

## Archive of Past Projects in the Subregion

### NSPC Field Trips

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From time to time, NSPC members gather for a field trip to get a firsthand look at innovative projects in the subregion.

### Low Impact Development Pilot Projects at Silver Lake in Wilmington

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NSPC met on October 14, 2009 in Wilmington. The featured speaker for this meeting was Sara Cohen of DCR who made a presentation on water quality and quantity demonstration projects in the Ipswich watershed. The presentation was followed by a walking tour of the low impact development improvements at Silver Lake. The 15 attendees enjoyed a first -hand look at the physical improvements as well as a lively discussion of the ups and downs of implementation.

Click [here](#) for a slide show of the Silver Lake Low Impact Development field trip.



### Preserving the Wright-Locke Farm in Winchester

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The North Suburban Planning Council met in Winchester on May 13, 2009 for a special presentation on

the successful preservation of the last remaining farm in Winchester, the Wright-Locke Farm. After the presentation the members drove to the farm for a site visit and a look at the historic buildings on the site.



## Overview of the Wright Locke Farm Project

The Wright Locke Farm project has all the elements of an interesting and successful real estate development story. It combines visionary thinking, community involvement, financial acumen and the cooperation of town boards, commissions and the private development community... all to save the last remaining historic farm in Winchester, MA.

In July 2006 Comprehensive Permit (40B) developer Avalon Bay entered into an agreement with property owners of the Wright-Locke Farm, a 20-acre farm on the western side of Winchester. Farmed since the early 1600s and owned by only three owners since that time, the property was the last remaining farm in Winchester. Avalon Bay was proposing to construct 270 units of housing on the farm, resulting in the obliteration of farm fields and historic structures and resulting in significant development impacts on the Town of Winchester.

The Town of Winchester had first right of refusal on the property. As the property had been classified under 61A (agricultural) taxation, the Town had 120 days to analyze the project and exercise its right of first refusal on the property... with its \$14M asking price. The Board of Selectmen, with support of town staff, volunteer boards and commissions, consulting specialists, and the community at large, developed a plan to acquire the property and separate a portion of the land for limited development.

The Board of Selectmen issued a request for proposals (RFP) for development of approximately 12 acres of the farm property. Developers were asked to work within the constraints of the existing Winchester Zoning Bylaw, with the understanding that the project would be developed under a new overlay district- the Attached Residential Cluster Development Overlay District. The Town, through



town meeting action, designated a portion of the Wright-Locke Farm as able to use this specific zoning tool. It was understood that the goal of the zoning was to provide much needed age-targeted and age-restricted housing, save the historic farm house buildings and preserve as much open space as possible.

The Board of Selectmen selected Abbott Real Estate Development LLC and Stockard Engler Brigham LLC, a development team, to be the designated developer for the project. In December 2007 Abbott/Engler signed a purchase and sales agreement for the property as well as a development agreement, which covers additional conditions relating to the development of the site. Since their designation in November 2007, the development team has worked with the Winchester Planning Board to make slight revisions to the ARCDOD zoning and to submit plans for the initial review of the project.

In May 2009 the development team submitted their plans to the Winchester Zoning Board for the required special permit to construct the project. The proposed development includes 14 townhouse units, to be located at the northern portion of the farm, and 48 "flats" units, which will be constructed in four, 12-unit buildings, at the southern portion of the site. Once the special permit is issued, the transfer of the property from the Town to Abbott/Engler will be executed, resulting in the Town's recuperation of their \$14M acquisition cost, the preservation of the farm structures and the preservation of approximately twelve acres of open space. The Wright-Locke Conservancy, a newly created non-profit organization, will oversee the farmland, the farm buildings and will manage the 2+ acre organic raspberry patch and anticipate some form of demonstration on the growing of blue Hubbard squash, which was a prime product of the farm during the late 1800s/early 1900s.

## **Walking Tour of Downtown Reading**

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NSPC met in Reading on May 12, 2010 for a walking tour of recently completed streetscape improvements in the downtown that are part of a long term economic development strategy. NSPC met at town hall for a briefing by Jean Delios, Town Planner and George Katsoufis of the Planning Board on the history of the streetscape project as well as the first development proposal to be submitted under the recently adopted Downtown Smart Growth Zoning District. The 40R district consists of 200 parcels and abuts the Reading Commuter Rail station. Oaktree Development has submitted a Site Plan Review Application for development of the former Atlantic Market site at 30 Haven Street. The proposal includes first floor commercial with three floors of residential and an underground parking garage. Following the briefing, Staff Planner Abby McCabe led a walking tour of various improvements. The tour ended at the Atlantic Market site.





## Notable Developments in the Subregion

### Major Development Projects

In most communities there are one or more major proposed developments that are of local and regional significance. These include, but are not limited to the following:

Burlington:	
Lynnfield:	<a href="#">Meadow Walk</a>
North Reading:	
Reading:	Addison Wesley Redevelopment <a href="#">30 Haven Street</a>
Stoneham:	Boston Regional Medical Center
Wakefield:	
Wilmington:	
Winchester:	<ul style="list-style-type: none"> <li>• <a href="#">Winning Farm</a></li> <li>• <a href="#">Winchester Hospital at 620 Washington Street</a></li> <li>• <a href="#">Wright-Locke Farm</a></li> </ul>
Woburn:	