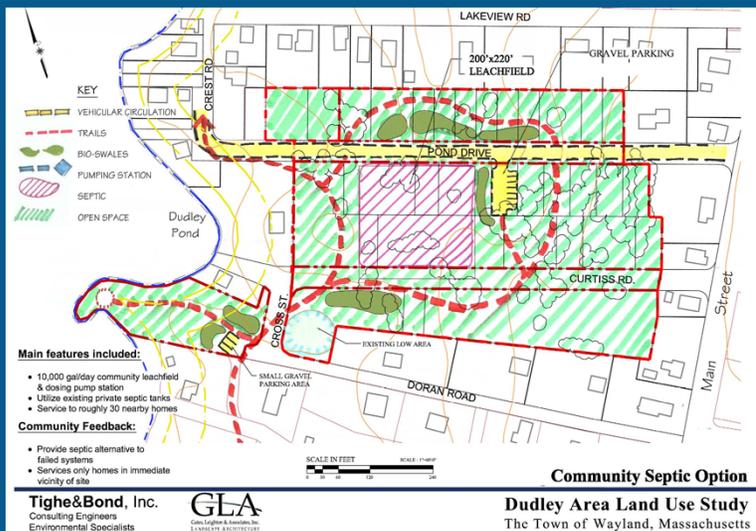
■ Common Themes

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

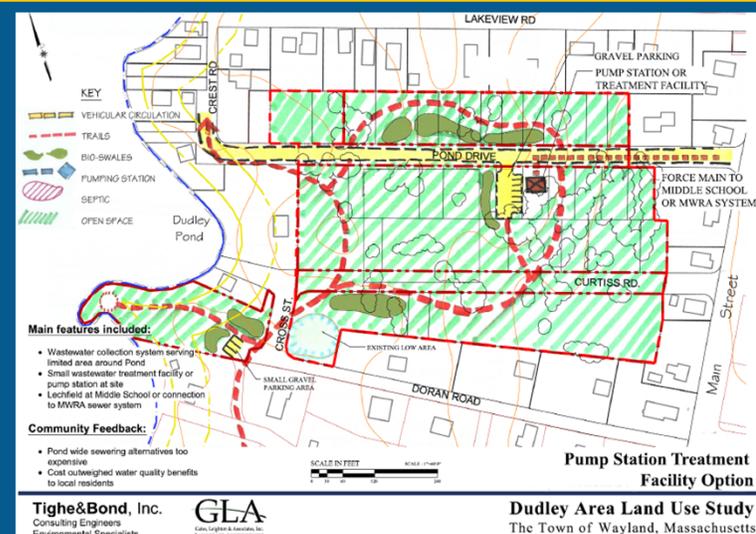
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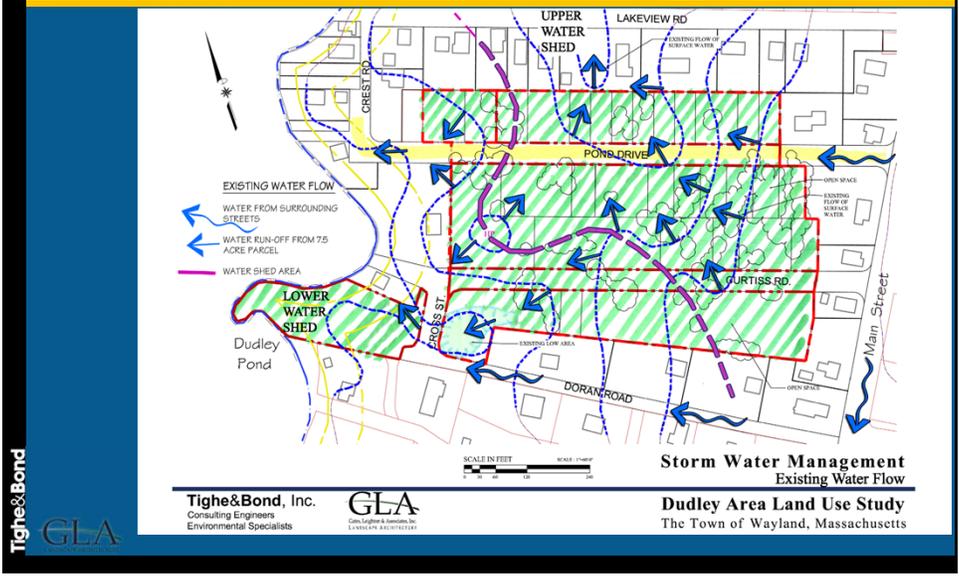
Charrette 2 – September 27, 2011 Community Septic System Option



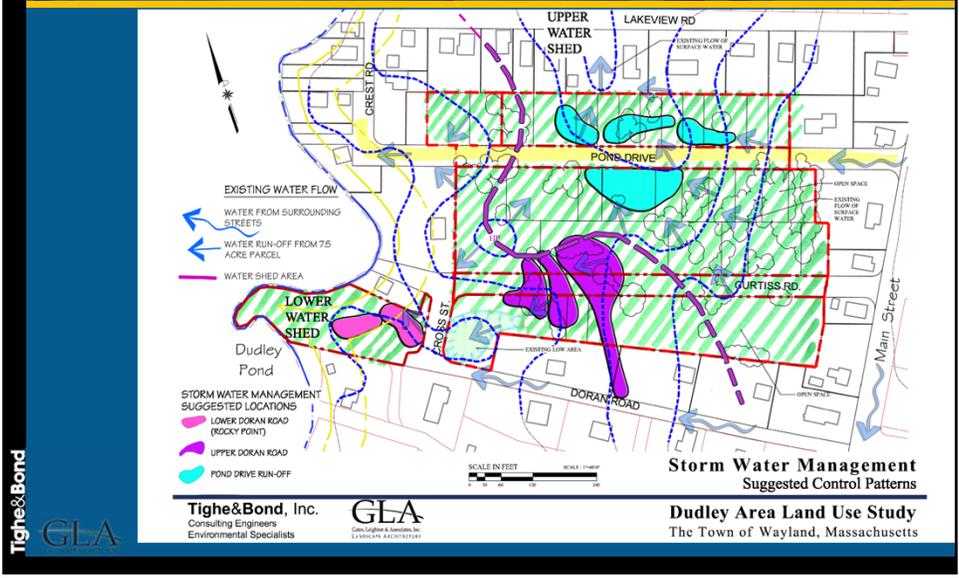
Charrette 2 – September 27, 2011 Treatment Facility/MWRA Option



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

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Community Stakeholders

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

Additional Links:		
RFP Dudley Area Planning Study	Map for RFP Dudley Area Planning	Dudley charrette proposals
Agenda August 30, 2011	Dudley Presentation 8/30/11	Dudley Charrett #2
Housing Presentation to DAAC 8-24-11	Agenda October 19, 2011	Charrette Material
Dudley Area Legal Opinion	Dudley Pond Study, Surface Water Quality Report and Presentation, May 11, 2011	Dudley Historic Reports

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

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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**