

# Town of Wellesley

Department of Public Works  
Engineering Division

---



## George J. Saraceno, Senior Civil Engineer

TO: Meghan Jop, Planning Director

**RE: Project of Significant Impact PSI-06-1  
576 Washington Street & 53 Grove Street (Wellesley Inn Site)  
Request for Determination Regarding PSI Approval**

DATE: July 2, 2013

The Department of Public Works (DPW) has reviewed the Municipal Systems Impact Analysis Update and plans dated June 3, 2013 submitted by Goulston & Storrs, attorneys representing Washington Grove LLC for the redevelopment of 576 Washington Street and 53 Grove Street. The project consists of the construction of a new mixed use retail/condominium building project, approximately 69,272 square feet, and renovation of the two-family house, approximately 3,000 square feet. The project will generate 25 market condominiums, 5 on-site affordable units and approximately 9,500 square feet of retail space.

A special permit was approved by the Planning Board for this project on February 13, 2007, amended on May 26, 2009. The special permit includes negotiated improvements/special permit conditions as follows; recyclables brought to the Recycling Disposal Facility, implementation of parking passes and MBTA passes for commercial employees, design curb extensions "neck downs", electronic signage at the parking garage, approval from the Board of Selectmen to eliminate or relocate parking spaces on Grove Street and a maximum of 2,500 square feet of floor area dedicated to the restaurant. The project is located in the Wellesley Square Commercial District.

Listed below are the DPW comments regarding the proposed project.

### PSI REVIEW COMMENTS

#### GENERAL

- 1.) The Applicant should remove the proposed "neck downs" shown on the plans. The plans may be revised for Site Plan Review.

#### TRAFFIC

- 1.) Traffic studies prepared by Conley Associates have provided an updated Traffic Impact Study, which shows a decrease in traffic volumes from 2004 to 2013. New traffic from the project will generate less than 0.4 percent increase over existing traffic volumes as reported from 2013.

- 2.) Existing parking spaces will be eliminated from Grove Street due to the proposed curb cut for the parking garage, which remains the same from the previous submission.

#### STORMWATER

- 1.) The stormwater drainage system shown on the plans adequately provides for onsite infiltration with pretreatment units, sub-surface infiltration and overflow to the Town's stormwater drainage system.
- 2.) A private drainage connection agreement between the Town and the Applicant will be required for the proposed drain connections on Grove Street.
- 3.) The Applicant should provide actual soil boring data that shows that the soils are Group C type soils for the proposed onsite underground infiltration system.

#### WATER

- 1.) The water service connections from the water main in the street to the two-family dwelling and retail/condominium building should be a straight connection without any bends, reducing fittings and friction losses in the pipe.
- 2.) The flow demands from the proposed use will decrease from the pre-development conditions and not adversely impact the Town's water distribution system

#### SEWER

- 1.) The Applicant should show the location of the grease trap on the Utility Plan L-1.4. Revisions to the plans could be made during Site Plan Review.
- 2.) The proposed sewer service connections should be connected to the sewer main on Grove Street with either a pre-manufactured wye connection or a direct tap per Town of Wellesley construction requirements for underground facilities in the public way.
- 3.) The proposed sanitary sewer system flows from the project remain the same from the previous submission and will not adversely impact the Town's sanitary sewer collection system on Grove Street.

#### REFUSE DISPOSAL SYSTEM

- 1.) The refuse generated from the site will be removed by private haulers and will not impact the Town of Wellesley refuse disposal program.

Memo to Meghan Jop  
July 2, 2013  
Page 3

If I may be of any further assistance in this matter, feel free to contact me.

Sincerely,



George J. Saraceno  
Senior Civil Engineer

cc: Michael Pakstis  
William Shaughnessy  
David Hickey  
Douglas Stewart  
Ethan Parsons  
Michael Grant  
Frank Holmes