

Dudley Area Advisory Committee

Land Use Recommendations

Topics

1. What to avoid!
2. Recommendation Criteria
3. Feasibility = Rationalization by Owner
4. Rocky Point Area: Conservation
5. Near Pond - Contiguous Recreation
6. Top - Municipal Area
7. Septic Easement recommendation
8. Housing recommendations

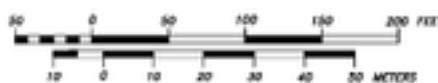
To be avoided: 20,000 sq ft lots



CERTIFICATIONS
 I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC AND PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE GRASSING OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

FURTHERMORE, I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR
 DATE: _____



NOTES
 1.) THIS PLAN IS COMPILED FROM PLANS OF RECORD.
 2.) TOTAL AREA OF STUDY AREA IS 8.54 ACRES.

LEGEND

 20 / 24 ... ASSESSORS MAP AND LOT
 ■ ... STUDY AREA

REFERENCE PLANS
 1.) LAND COURT CASE NUMBER 140254

LOCUS REFERENCE
 ASSESSOR'S PLAT 47A, 47B, 47C, 47D

ZONING INFORMATION
 DISTRICT R20
 MINIMUM LOT SIZE: 20,000 SQ. FT.
 MINIMUM FRONTAGE: 120'

No.	Revision/Issue	Date

Wayland Massachusetts
 Town Surveyor's Office
 20 Commercial Street, Wayland, MA 01981

Plan of Land in Wayland, Massachusetts Prepared For Doran Road - Dudley Pond Comprehensive Feasibility Study

Project	Date
Doran Road	8/30/2010
Scale	1" = 50'

Recommendation Criteria

- Protect Dudley Pond
- Improve public access & utilization
- Judge 'best use' in relation to Wayland needs and neighborhood needs.
- Its a Land Use Recommendation - not implementation projects
- Must be politically feasible (low cost).

Land Use Hell



Ah... that's better, but...

BoS Recreation



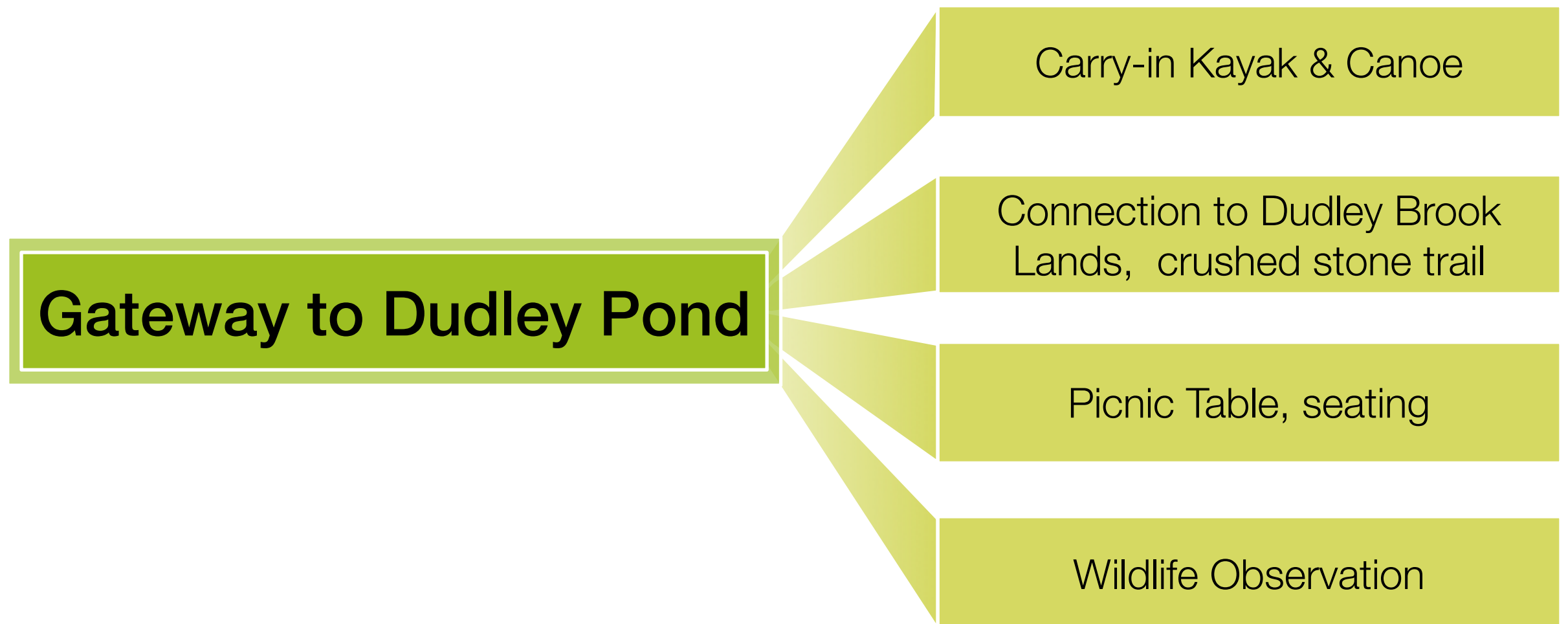
Ownership Rationalized - Optimized for best uses and management



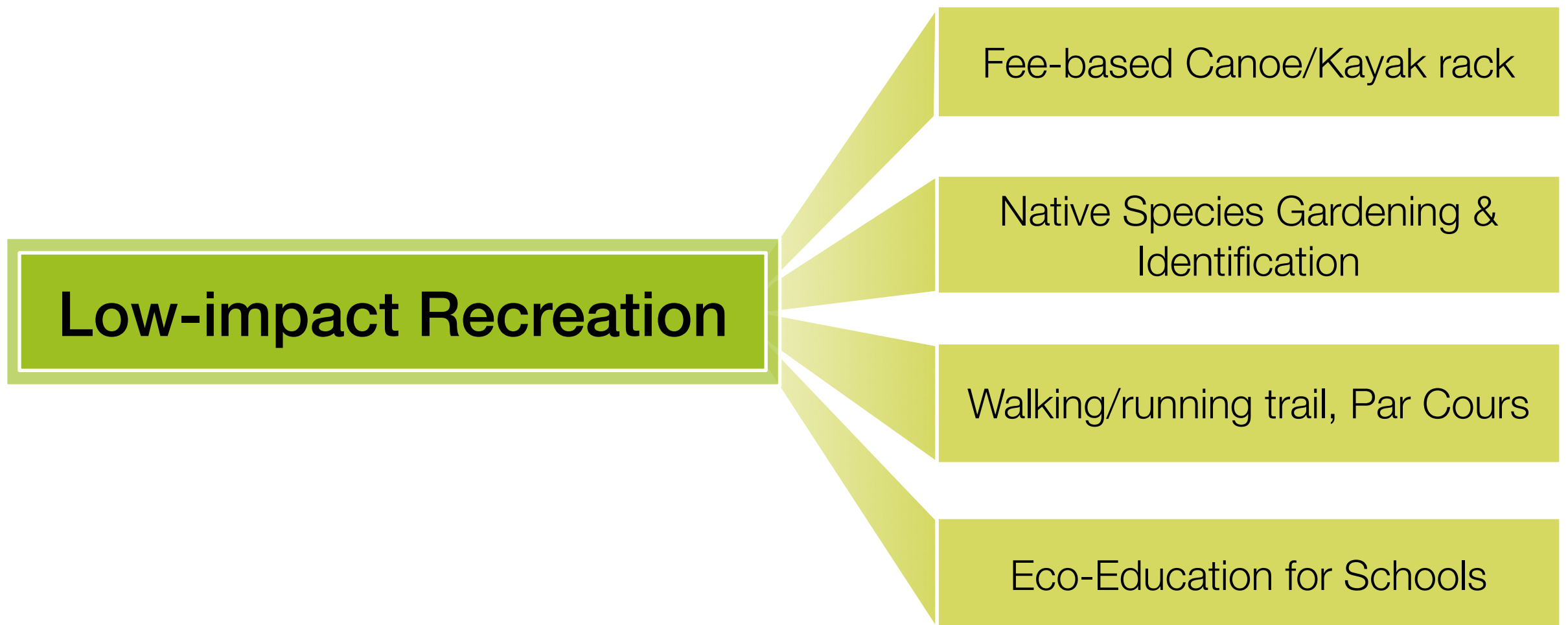
BoPW to Conservation

BoS to Recreation

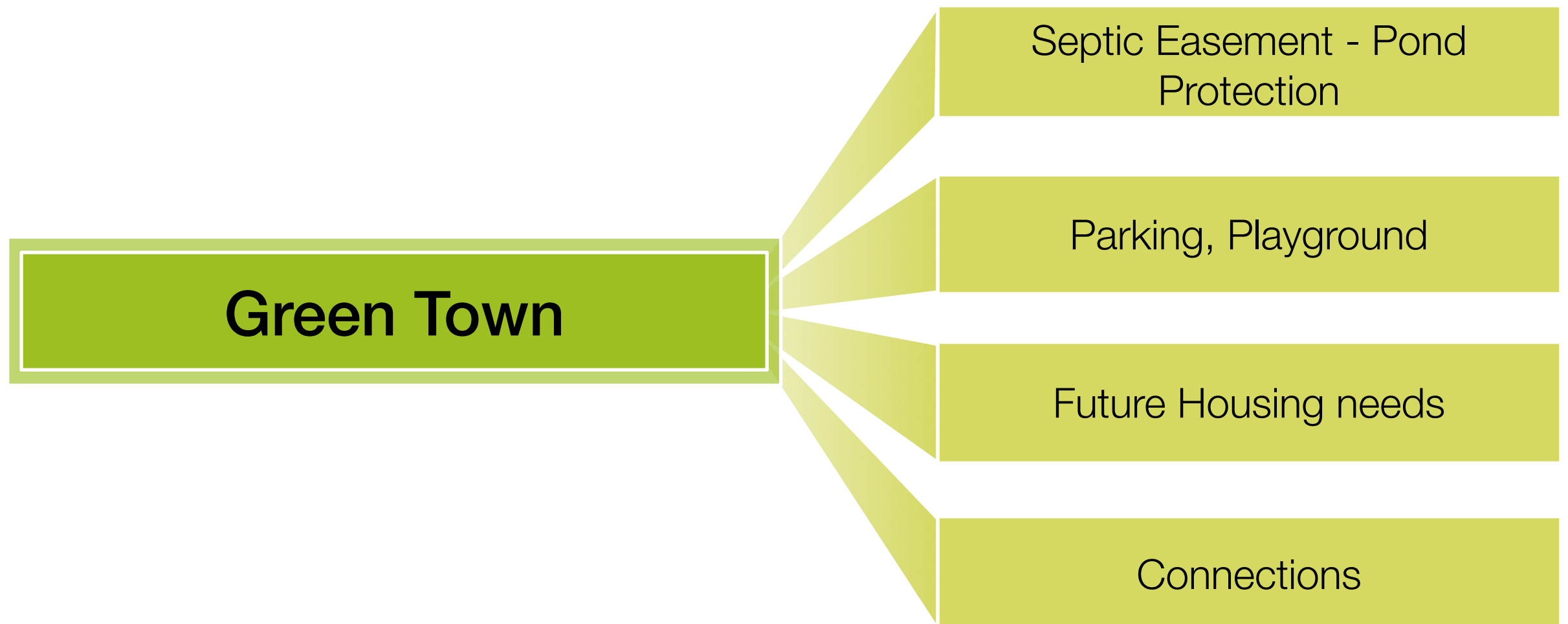
Conservation: Uses & Possible Amenities



Recreation: Uses & Possible Amenities



Municipal: Uses & Possible Amenities



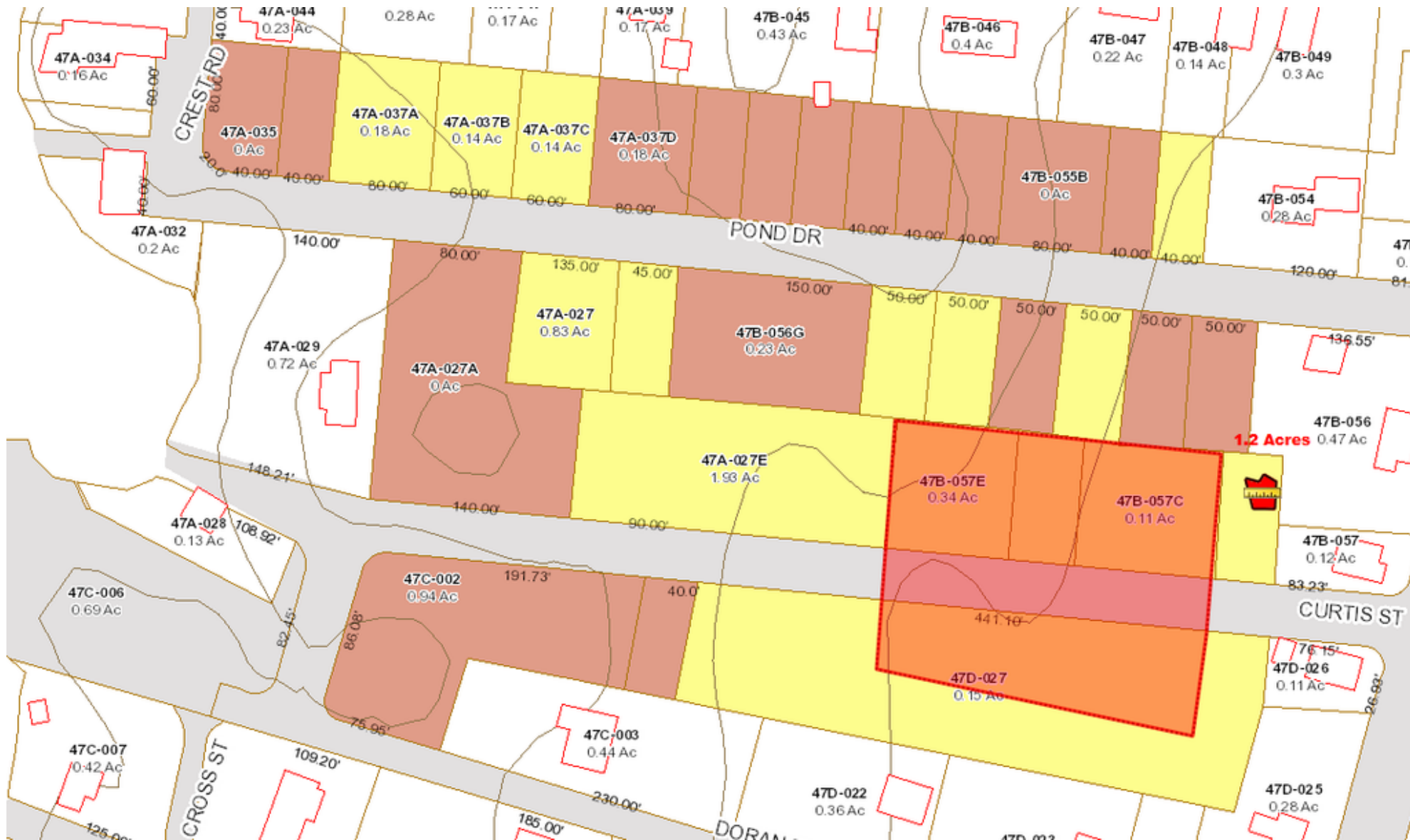
Connections



Septic Easement - transfer not required.

- Protects Dudley Pond - reduces nutrients
- Other uses possible on top of a leaching field
- Roughly an acre, design to retain tree buffer
- BoS & Recreation agree to provide easement at a location chosen for engineering reasons

Possible Sighting - Septic Easement



- ~1 acre, 10,000 gpd, serves 20 BR, under Municipal and Recreation land.

Housing

- DAAC will not be unanimous, but we can agree that any housing should be placed away from the pond and should make no net increase of pond nutrients.
- If the BoS wishes to advocate for housing in Dudley Woods, it would have to do so on the lands it controls.
- Housing could be re-considered if Wayland does not meet its affordable housing goals by 2015 by other means.

Suggested siting for housing



The enjoyment of scenery employs the mind without fatigue and yet exercises it, tranquilizes it, and yet enlivens it - and thus, through the influence of the mood of the body, gives the effect of refreshing rest and reinvigoration to the whole system.



- Fredrick Law Olmstead