

CVS / Pharmacy

984, 990, & 990R Worcester Turnpike
Wellesley, Massachusetts

Submitted to

Town of Wellesley
Planning Board
525 Washington Street
Wellesley, Massachusetts 02482

Prepared by

VHB/Vanasse Hangen Brustlin, Inc.
Transportation, Land Development, Environmental Services
10 Dorrance Street, Suite 400
Providence, Rhode Island 02903
401 272 8100

July 2009

Table of Contents

- **Application for Project of Significant Impact**
- Municipal Systems Impact Analyses**
 - **Water System Impact Analysis**
 - **Sewer System Impact Analysis**
 - **Storm Drainage Impact Analysis**
 - Order of Conditions, DEP #324-607
 - **Electrical System Impact Analysis**
 - **Traffic Impact and Access Study**
 - **Pedestrian and Bicycle Safety- Sidewalk Analysis**
 - **Fire Protection and Life Safety Analysis**
 - **Refuse Disposal and Recycling Analysis**
 - **Compliance with Wellesley's Zoning By Law**
 - **Abutter's List- to be prepared by the Town**
 - Town of Wellesley Abutter's List for 984 Worcester Turnpike
 - Town of Wellesley Abutter's List for 990 Worcester Turnpike
 - Town of Wellesley Abutter's List for 990R Worcester Turnpike
 - **PSI Special Permit Decision (PSI-08-01) for 978 Worcester Road for Wellesley Realty Associates**
 - **Site Plans (separate attachment)**
 - C-1 Legend and General Notes
 - C-2 Existing Wetland Resource Areas
 - C-3 Layout and Materials Plan
 - C-4 Grading, Drainage, and Erosion Control Plan
 - C-5 Utility Plan
 - C-6 Landscape Plan
 - C-7 Site Details 1
 - C-8 Site Details 2
 - C-9 Site Details 3
 - Sv-1 Existing Conditions Plan
 - Easement Plan of Land
 - Site Lighting Plan
 - A-1.1 Floor Plan
 - A-2.1 Roof Plan & Details
 - A-4.1 Exterior Elevations
 - Building and Site Signage

Application for Project of Significant Impact



WELLESLEY PLANNING BOARD
APPLICATION FORM FOR REVIEW OF A
PROJECT OF SIGNIFICANT IMPACT

DATE: July 29, 2009
ADDRESS OF PROPERTY: 984, 990 & 990R Worcester Street PRECINCT B
NAME OF OWNER OF RECORD: Kehoe Chrysler Inc., and Kehoe Worcester Road
Limited Partnership

(see attachment for signatures)

EXISTING USE OF
LAND/BUILDINGS: Former Retail
PRESENT ZONING: Business A
PROPOSED USE OF
LAND/BUILDINGS: Retail

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE
SITE: 11,648 SQUARE FEET.

TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE
SITE: 12,900 SQUARE FEET.

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION
ONLY: 12,900 SQUARE FEET.

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS none

AREA OF LOT OR DEVELOPMENT SITE Project Area 90,275 sf.

CONSULTANT(S) FOR IMPACT ANALYSIS Tony Moura
Vanasse Hangen Brustlin, Inc. Phone (401) 272-8100
Phone

This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD
RECEIVED BY

signature date
REVIEW COMPONENTS WAIVED BY PLANNING BOARD
date of vote
date of vote
date of vote
date of vote

SUBMISSION FEE RECEIVED \$ date

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS date

IMPACT ANALYSIS APPROVED BY:
Board of Selectmen date
Board of Public Works date
Fire Chief date

Special Permit Approved by Planning Board date.

WELLESLEY PLANNING BOARD

DEFINITIVE SUBMISSION - PROJECT PLAN SPECIFICATIONS

PROJECT OF SIGNIFICANT IMPACT

The Definitive Submission Project Plan shall be drawn to a scale of 1"=40' and shall show:

- a. Title and North arrow;
- b. Name of owner of record;
- c. Name of applicant (if different than owner);
- d. Names of all abutters as they appear on the most recent tax list;
- e. The general topography including an indication of open and wooded areas, permanent monuments, natural objects such as waterways, drainage courses, large boulders or ledge outcroppings, stone walls and the like;
- f. Proposed location of building(s) and structures, roads, drives, and parking areas, with the proposed rough layout of storm drains, water supply, sewage disposal system and necessary easements;
- g. The general relation of the proposed driveway(s), water, sewer and drainage systems and easements to adjoining properties and ways.

Should the plan be submitted on more than one sheet, all sheets shall be of the same size.



Project: CVS/Pharmacy Project # 09733.26
Location: Wellesley, MA Sheet 1 of 1
Calculated by: AJF Date:
Checked by: Date:
Title PSI Fee Calc.

PSI Submission Fee

* Base fee = \$16,800

* \$0.50 per SF in excess of 10,000 SF = $0.50 \times 2,900$ SF
= \$1,450.00

Total fee = \$16,800 + \$1,450 = \$18,250

* Source: Wellesley Planning Department
PSI Rules and Regulations

