



# **East Bridgewater School Committee:**

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## **Comprehensive School District Feasibility Study**

### **3 Site Analysis Executive Summary**

# Site Analysis Summary

As part of the Feasibility Study, two major sites were considered for possible school construction and/or expansion. The first parcel includes property known as "Leland Farm". The second parcel includes the property at the center of Town currently occupied by the High School, Central Elementary School, and other Town buildings.

## LELAND FARM

The Leland Farm parcel contains more than 90 acres located between Belmont Street and North Central Street. A small portion of this property has been reviewed as a possible location for a new Senior Center.

Although the overall acreage is significant, there are many restrictions associated with the Leland Farm parcel. It is subdivided by Beaver Brook, including a required 100-foot setback on each side of the brook. The Matfield River also flows across the site and includes a 200-foot setback as part of the Rivers Protection Act. The ideal access point to the site is from North Central Street. However, in order to gain access from this point one must cross a Perennial Stream. This crossing is likely to require a bridge, as the stream is protected on each side by a 100-foot setback and construction can only disturb 10% of this area. The site includes significant wetlands. The only accessible soils on the site that will support wastewater disposal are located on the northwest corner of the site.

Ultimately, the site is divided into two buildable parcels. One of these parcels is located west of Beaver Brook and includes approximately 10-12 acres. The other buildable parcel is located east of Beaver Brook and includes approximately 20 acres. Neither of these parcels would accommodate the full building, parking, and recreational field program required by the High School. Additionally, even if some of these programs were compromised, the costs to develop the Leland Farm site would be significant due to the many restrictions and the current undeveloped condition of the property.

## TOWN CENTER SITE

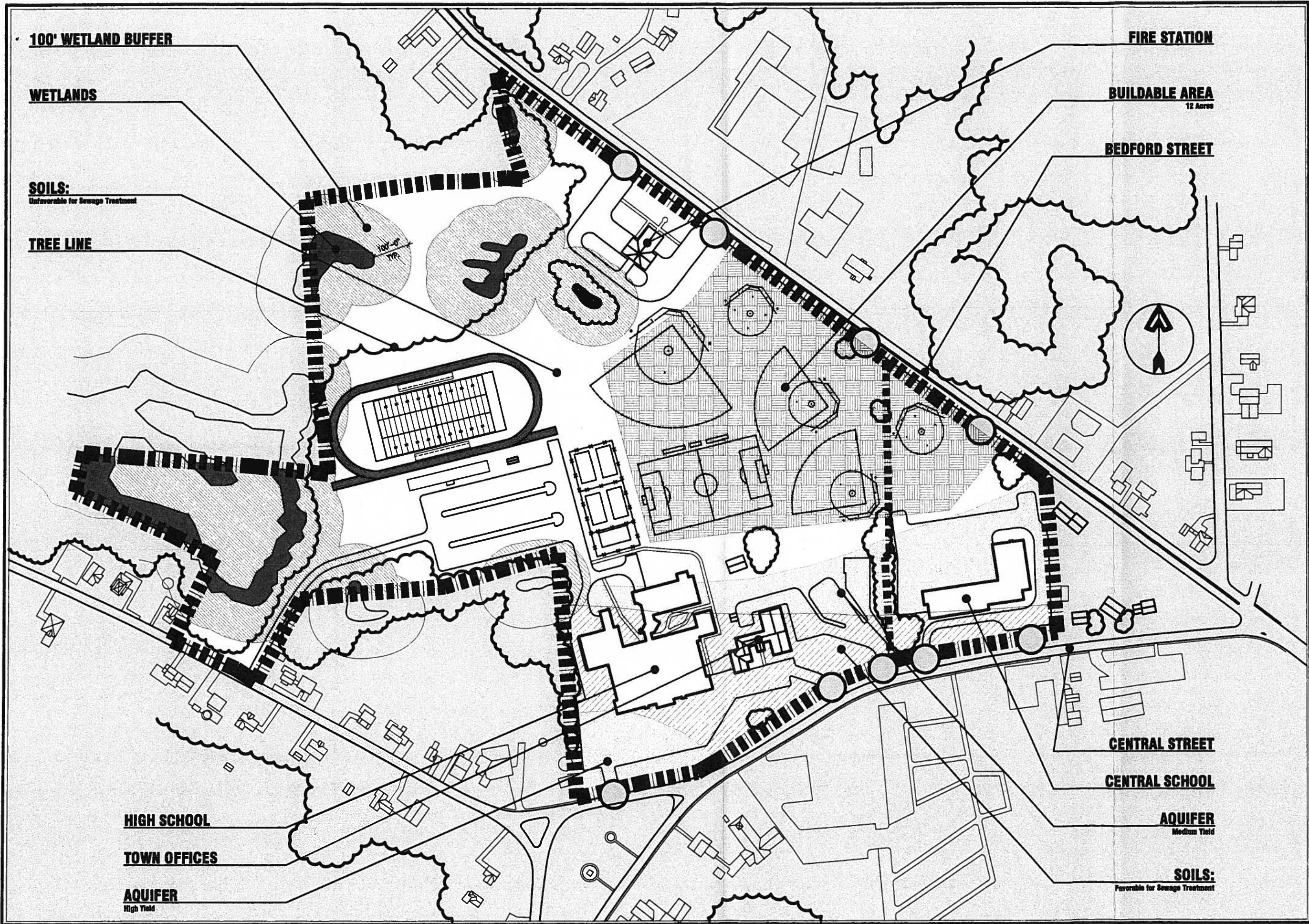
The parcel located at the center of Town includes approximately 60 acres. It is well located and includes access from both Central Street and Route 18. The site already includes the existing High School, Central Elementary School, Town Offices, Fire Station, and numerous athletic fields. The site has very few restrictions, other than the existing buildings and playfields. It includes limited wetlands, all of which exist on the southern portion of the site. The north edge of the site includes soils that, based on preliminary review of Town soils data, appear

capable of receiving the necessary wastewater disposal.

The primary strategy in reviewing the acceptability of the Town Center site is to determine if a new building program (for example, the construction of a new High School and the expansion of the Central Elementary School) can be accommodated on the site. An analysis of the site reveals that it contains approximately 12 acres of buildable area. Although this may seem small compared to the east parcel at Leland Farms, it is actually much more desirable because it must support ONLY building expansion. Unlike Leland Farms, the Town Center site already includes provisions for parking, recreation, athletics, etc. Therefore the available 12 acres can easily support the required expansion of the Central Elementary School and the construction of a new High School. Additionally, it is likely that these projects could be completed without disruption to the existing schools. For example, the following could occur:

1. Construction of a new High School just north of the Fire Station.
2. The High School students could be relocated to the new facility, allowing the existing High School to be temporarily occupied by the Elementary School students.
3. The Elementary School renovation/expansion could be completed while the Elementary School students are occupying the old High School.
4. The Elementary School students could return to the newly renovated and expanded Elementary School when completed.
5. The existing High School could be demolished and converted to "Green Space" including but not limited to recreation/athletic fields.

The other significant advantage of the existing school site is its prominent location within the Town Center. Completing projects in this area would provide a wonderful opportunity for improving the overall Town Center. The "Town Green" could be expanded to include sidewalks and a "greenscape", which integrates more naturally with the roadways, sidewalks, outdoor lighting, and Town buildings. It is a rare opportunity to make significant beautification and function improvements to the center of Town.



**Ai3**

Educational Planning

**CENTRAL & HIGH SCHOOL SITE**

East Bridgewater, Massachusetts

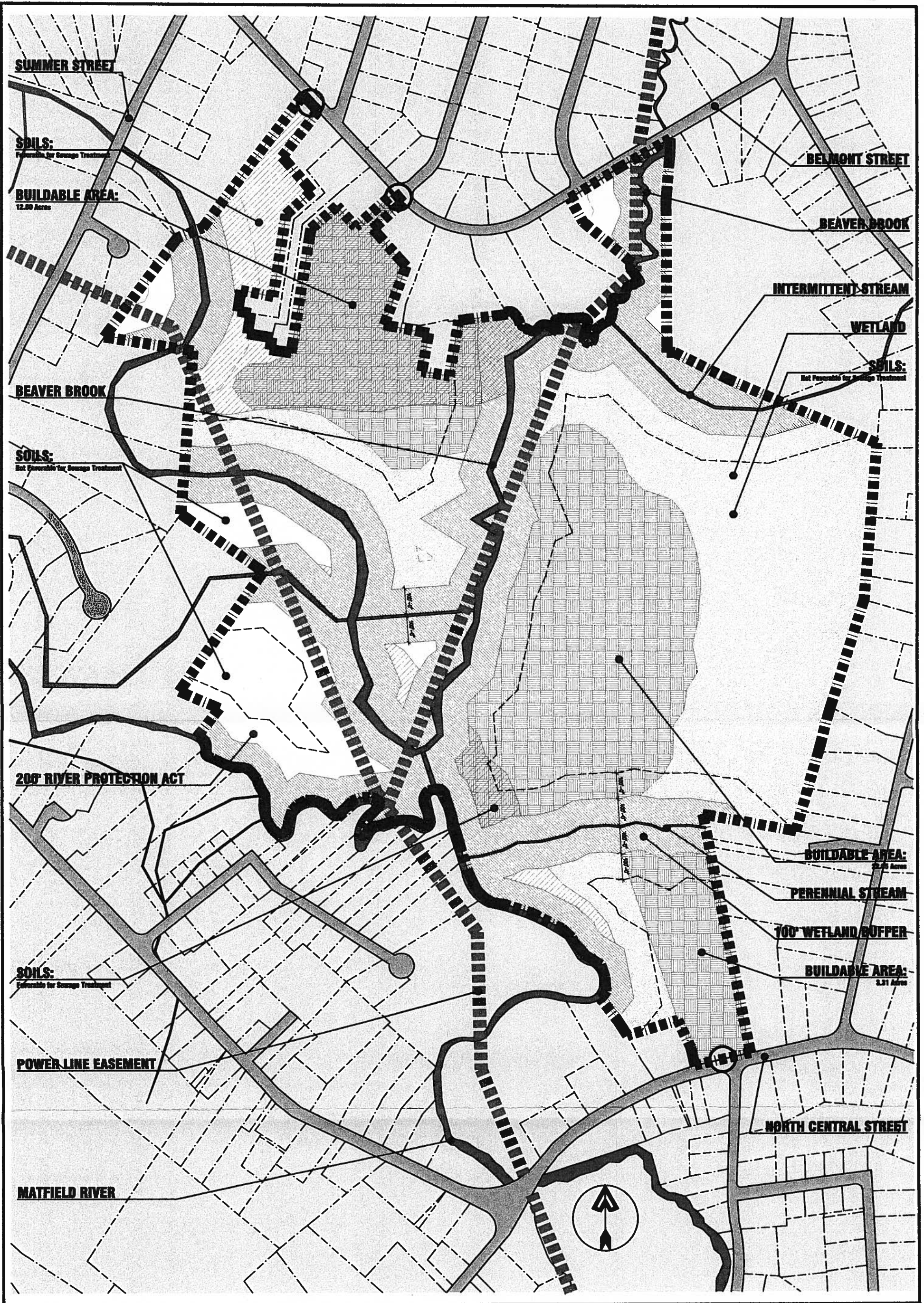
Architecture

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Scale: NTS  
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Educational Planning

## LELAND HILL FARMS SITE

East Bridgewater, Massachusetts

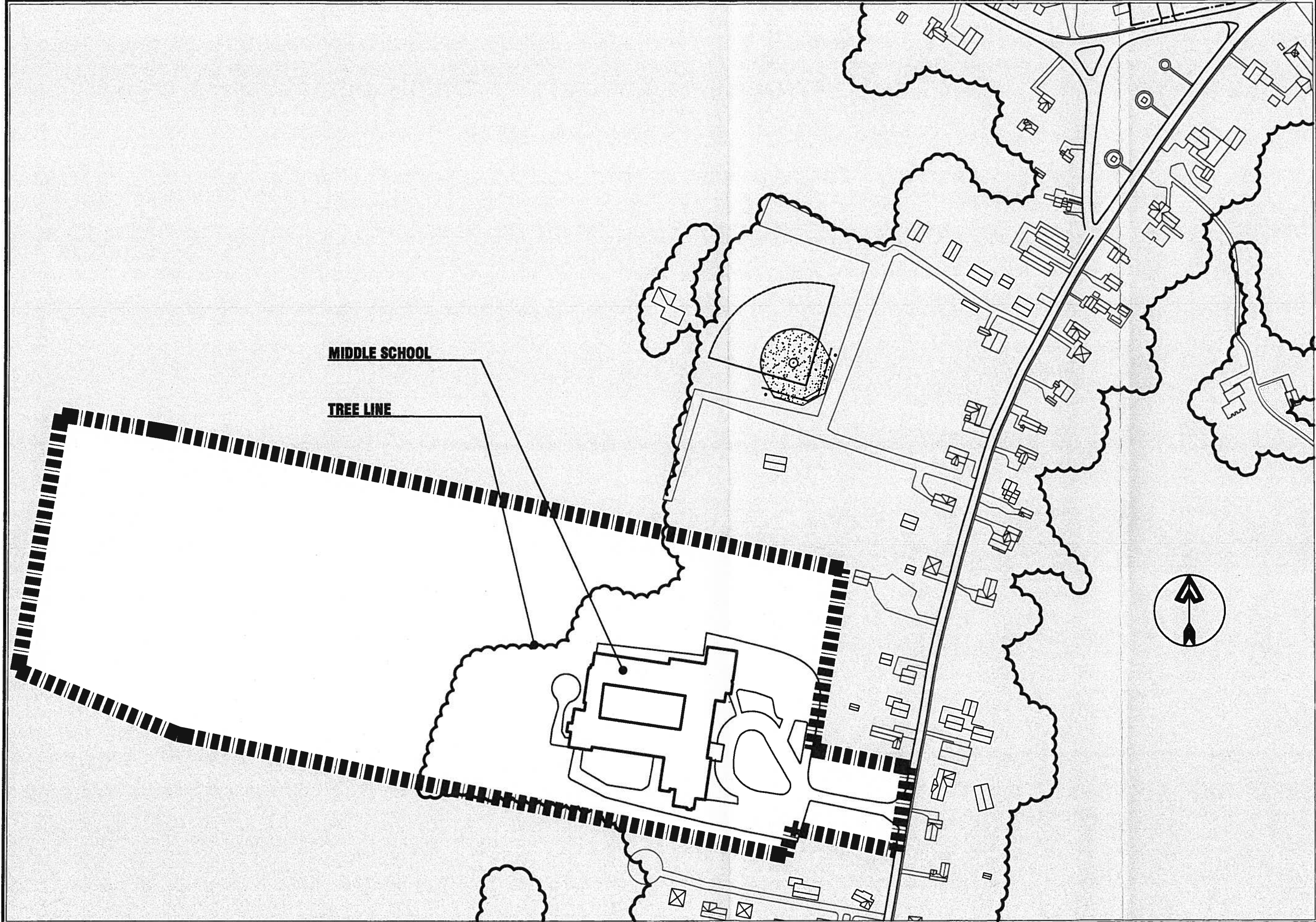
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MIDDLE SCHOOL

TREE LINE

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MIDDLE SCHOOL SITE

East Bridgewater, Massachusetts

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