



# HAMILTON-WENHAM ELEMENTARY SCHOOL PROJECT

## ANALYSIS OF ALTERNATIVE SITES

The design team analyzed 24 properties in the towns of Wenham and Hamilton. Key factors in determining site viability include presence of wetlands, protected open space, amount of overall acreage, access to roads and utilities, as well as the developability of the site. Based on these criteria, the design team is recommending the sites at 237 Asbury Street and 325 Bay Road, the current sites of the Cutler and Winthrop Schools, respectively.

### SITE CRITERIA Wenham, MA

SITE CRITERIA		Wenham, MA												
		Favorable	Neutral/unknown	Unfavorable	Potential Site									
		●	⊙	○										
ALTERNATE SITES														
Owner	WENHAM CEMETERY	WENHAM CON COMM CONTROL	WENHAM IRON RAIL	WENHAM WATER DEPARTMENT	WENHAM CON COMM CONTROL	WENHAM CON COMM CONTROL	WENHAM CENTER SCHOOL & BUKER	TOWN OF WENHAM	TOWN OF WENHAM	WENHAM HOUSING AUTHORITY				
Existing Acreage	7.4 acres	8.7 acres	79.53 acres	17.88 acres	24.88 acres	8.98 acres	7.13 acres	14.56 acres	15.1 acres	24.6 acres				
Zoning	R/Historic District	R	R	R	R	R	R	R/Historic District	R	R				
GIS ID#	M_250348_927680	M_255375_926200	M_253891_927762	M_249784_929122	M_251153_927944	M_251389_928125	M_250450_928859	M_250968_928979	M_246881_928208	M_251320_928538				
Recommended acreage, 285 student school @ 7	●	●	●	●	●	●	●	●	●	●				
Recommended acreage, 430 student school @ 9	○	○	○	○	○	○	○	○	○	○				
Recommended acreage, 645 student school @ 11	○	○	●	●	●	○	○	●	●	●				
Recommended acreage, 740 student school @ 12	○	○	●	●	●	○	○	●	●	●				
Owned by the Town and under District control	●	○	●	○	○	○	●	●	●	●				
Meets educational need	○	○	○	○	○	○	○	○	○	○				
Maximizes community resources	○	○	○	○	○	○	○	○	○	○				
Minimizes adverse social impact	○	○	○	○	○	○	○	○	○	○				
Minimizes environmental impact	○	○	○	○	○	○	○	○	○	○				
Minimizes economic impact (new roads, sitework, etc.)	○	○	●	○	○	○	○	○	○	○				
Existing flood plain, wetlands or other environmentally sensitive areas	●	○	○	○	○	○	○	○	○	○				
Not located near any active landfill	●	●	●	●	●	●	●	●	●	●				
Sub-surface soil conditions/ledge	○	○	○	○	○	○	○	○	○	○				
Sub-surface soil conditions/environmental remediation	○	○	○	○	○	○	○	○	○	○				
Minimizes impact to neighbors	○	●	○	○	○	○	○	○	○	○				
Access to utilities	●	●	●	●	○	○	○	○	○	○				
Waste water	●	○	○	○	○	○	○	○	○	○				
Topography/buildable area	○	○	○	○	○	○	○	○	○	○				
Zoning	●	●	●	●	●	●	○	○	○	○				
Traffic/access	○	○	○	○	○	○	○	○	○	○				
Phasing (single or multiple)	○	○	○	○	○	○	○	○	○	○				
	8/2/11	7/5/9	14/4/3	11/5/5	14/3/4	8/6/7	17/0/4	17/1/3	9/2/2010	18/1/2				
General notes	Site is currently a cemetery	Site is almost 100% wetland or flood plain. Williams Conservation Area. Article 97 land	Existing playing fields and existing structures. Open space access from site. Iron Rail Cemetery on northern portion of site	Site is 94% wetland or flood plain. Remaining site has significant slope.	Of the nearly 25 acres of the site, 12 acres are potentially developable, however on an existing nature preserve. Charles and Allen Farm Conservation Area. Article 97 land	3.36 acres of the site are potentially developable, the remaining are wetland and/or floodplain. Charles and Allen Farm Conservation Area. Article 97 land	Only the smallest enrollment could potentially fit on site. Has existing ball fields - could be preserved. Current Buker School	Site of current town playing fields, would need to be relocated at expense of project. Also, entirely in a Historic District. Article 97	100% wetlands and flood plain	The flat and dry portions of the site are large enough to accommodate any enrollment. Current site of housing development. Would need to be relocated at cost to project.				

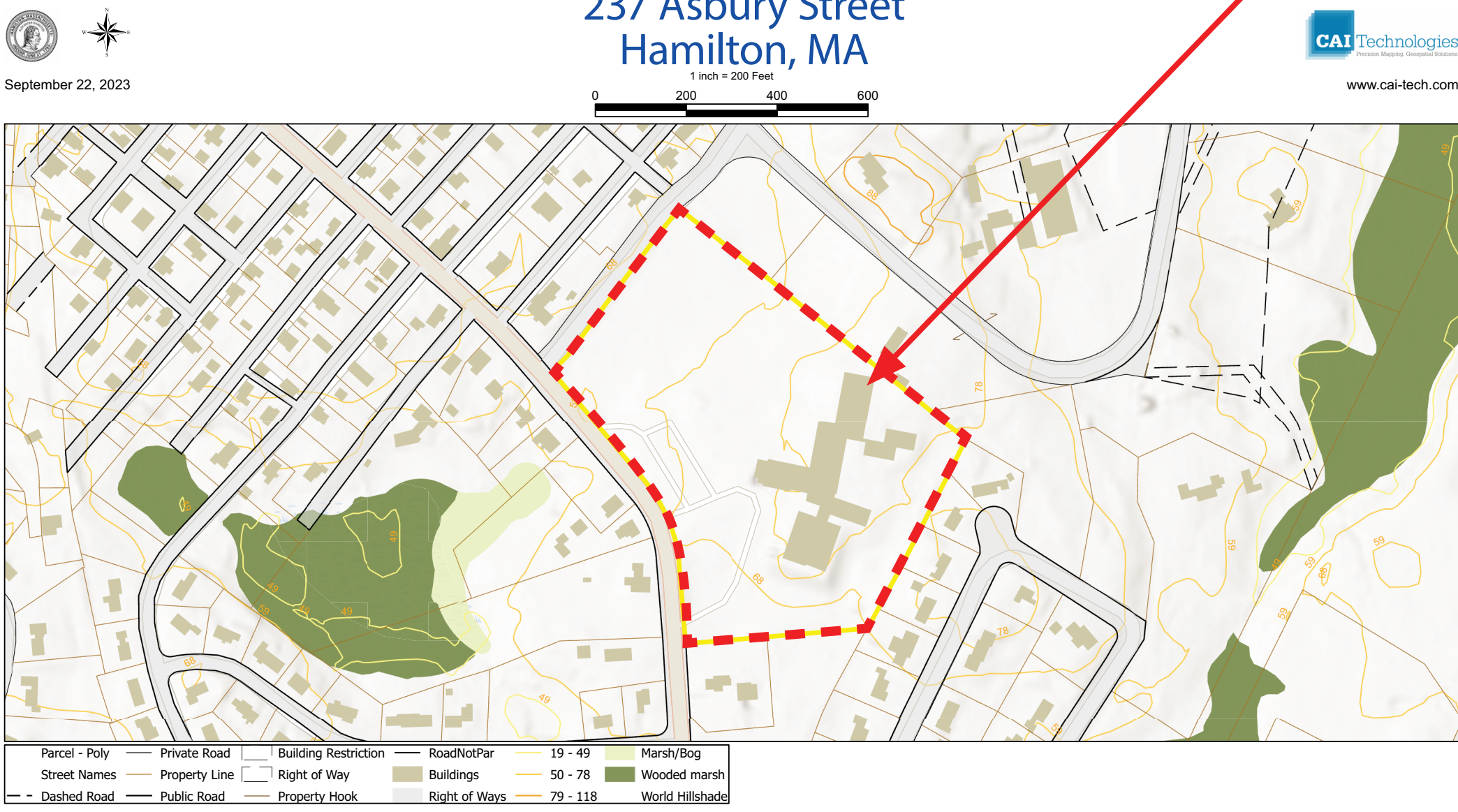
### SITE CRITERIA Hamilton, MA

SITE CRITERIA				RECOMMENDED SITES													
Hamilton, MA																	
				Favorable	Neutral/unknown	Unfavorable	Potential Site										
				●	⊙	○											
ALTERNATE SITES																	
Address																	
Owner				TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	TOWN OF HAMILTON	HAMILTON WENHAM REGIONAL HIGH	TOWN OF HAMILTON	TOWN OF HAMILTON
Existing Acreage				16.1	23.5	6.82	17.88	8.2	9.09	13.9	52	12	61.9	21	14.6	11.5 acres	14.8 acres
Zoning				R1B	R1A	R1A	RA	RA	RA	R1B	RA	R1A	RA	R1B	R1A	R1A	
GIS ID#				M_251614_929557	M_253828_929827	M_254548_929267	M_257236_927793	M_252534_931954	M_249027_931618	M_254337_931745	M_255797_931257	M_250000_929942	M_249615_930055	M_248896_931735	M_253830_930998	M_251320_928538	M_251320_928538
Recommended acreage, 285 student school @ 7				●	●	●	●	●	●	●	●	●	●	●	●	●	●
Recommended acreage, 430 student school @ 9				●	●	○	●	○	○	●	●	●	○	●	●	●	●
Recommended acreage, 645 student school @ 11				●	●	○	○	○	○	●	●	●	○	●	●	●	●
Recommended acreage, 740 student school @ 12				●	●	○	●	○	○	○	●	●	○	○	○	●	●
Owned by the Town and under District control				●	●	●	●	●	●	●	●	●	●	●	●	●	●
Meets educational need				●	○	○	○	○	○	○	○	○	○	○	○	○	○
Maximizes community resources				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Minimizes adverse social impact				○	○	○	○	○	○	●	○	○	○	○	○	○	○
Minimizes environmental impact				●	○	○	○	○	○	○	○	○	○	○	○	○	○
Minimizes economic impact (new roads, site work, etc.)				●	●	○	○	○	○	○	○	○	○	○	○	○	○
Existing flood plain, wetlands or other environmentally sensitive areas				●	○	○	○	○	○	○	○	○	○	○	○	○	○
Not located near any active landfill				●	●	●	○	●	●	○	○	○	○	○	○	○	○
Sub-surface soil conditions/ledge				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Sub-surface soil conditions/environmental remediation				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Minimizes impact to neighbors				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Access to utilities				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Waste water				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Topography/buildable area				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Zoning				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Traffic/access				○	○	○	○	○	○	○	○	○	○	○	○	○	○
Phasing (single or multiple)				○	○	○	○	○	○	○	○	○	○	○	○	○	○
				13/4/4	7/6/8	5/5/11	6/5/10	4/3/14	10/4/7	8/5/8	7/5/9	7/5/9	6/9/6	16/2/3	16/3/2	20/1/0	21/0/0
General notes				Patton Park. Property was acquired by the Town of Hamilton for playground and recreational purposes. Article 97 land.	Buildable area is limited to area adjacent to the road. Existing gas pipeline easement is within the "buildable" area	(WELL/PUMP HSE) Majority of site is wet/marsh. Gas pipeline easement splits the site. Southern portion was acquired for water purposes.	Majority reservoir, marsh/wetland coverage. Property was taken by the Town of Hamilton for use as a town dump and waste disposal.	Nearly 100% marsh, no road access. Found town taking property for tax foreclosure.	The abutting condo deed/plan refer to the property as perpetually dedicated Open Space to satisfy the condition for open space under the Hamilton Senior Housing zoning by-law.	Property was acquired by the Town of Hamilton, acting by and through its Conservation Commission, for the protection of the watershed resources of the Town. Article 97 Land.	Property was acquired by the Town of Hamilton for open space, and active or passive recreational purposes. Donovan Fields and woods. Part of Essex County Greenbelt. Article 97 land.	Primarily wetlands	Idlewood Well. Majority wetland and significant slope. About 5 acres of potentially developable site along the road.	Significant incursion of wetland on west side of site. Existing buildings (Historic Patton Estate)	Site of existing High School. Could share site amenities. Only accessible through high school lot. Site is on location of current playing fields, which would need to be replaced.	Site of the existing Cutler School. Buildable area located at current playing fields. Would need to be replaced. New and renovation options possible. Lease expires in 2025	Site of the existing Winthrop School. Large, flat site close to downtown. New and renovation options possible. Lease expires in 2025

### RECOMMENDED SITES

#### CUTLER SCHOOL

237 Asbury Street  
Hamilton, MA



#### WINTHROP SCHOOL

325 Bay Road  
Hamilton, MA

