

**Project of Significant Impact (“PSI”)
Municipal Systems Impact Analysis Update
576 Washington Street and 53 Grove Street (the “Property”)**

This PSI Municipal Systems Impact Analysis Update is submitted in connection with the redevelopment of the Property as previously approved by the PSI Special Permit issued by the Town of Wellesley Planning Board on February 13, 2007 (PSI-06-01), as amended on May 26, 2009.

This Update contains the following correspondence and documentation reflecting that the limited changes to the redevelopment plan do not result in a material intensification of use relative to the previously-assessed and approved project:

TABLE OF CONTENTS		
TAB	IMPACT ANALYSIS COMPONENT	AUTHOR/CONSULTANT
1.	Utility Capacity Updates	
	A. Water	Frank Holmes, P.E., Stantec Planning and Landscape Architecture P.C.
	B. Sewer	
	C. Storm Drain	
	D. Electric Distribution System(s)	
2.	Building Occupant Life Safety Update	
3.	Traffic and Pedestrian/Bicycle Safety Update	Jennifer Conley, P.E., AICP, PTOE, Conley Associates
4.	Refuse Disposal and Recycling Update	David Nagahiro, Principal, LEED AP, cbt Architects
5.	A. 2/13/07 PSI Special Permit Decision	Wellesley Planning Board
	B. 5/26/09 PSI Special Permit Amendment	
Revised Site Plans – <i>under separate cover</i>		
N/A	Plan	Config. (Sheet)
	Materials Plan	Alt. 2 (Sheet L1.1)
	Grading Plan	Alt. 2 (Sheet L1.2)
	Planting Plan	Alt. 2 (Sheet L1.3)
	Utility Plan	Alt. 2 (Sheet L1.4)
	Materials Plan	Alt. 1 (Sheet L2.1)
	Grading Plan	Alt. 1 (Sheet L2.2)
	Planting Plan	Alt. 1 (Sheet L2.3)
	Utility Pan	Alt. 1 (Sheet L2.4)
	Open Space Analysis	Alt. 2
		Stantec Planning and Landscape Architecture P.C.

Memo



Stantec

Stantec Planning and Landscape Architecture P.C.
141 Portland Street
Boston MA 02114
Tel: (617) 523-8103
Fax: (617) 523-4333

To: Town of Wellesley Planning Board From: Frank Holmes, PE
525 Washington Street Stantec Consulting Ltd.
Lower Level 141 Portland Street
Wellesley, MA 02482 Boston, MA 02114

Date: June 3, 2013

**Reference: 576 Washington Street & 53 Grove Street
Water System Impact Analysis**

This memorandum provides an update to the analysis of the impacts that the 576 Washington Street and 53 Grove Street project will have on the municipal water system. Recent project changes, mostly consisting of changes to the interior of the Washington Building, include minor modifications to the site and utility plans.

The project will consist of the Washington Building, with frontage on Washington Street, and the Grove Building(s), which may consist of either of two alternatives: (i) one new 5 unit building with frontage and access on Grove Street or (ii) one new 3 unit building and the renovation of an existing cottage (containing 2 units) both with frontage and access on Grove Street. The Washington Building will include retail space, an indoor parking area, and condominiums. The building(s) on Grove Street will include 5 additional residential units.

The proposed Washington Building will include 25 2-bedroom residential units, approximately 6,500 square feet of retail space, and potentially a restaurant with up to 60 seats. The Grove Building(s) will consist of 5 affordable housing units, with a total of 10 bedrooms.

The water services from the proposed project will connect to the municipal 10" water main in Grove Street as it did in the previous submission. The pre-development conditions analysis (site total water usage = 18,975 gallons per day) has not changed since the previous submission (described in the Water System Impact Analysis memorandum by Judith Nitsch Engineering, Inc. dated January 31, 2006). The conditions described in the Water System Impact Analysis memorandum will not change except as described below.

The proposed water usage will be 9,928 gallons per day (gpd), calculated based on 314 CMR 7.00 and an assumed 10% inflation rate for water consumption. This will be a decrease in total water usage from the pre-development condition of 18,975 gpd.

Stantec

June 3, 2013
Town of Wellesley Planning Board
Page 2 of 2

Based on the foregoing, the limited changes to the site plans do not result in a material intensification of use with respect to water as compared to the previously assessed impacts approved by the 2007 PSI approval.

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
Frank Holmes, PE

A handwritten signature in black ink that reads "Frank Holmes". The signature is written in a cursive, slightly slanted style.

Senior Associate
frank.holmes@stantec.com

Stantec

June 3, 2013
Town of Wellesley Planning Board
Page 2 of 2

Category of Use	Sewage Flow Estimate (314 CMR 7.00)	Quantity	Volume per Day (gpd)
Washington Building			
Retail	5 gpd per 100 sf	6,500 sf	325
Restaurant	35 gpd per Seat	60 seats	2,100
Residential	110 gpd per Bedroom	50 Bedrooms	5,500
Proposed Washington Building Total=			7,925
Affordable Housing Units			
Residential	110 gpd per Bedroom	10 Bedrooms	1,100
Proposed Site Total =			9,025

As with the previous submission, the sanitary sewer flow to the 8" main in Washington Street will be reduced from 16,700 gpd as was the case when the Wellesley Inn was in operation, to 0 gpd since all of the proposed sanitary sewer flow will drain to the 8" main in Grove Street. In the previous submission, the flow to the 8" main in Grove Street was increased from 550 gpd to 16,452 gpd. With the revisions to the proposed redevelopment, the proposed flow to the sewer main in Grove Street will be increased from 550 gpd to 9,025 gallons per day, as calculated above.

The capacity of the 8" sewer main in Grove Street is 2.65 cubic feet per second (cfs), as described in the previously submitted and approved PSI permit application. The proposed redevelopment's flow from the site will be 0.0140 cfs (9,025 gpd). Using a peaking factor of 3, the peak flow from the site would be 0.042 cfs or 1.58% of the sewer's calculated capacity.

Based on the foregoing, the limited changes to the site plans do not result in a material intensification of use with respect to sanitary sewer as compared to the previously assessed impacts approved by the 2007 PSI approval.

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.



Frank Holmes, PE
Senior Associate
frank.holmes@stantec.com

Stantec

June 3, 2013
Town of Wellesley Planning Board
Page 2 of 3

PRE-DEVELOPMENT CONDITIONS

The pre-development conditions analysis has not changed since the issuance of the permit. There were 47,887 square feet of impervious area in the pre-development condition.

PROPOSED STORMWATER MANAGEMENT PLAN (ON-SITE)

The proposed drainage system will consist of surface drains that will be piped either to an underground stormwater infiltration system consisting of perforated pipes surrounded by crushed stone or directly to the municipal drainage system in Grove Street.

The stormwater runoff from the proposed site will drain either overland to Washington Street or via networks of pipes and overland to Grove Street. The system has been designed so that peak rates of stormwater runoff to the municipal drainage systems will be below the pre-development rates for the 2-, 10-, 25-, and 100-year storm events. A summary of pre-development and proposed rates of stormwater runoff is below.

Discharge Point	2-Year Storm		10-Year Storm		25-Year Storm		100-Year Storm	
	Exist. (cfs)	Prop. (cfs)	Exist. (cfs)	Prop. (cfs)	Exist. (cfs)	Prop. (cfs)	Exist. (cfs)	Prop. (cfs)
Washington Street	0.91	0.16	1.40	0.23	1.71	0.28	2.09	0.33
Grove Street	2.84	2.72	4.22	4.11	5.09	4.99	6.16	5.88

GROUNDWATER RECHARGE

The underground infiltration system has been sized to meet the requirements of Standard 3, Stormwater Recharge, as described in the Massachusetts Stormwater Handbook. The sizing for the recharge volume assumes that all soils on the site are classified as Hydrologic Soil Group C (the soils on-site are comprised of Urban Fill and are not rated for Hydrologic Soil Group). The sizing also includes a capture area adjustment since not all stormwater runoff from impervious areas will drain to the provided recharge volume.

WATER QUALITY

Stormwater runoff from vehicular paved surfaces will drain through proprietary water quality units prior to discharging to the municipal drainage system in Grove Street. Stormwater runoff from these areas will be treated for at least 80% TSS removal. Stormwater runoff from all other areas is considered to be clean and will not require water quality treatment.

CONCLUSION

The stormwater drainage system design has been adjusted to meet the Massachusetts Stormwater Standards. Based on the foregoing, the limited changes to the site plans do not result in a material intensification of use with respect to storm drainage as compared to the previously assessed impacts approved by the 2007 PSI approval.

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.

Stantec

June 3, 2013
Town of Wellesley Planning Board
Page 3 of 3



Frank Holmes, PE
Senior Associate
frank.holmes@stantec.com

Attachments: Existing & Proposed Hydrocad Reports
Groundwater Recharge Calculations
Water Quality (TSS Removal) Calculations



Wozny/Barbar & Associates, Inc.
CONSULTING ENGINEERS

May 30, 2013

TO: Town of Wellesley Planning Board

RE: 576 Washington Street and 53 Grove Street

This letter summarizes any Project generated impacts on the Wellesley Municipal Light Plant's electrical distribution infrastructure for the above-reference project.

The new construction at 576 Washington Street will be served by a secondary service at 120/208 volts, 3 phase, 4 wire. The Wellesley Municipal Light Plant will provide a pad mounted transformer on the site that will service the new building. Each residential unit, each retail / restaurant space, and the common areas for the building will be provided with a direct Utility Company meter.

The 53 Grove Street portion of the project will be served by a new secondary service at 120/208 volts derived from the existing underground infrastructure or the transformer servicing the new building.

The Wellesley Municipal Light Plant had stated previously that there is adequate power available in their distribution system to service the project.

Very truly yours,

WOZNY/BARBAR & ASSCIATES, Inc.

Mark F. Rattenbury, P.E.
Director of Electrical Engineering

J:\13052 Wellesley Inn\Documents\Letter for Light Plant 5-30-13.doc

May 30, 2013

TO: Town of Wellesley Planning Board

RE: 576 Washington Street and 53 Grove Street

This letter summarizes the impacts of the Project on the Wellesley Municipal Fire Alarm distribution infrastructure for the above-reference project.

The fire alarm system for the new building at 576 Washington Street will be an automatic, fully supervised, analog addressable, non-coded detection and alarm system connected to the Wellesley Municipal Fire Alarm System, if requested by the Fire Department, via a master box. In addition, the new building's fire alarm system will be connected to an UL listed central station via a digital alarm communicating transmitter. This automatic alarm and detection will be installed per current Building Code requirements.

The Wellesley Municipal Fire Department previously indicated that the previously existing building on the site was equipped with a master box (which still exists) and that this connection point can be reused to service the master box for the new building.

The alternative configurations for the five assisted units at 53 Grove Street will be provided with a household fire alarm, multiple station type smoke detectors, that will alarm all such devices within each dwelling unit upon actuation of any single device. Carbon monoxide detection will also be provided as required. This detection will be installed per current MGL and Building Code.

Very truly yours,

WOZNY/BARBAR & ASSCIATES, Inc.



Mark F. Rattenbury, P.E.
Director of Electrical Engineering

CONLEY
ASSOCIATES

Memorandum

To: Town of Wellesley Planning Board
From: Jennifer Conley, PE, PTOE
Date: May 30, 2013
Re: Wellesley Inn Site Redevelopment Traffic Impact Update

In February 2006, Conley Associates, Inc. completed a Traffic Impact Study for the redevelopment of the Wellesley Inn site located at 576 Washington Street and 53 Grove Street in Wellesley, Massachusetts. The traffic impacts of 20 condominium units, 5,130 square feet of retail space and 8,094 square feet of restaurant space to be developed on the site were determined. In February 2007, the development was modified to include 21 residential units on site (and 4 located off site) and 9,000 square feet of retail. Conley Associates, Inc. determined the changes to the traffic impact in a memorandum dated February 7, 2007. The Planning Board issued a PSI Special Permit for the redevelopment on February 13, 2007. Since that time, however, no development has taken place at the site.

Under the currently proposed building program, a total of 30 residential units (25 market rate and 5 affordable) are proposed at the site. In addition, up to 9,500 square feet of commercial space is proposed. Conley Associates, Inc. has determined the traffic impact associated with the modification of the building program, as documented herein, in support of a finding that the currently proposed building program does not result in a material intensification in use relative to the traffic impacts previously assessed in the 2007 PSI approval.

Existing Conditions

On May 7, 2013, Conley Associates, Inc. conducted a site visit in order to verify that traffic conditions are consistent with those reported in the original Traffic Impact Study and subsequent traffic analysis. No significant changes in roadway geometry, pedestrian accommodations, or parking (on street or off street) were noted. The vacant site is currently fenced in on both Washington and Grove Streets and still retains one driveway on Washington Street, one surface driveway on Grove Street, and the parking garage access on Grove Street.

As a part of the original Traffic Impact Study, daily traffic volume was collected on Washington Street. In November 2004, an automatic traffic recorder (ATR) counted a weekday two-way traffic volume of 11,460 vehicles with 6,080 vehicles traveling northbound and 5,380 vehicles traveling southbound. November 2004 ATR counts also included traffic volume data collected on Grove Street. Based on the ATR data, Grove Street had a weekday volume of 4,535 vehicles with 2,515 traveling northbound and 2,020 vehicles traveling southbound.

CONLEY
ASSOCIATES

Wellesley Inn Redevelopment

-2-

May 30, 2013

Conley Associates, Inc. has updated the traffic volume data at the same locations as were counted previously for the Traffic Impact Study. An ATR collected traffic volume data on Washington Street west of Church Street on Tuesday, May 7, 2013. The ATR data determined that approximately 10,000 vehicles traveled on Washington Street, with 5,100 traveling eastbound and 4,900 traveling westbound. ATR data was also collected on Grove Street at the same location as was counted in 2004. On Tuesday, May 7, 2013, 4,140 vehicles traveled on Grove Street, with 2,200 vehicles traveling northbound and 1,940 vehicles traveling southbound.

Table 1: Trip Generation Summary

	2004 Traffic Volumes¹	2013 Traffic Volumes²	Net Change in Traffic
Washington Street	11,460	10,000	-12.7%
Grove Street	4,535	4,140	-8.7%

1. Based on traffic volume data contained in February 2006 Traffic Impact Study.

2. Based on ATR data collected in May 2013.

As shown in Table 1, the comparison of traffic volumes on Washington Street shows a decrease of 12.7 percent over the nine year period. Similarly, the traffic volumes on Grove Street reflect a decrease of 8.7 percent over the nine year period. Therefore, based on this data, the traffic volumes provided in the Traffic Impact Study and subsequent analysis are conservatively high when compared with traffic volume levels today.

On Washington Street, the 2013 AM peak hour occurred from 7:45 to 8:45 AM when 790 vehicles traveled past the proposed site. On Grove Street, the 2013 AM peak hour occurred from 7:30 to 8:30 AM when 322 vehicles passed the proposed site. On Washington Street, the 2013 PM peak hour occurred from 4:45 to 5:45 PM when 845 vehicles traveled past the proposed site. During that same hour, 340 vehicles passed the site on Grove Street.

Site Related Traffic

Conley Associates, Inc. determined the trip generation of the currently proposed building program based on the Institute of Transportation Engineers' Trip Generation Manual, 9th edition. As indicated above, the building program now involves 30 residential units and up to 9,500 square feet of commercial space. Land use code (LUC) 230, Residential Condominium/Townhouse, is the appropriate land use code for the residential units. LUC 826, Specialty Retail Center, is the appropriate land use code for the commercial space. The trip generation of the proposed development is provided in Table 2. The trip generation of the most recently approved development program, as outlined in the February 7, 2007 Conley Memorandum, is also provided in Table 2.

CONLEY
ASSOCIATES

Wellesley Inn Redevelopment

-3-

May 30, 2013

Table 2: Trip Generation Summary

		Previously Approved Trip Generation ¹	Trip Generation of Currently Proposed Program ²	Net Change in Trips
Weekday AM Peak Hour	In	6	6	0
	<u>Out</u>	<u>11</u>	<u>14</u>	<u>3</u>
	Total	17	20	3
Weekday PM Peak Hour	In	18	21	3
	<u>Out</u>	<u>18</u>	<u>19</u>	<u>1</u>
	Total	36	40	4
Saturday Midday Peak Hour	In	22	25	3
	<u>Out</u>	<u>21</u>	<u>22</u>	<u>1</u>
	Total	43	47	4

1. Based on trip generation calculations contained in February 7, 2007 Conley Memorandum. Calculations were based on 21 residential units and 9,000 sf of commercial space using Trip Generation, 7th Edition. The analysis did not include the traffic associated with the 4 residential units to be located off site.
2. Based on the Trip Generation Manual, 9th Edition, 2012, published by ITE. Calculations were based on 30 residential units, LUC 230, Residential Condominium/Townhouse and 9,500 sf, LUC 826, Specialty Retail Center.

The revised building program will only increase the trip generation of the site by three to four vehicles during the peak hours. Put into context, the traffic volumes passing the site total 1,112 vehicles during the weekday AM peak hour and 1,185 vehicles during the weekday PM peak hour. An increase of four vehicles corresponds to an increase of 0.4 percent over the existing conditions.

In order to estimate the effect an increase of three to four vehicles would have on the level of service analysis, Conley Associates, Inc. added those vehicles to the February 2007 memo volumes projected to enter and exit the garage under the Build condition during the weekday PM peak hour. Using the higher volumes results in the same level of service (LOS) result as presented in the February 2007 memo (LOS B). The delay is not expected to increase at that location. Conley Associates, Inc. also distributed the traffic volumes through the nearby signalized intersection of Washington Street at Grove Street and Central Street. The February 2007 memo presents a weekday PM peak hour operation of LOS F with 89.3 seconds of delay. If all four trips were distributed through this signalized intersection, the delay would only be expected to increase by 0.7 of a second.

Conclusions

Conley Associates, Inc. has collected traffic volumes on Washington Street and Grove Street in Wellesley, Massachusetts. Based on comparison of traffic volume data from 2004 and 2013, the

CONLEY
ASSOCIATES

Wellesley Inn Redevelopment

-4-

May 30, 2013

traffic volumes have decreased between nine and thirteen percent during the nine year period since the original Traffic Impact Study traffic volumes were collected. Therefore, the traffic volumes presented in the original Traffic Impact Study and subsequent analysis are conservatively high when compared with the existing 2013 conditions.

Modifications to the building program are anticipated to increase the trip generation of the proposed site by between three and four vehicle trips during the weekday AM, weekday PM and Saturday peak hours. This trip increase represents less than a 0.4 percent increase over the existing 2013 traffic volumes. An increase of four vehicle trips over the course of an hour is imperceptible to the average driver and is well within the daily variations in traffic volumes.

Based on the data and comparison outlined above, the changes do not amount to a material intensification of use relative to traffic and pedestrian and bicycle circulation. Therefore, the Board may determine that the project results in “no degradation of level of service of all roadway impacted by development traffic; [and] pedestrian and bicycle circulation will continue to conform with recognized safety standards subject to the completion of the project...and negotiated improvements” as set forth in the 2007 PSI approval.

Washington Street (Route 16)
 south of Church Street
 City, State: Wellesley, MA
 Client: Conley Associates/L. Grant

40056Avolume
 Site Code:

Start Time	NB		SB		Combined		18-Nov-04 Thu				
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.					
12:00	3	93	8	73	11	166					
12:15	5	94	5	91	10	185					
12:30	2	105	8	82	10	187					
12:45	2	115	407	6	27	75	321	8	39	190	728
01:00	2	83	2	75	4	158					
01:15	1	75	2	101	3	176					
01:30	1	80	3	87	4	167					
01:45	1	87	325	2	9	80	343	3	14	167	668
02:00	0	73	2	87	2	160					
02:15	4	92	0	92	4	184					
02:30	2	74	0	92	2	166					
02:45	2	106	345	0	2	91	362	2	10	197	707
03:00	0	84	0	92	0	176					
03:15	3	99	1	105	4	204					
03:30	4	76	1	93	5	169					
03:45	2	118	377	0	2	102	392	2	11	220	769
04:00	2	102	1	105	3	207					
04:15	8	76	3	116	11	192					
04:30	7	69	3	131	10	200					
04:45	18	94	341	3	10	129	481	21	45	223	822
05:00	25	72	4	137	29	209					
05:15	25	70	6	135	31	205					
05:30	39	82	5	144	44	226					
05:45	65	88	312	9	24	119	535	74	178	207	847
06:00	70	72	19	142	89	214					
06:15	107	65	18	126	125	191					
06:30	157	77	24	104	181	181					
06:45	187	62	276	31	92	103	475	218	613	165	751
07:00	158	63	38	106	196	169					
07:15	168	45	40	79	208	124					
07:30	174	36	39	72	213	108					
07:45	179	33	177	77	194	61	318	256	873	94	495
08:00	149	30	65	67	214	97					
08:15	143	41	76	60	219	101					
08:30	144	29	87	69	231	98					
08:45	139	34	134	70	298	57	253	209	873	91	387
09:00	154	37	59	70	213	107					
09:15	126	33	53	51	179	84					
09:30	104	34	55	49	159	83					
09:45	81	16	120	68	235	47	217	149	700	63	337
10:00	90	21	69	39	159	60					
10:15	95	20	47	35	142	55					
10:30	81	19	56	27	137	46					
10:45	69	17	77	69	241	33	134	138	576	50	211
11:00	88	10	67	35	155	45					
11:15	104	16	72	23	176	39					
11:30	80	6	99	17	179	23					
11:45	82	5	37	82	320	17	92	164	674	22	129
Total	3152	2928	1454	3923	4606	6851					
Percent	68.4%	42.7%	31.6%	57.3%							
Day Total		6080		5377		11457					
Peak Vol.	06:45	12:00	11:00	04:45	07:45	04:45					
P.H.F.	687	407	320	545	920	863					
	0.918	0.862	0.808	0.946	0.898	0.955					

Washington Street (Route 16)
 south of Church Street
 City, State: Wellesley, MA
 Client: Conley Associates/L. Grant

40056Avolume
 Site Code:

Start Time	NB		SB		Combined		19-Nov- 04 Fri					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00	3	97	13	89	16	186						
12:15	1	90	8	85	9	175						
12:30	4	108	4	80	8	188						
12:45	5	13	68	363	6	31	72	326	11	44	140	689
01:00	2	72	4	91	6	163						
01:15	1	94	7	64	8	158						
01:30	3	87	4	90	7	177						
01:45	0	6	86	339	5	20	91	336	5	26	177	675
02:00	1	79	2	88	3	167						
02:15	1	85	4	88	5	173						
02:30	4	69	0	80	4	149						
02:45	2	8	65	298	2	8	100	356	4	16	165	654
03:00	0	75	2	98	2	173						
03:15	0	73	1	115	1	188						
03:30	4	83	1	110	5	193						
03:45	3	7	114	345	0	4	96	419	3	11	210	764
04:00	4	74	3	131	7	205						
04:15	9	81	2	112	11	193						
04:30	6	72	1	118	7	190						
04:45	14	33	90	317	1	7	120	481	15	40	210	798
05:00	19	69	2	131	21	200						
05:15	26	74	4	150	30	224						
05:30	44	78	8	140	52	218						
05:45	55	144	86	307	6	20	127	548	61	164	213	855
06:00	85	85	12	116	97	201						
06:15	110	74	14	119	124	193						
06:30	128	80	19	121	147	201						
06:45	137	460	76	315	33	78	80	436	170	538	156	751
07:00	168	68	43	61	211	129						
07:15	184	69	48	81	232	150						
07:30	185	54	59	68	244	122						
07:45	146	683	35	226	78	228	53	263	224	911	88	489
08:00	159	32	73	60	232	92						
08:15	132	36	73	62	205	98						
08:30	144	30	76	28	220	58						
08:45	127	562	29	127	86	308	31	181	213	870	60	308
09:00	131	32	51	34	182	66						
09:15	117	36	61	34	178	70						
09:30	116	32	65	50	181	82						
09:45	97	461	20	120	61	238	38	156	158	699	58	276
10:00	74	19	75	41	149	60						
10:15	77	19	64	39	141	58						
10:30	96	24	73	45	169	69						
10:45	57	304	21	83	71	283	43	168	128	587	64	251
11:00	69	22	52	33	121	55						
11:15	90	31	63	41	153	72						
11:30	79	17	74	32	153	49						
11:45	108	346	8	78	99	288	24	130	207	634	32	208
Total	3027	2918	1513	3800	4540	6718						
Percent	66.7%	43.4%	33.3%	56.6%								
Day Total		5945		5313		11258						
Peak	07:00	12:00	08:00	05:00	07:15	05:15						
Vol.	683	363	308	548	932	856						
P.H.F.	0.923	0.796	0.778	0.913	0.955	0.955						

Washington Street (Route 16)
 south of Church Street
 City, State: Wellesley, MA
 Client: Conley Associates/L. Grant

40056Avolume
 Site Code:

Start Time	NB		SB		Combined		20-Nov-04 Sat					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00	5	98	30	65	35	163						
12:15	5	106	25	89	30	195						
12:30	9	79	14	95	23	174						
12:45	2	21	118	401	6	75	345	8	96	214	746	
01:00	4	88	9	87	13	175						
01:15	0	81	8	77	8	158						
01:30	2	83	8	108	10	191						
01:45	3	9	89	341	6	31	81	353	9	40	170	694
02:00	3	133	3	43	6	176						
02:15	2	135	3	21	5	156						
02:30	3	127	5	30	8	157						
02:45	3	11	86	481	8	19	96	190	11	30	182	671
03:00	1	75	5	97	6	172						
03:15	0	70	2	117	2	187						
03:30	5	66	4	95	9	161						
03:45	2	8	81	292	2	13	106	415	4	21	187	707
04:00	3	78	7	103	10	181						
04:15	5	80	3	68	8	148						
04:30	7	80	2	91	9	171						
04:45	8	23	86	324	8	20	86	348	16	43	172	672
05:00	14	74	2	88	16	162						
05:15	12	69	3	76	15	145						
05:30	10	80	4	76	14	156						
05:45	7	43	75	298	3	12	87	327	10	55	162	625
06:00	15	95	5	84	20	179						
06:15	26	73	5	62	31	135						
06:30	30	55	16	54	46	109						
06:45	46	117	61	284	12	38	65	265	58	155	126	549
07:00	33	63	14	45	47	108						
07:15	46	34	24	42	70	76						
07:30	47	27	17	36	64	63						
07:45	59	185	31	155	26	81	42	165	85	266	73	320
08:00	63	52	33	53	96	105						
08:15	54	28	47	30	101	58						
08:30	68	27	43	21	111	48						
08:45	63	248	43	150	51	174	24	128	114	422	67	278
09:00	79	41	39	23	118	64						
09:15	75	33	49	34	124	67						
09:30	80	31	63	22	143	53						
09:45	101	335	29	134	63	214	30	109	164	549	59	243
10:00	67	43	60	38	127	81						
10:15	86	36	54	28	140	64						
10:30	86	30	61	47	147	77						
10:45	94	333	39	148	75	250	24	137	169	583	63	285
11:00	70	15	56	32	126	47						
11:15	105	23	84	45	189	68						
11:30	81	20	74	42	155	62						
11:45	99	355	18	76	87	301	36	155	186	656	54	231
Total	1688	3084	1228	2937	2916	6021						
Percent	57.9%	51.2%	42.1%	48.8%								
Day Total		4772		4165		8937						
Peak Vol.	10:30	355	01:45	484	11:00	301	03:15	421	11:00	656	00:15	758
P.H.F.	0.845		0.896		0.865		0.900		0.868		0.886	

Washington Street (Route 16)
south of Church Street
City, State: Wellesley, MA
Client: Conley Associates/L. Grant

40056A volume
Site Code:

Start Time	NB		SB		Combined		21-Nov-04 Sun
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00	9	83	22	65	31	148	
12:15	10	84	20	76	30	160	
12:30	7	93	9	57	16	150	
12:45	5	31 69	329 12	63 63	261 17	94 132	590
01:00	2	80	12	72	14	152	
01:15	8	79	10	63	18	142	
01:30	8	67	5	56	13	123	
01:45	6	24 91	317 7	34 65	256 13	58 156	573
02:00	1	58	4	57	5	115	
02:15	4	63	8	48	12	111	
02:30	1	62	7	71	8	133	
02:45	2	8 75	258 7	26 59	235 9	34 134	493
03:00	4	68	2	74	6	142	
03:15	4	63	4	85	8	148	
03:30	6	70	1	71	7	141	
03:45	1	15 69	270 4	11 70	300 5	26 139	570
04:00	0	65	3	72	3	137	
04:15	1	67	1	82	2	149	
04:30	5	55	2	64	7	119	
04:45	5	11 58	245 4	10 68	286 9	21 126	531
05:00	5	67	2	79	7	146	
05:15	7	49	5	60	12	109	
05:30	6	57	5	64	11	121	
05:45	3	21 42	215 4	16 68	271 7	37 110	486
06:00	5	65	1	56	6	121	
06:15	16	40	8	47	24	87	
06:30	13	43	12	66	25	109	
06:45	20	54 44	192 10	31 49	218 30	85 93	410
07:00	11	33	12	44	23	77	
07:15	22	22	16	39	38	61	
07:30	23	38	19	36	42	74	
07:45	28	84 29	122 23	70 36	155 51	154 65	277
08:00	24	23	33	35	57	58	
08:15	25	24	23	36	48	60	
08:30	42	15	31	33	73	48	
08:45	56	147 21	83 27	114 32	136 83	261 53	219
09:00	43	20	34	36	77	56	
09:15	52	22	38	24	90	46	
09:30	56	20	57	25	113	45	
09:45	73	224 11	73 74	203 18	103 147	427 29	176
10:00	64	16	45	25	109	41	
10:15	54	11	56	17	110	28	
10:30	50	10	50	14	100	24	
10:45	65	233 9	46 40	191 22	78 105	424 31	124
11:00	46	5	66	8	112	13	
11:15	85	5	69	9	154	14	
11:30	92	6	53	10	145	16	
11:45	84	307 4	20 61	249 10	37 145	556 14	57
Total	1159	2170	1018	2336	2177	4506	
Percent	53.2%	48.2%	46.8%	51.8%			
Day Total		3329		3354		6683	
Peak	11:00	12:00	11:00	03:00	11:00	00:15	
Vol.	307	329	249	300	556	594	
P.H.F.	0.834	0.884	0.841	0.882	0.903	0.928	

Grove Street
south of Spring Street
City, State: Wellesley, MA
Client: Conley Associates/L. Grant

40056Bvolume
Site Code:

Start Time	NB		SB		Combined		18-Nov-04 Thu
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00	0	33	0	37	0	70	
12:15	0	57	0	53	0	110	
12:30	0	50	0	53	0	103	
12:45	0	39	179	38	0	77	360
01:00	0	57	1	40	1	97	
01:15	2	39	2	36	4	75	
01:30	0	45	0	34	0	79	
01:45	0	44	185	38	0	82	333
02:00	0	51	1	34	1	85	
02:15	1	47	1	33	2	80	
02:30	1	52	1	34	2	86	
02:45	0	55	205	50	0	105	356
03:00	0	53	0	57	0	110	
03:15	0	41	0	55	0	96	
03:30	0	49	1	48	1	97	
03:45	1	42	185	38	2	80	383
04:00	1	32	1	29	2	61	
04:15	1	40	0	37	1	77	
04:30	3	44	3	46	6	90	
04:45	6	45	161	35	9	80	308
05:00	3	41	0	42	3	83	
05:15	2	29	0	36	2	65	
05:30	6	53	2	34	8	87	
05:45	7	36	159	35	13	71	306
06:00	9	31	6	32	15	63	
06:15	6	39	13	25	19	64	
06:30	14	21	16	30	30	51	
06:45	24	33	124	29	49	62	240
07:00	36	29	18	43	54	72	
07:15	54	23	20	32	74	55	
07:30	44	23	29	32	73	55	
07:45	53	20	95	23	88	43	225
08:00	59	14	26	31	85	45	
08:15	49	16	34	22	83	38	
08:30	46	15	57	18	103	33	
08:45	47	17	62	28	99	45	161
09:00	36	13	18	24	54	37	
09:15	34	9	23	16	57	25	
09:30	34	10	29	12	63	22	
09:45	33	7	39	15	66	22	106
10:00	36	4	34	10	70	14	
10:15	36	5	29	9	65	14	
10:30	34	1	21	2	55	3	
10:45	45	4	14	9	75	13	44
11:00	44	5	25	1	69	6	
11:15	44	2	23	2	67	4	
11:30	44	1	20	5	64	6	
11:45	35	1	9	30	65	2	18
Total	930	1417	642	1423	1572	2840	
Percent	59.2%	49.9%	40.8%	50.1%			
Day Total		2347		2065		4412	
Peak	07:15	02:15	07:45	02:45	07:45	02:45	
Vol.	210	207	152	210	359	408	
P.H.F.	0.890	0.908	0.667	0.921	0.871	0.927	

Grove Street
south of Spring Street
City, State: Wellesley, MA
Client: Conley Associates/L. Grant

40056Bvolume
Site Code:

Start Time	NB		SB		Combined		19-Nov-04 Fri
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00	6	39	2	41	8	80	
12:15	1	50	0	35	1	85	
12:30	0	53	4	44	4	97	
12:45	0	7 45	187 0	6 56	176 0	13 101	363
01:00	0	54	1	46	1	100	
01:15	0	49	0	42	0	91	
01:30	0	48	0	34	0	82	
01:45	0	0 56	207 0	1 39	161 0	1 95	368
02:00	0	41	0	44	0	85	
02:15	1	53	0	41	1	94	
02:30	0	39	0	38	0	77	
02:45	0	1 46	179 0	0 36	159 0	1 82	338
03:00	0	54	2	46	2	100	
03:15	0	44	0	66	0	110	
03:30	1	50	0	43	1	93	
03:45	0	1 58	206 0	2 47	202 0	3 105	408
04:00	0	36	0	30	0	66	
04:15	0	37	0	30	0	67	
04:30	2	44	1	25	3	69	
04:45	0	2 49	166 1	2 30	115 1	4 79	281
05:00	3	45	2	38	5	83	
05:15	3	45	0	37	3	82	
05:30	4	37	1	31	5	68	
05:45	9	19 31	158 6	9 35	141 15	28 66	299
06:00	10	39	9	50	19	89	
06:15	6	38	16	27	22	65	
06:30	18	43	11	26	29	69	
06:45	28	62 31	151 23	59 28	131 51	121 59	282
07:00	43	42	15	28	58	70	
07:15	39	31	19	44	58	75	
07:30	33	30	20	28	53	58	
07:45	57	172 9	112 28	82 24	124 85	254 33	236
08:00	55	21	29	21	84	42	
08:15	37	20	34	17	71	37	
08:30	56	14	42	23	98	37	
08:45	68	216 16	71 15	120 24	85 83	336 40	156
09:00	37	24	16	13	53	37	
09:15	47	15	28	13	75	28	
09:30	34	8	20	11	54	19	
09:45	45	163 6	53 38	102 14	51 83	265 20	104
10:00	36	13	30	7	66	20	
10:15	44	10	31	12	75	22	
10:30	46	3	23	6	69	9	
10:45	33	159 3	29 32	116 9	34 65	275 12	63
11:00	33	10	30	7	63	17	
11:15	49	3	31	8	80	11	
11:30	40	4	26	2	66	6	
11:45	49	171 5	22 35	122 4	21 84	293 9	43
Total	973	1541	621	1400	1594	2941	
Percent	61.0%	52.4%	39.0%	47.6%			
Day Total		2514		2021		4535	
Peak	08:00	01:00	07:45	03:00	07:45	03:00	
Vol.	216	207	133	202	338	408	
P.H.F.	0.794	0.892	0.792	0.765	0.862	0.927	

Grove Street
south of Spring Street
City, State: Wellesley, MA
Client: Conley Associates/L. Grant

40056Bvolume
Site Code:

Start Time	NB		SB		Combined		20-Nov-04 Sat					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00	2	41	3	32	5	73						
12:15	0	40	3	29	3	69						
12:30	2	52	3	26	5	78						
12:45	2	6	53	186	2	11	39	126	4	17	92	312
01:00	1	47	2	25	3	72						
01:15	0	38	1	34	1	72						
01:30	1	41	0	25	1	66						
01:45	0	2	34	160	1	4	30	114	1	6	64	274
02:00	0	29	2	29	2	58						
02:15	0	37	0	21	0	58						
02:30	0	42	1	32	1	74						
02:45	0	0	51	159	0	3	36	118	0	3	87	277
03:00	1	42	1	26	2	68						
03:15	3	38	1	26	4	64						
03:30	2	44	0	33	2	77						
03:45	1	7	38	162	0	2	28	113	1	9	66	275
04:00	0	41	0	28	0	69						
04:15	0	35	0	30	0	65						
04:30	0	50	0	24	0	74						
04:45	2	2	38	164	0	0	35	117	2	2	73	281
05:00	1	34	1	27	2	61						
05:15	2	29	1	25	3	54						
05:30	2	28	0	21	2	49						
05:45	1	6	43	134	0	2	31	104	1	8	74	238
06:00	7	25	1	21	8	46						
06:15	6	32	7	30	13	62						
06:30	3	23	2	27	5	50						
06:45	6	22	30	110	3	13	21	99	9	35	51	209
07:00	10	30	4	24	14	54						
07:15	18	17	14	17	32	34						
07:30	15	23	15	20	30	43						
07:45	26	69	15	85	15	48	18	79	41	117	33	164
08:00	25	22	14	18	39	40						
08:15	24	16	23	10	47	26						
08:30	54	8	28	11	82	19						
08:45	43	146	12	58	15	80	16	55	58	226	28	113
09:00	39	11	14	11	53	22						
09:15	31	10	29	13	60	23						
09:30	29	7	27	11	56	18						
09:45	22	121	10	38	14	84	12	47	36	205	22	85
10:00	46	14	22	18	68	32						
10:15	30	9	26	7	56	16						
10:30	47	6	19	8	66	14						
10:45	53	176	5	34	25	92	8	41	78	268	13	75
11:00	59	7	24	11	83	18						
11:15	30	7	19	3	49	10						
11:30	46	6	30	3	76	9						
11:45	59	194	6	26	35	108	8	25	94	302	14	51
Total	751	1316	447	1038	1198	2354						
Percent	62.7%	55.9%	37.3%	44.1%								
Day Total		2067		1485		3552						
Peak	11:00	00:15	11:00	12:00	11:00	00:30						
Vol.	194	192	108	126	302	314						
P.H.F.	0.822	0.906	0.771	0.808	0.803	0.853						

Grove Street
 south of Spring Street
 City, State: Wellesley, MA
 Client: Conley Associates/L. Grant

40056Bvolume
 Site Code:

Start Time	NB		SB		Combined		21-Nov-04 Sun					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00	3	44	4	16	7	60						
12:15	1	38	2	29	3	67						
12:30	1	36	2	12	3	48						
12:45	0	5	32	150	1	9	18	75	1	14	50	225
01:00	0	24	1	25	1	49						
01:15	1	32	2	18	3	50						
01:30	1	41	3	21	4	62						
01:45	4	6	39	136	1	7	31	95	5	13	70	231
02:00	0	32	1	24	1	56						
02:15	1	27	0	30	1	57						
02:30	0	30	1	26	1	56						
02:45	0	1	30	119	1	3	21	101	1	4	51	220
03:00	0	27	0	16	0	43						
03:15	0	25	1	16	1	41						
03:30	0	28	0	22	0	50						
03:45	1	1	24	104	0	1	20	74	1	2	44	178
04:00	0	27	0	24	0	51						
04:15	0	29	0	21	0	50						
04:30	0	35	0	23	0	58						
04:45	0	0	26	117	0	0	16	84	0	0	42	201
05:00	1	21	2	29	3	50						
05:15	2	21	0	22	2	43						
05:30	0	20	2	21	2	41						
05:45	2	5	16	78	1	5	23	95	3	10	39	173
06:00	0	20	0	19	0	39						
06:15	4	26	2	24	6	50						
06:30	3	18	0	21	3	39						
06:45	4	11	18	82	4	6	22	86	8	17	40	168
07:00	12	24	2	17	14	41						
07:15	9	22	2	10	11	32						
07:30	4	8	4	8	8	16						
07:45	10	35	15	69	3	11	9	44	13	46	24	113
08:00	18	16	10	6	28	22						
08:15	11	9	16	14	27	23						
08:30	13	10	11	12	24	22						
08:45	20	62	7	42	9	46	9	41	29	108	16	83
09:00	24	15	13	19	37	34						
09:15	21	8	16	12	37	20						
09:30	29	5	14	9	43	14						
09:45	24	98	2	30	16	59	3	43	40	157	5	73
10:00	34	3	14	2	48	5						
10:15	23	3	11	7	34	10						
10:30	22	2	11	2	33	4						
10:45	24	103	8	16	11	47	3	14	35	150	11	30
11:00	21	1	12	1	33	2						
11:15	41	2	21	1	62	3						
11:30	39	3	14	1	53	4						
11:45	41	142	1	7	24	71	0	3	65	213	1	10
Total	469	950	265	755	734	1705						
Percent	63.9%	55.7%	36.1%	44.3%								
Day Total		1419		1020		2439						
Peak	11:00	12:00	11:00	01:45	11:00	01:30						
Vol.	142	150	71	111	213	245						
P.H.F.	0.866	0.852	0.740	0.895	0.819	0.875						

CONLEY
ASSOCIATES

Memorandum

To: Holly Grace
From: Jennifer Conley, P.E., AICP, PTOE
CC: Kien Ho
Date: February 7, 2007
Re: Wellesley Inn Program Update

Conley Associates, Inc. previously completed a traffic analysis for the proposed development to be located at 576 Washington Street & 53 Grove Street in Wellesley, Massachusetts. At that time, the development program consisted of 20 condominium units (including two residential units in the cottage which currently exist); 5,130 sf of retail space; and 8,094 square feet (sf) of restaurant space. Since that time, the building program has been modified to include 21 residential units (including the existing two cottage units) and 9,000 sf of retail.

As requested by BETA Group, Inc. (BETA), Conley Associates, Inc. has calculated the trip generation of the modified building program, updated the Build condition, and has conducted operational analysis at the study area intersections for the updated Build condition. The Level of Service (LOS) and delay results for the new Build condition were then compared to the results presented in the February 2006 traffic study.

Trip Generation

Conley Associates, Inc. calculated the expected trip generation associated with the modified building program. As mentioned above, the building program has been modified to include 21 residential units (including the existing two cottage units) and 9,000 sf of retail. The trip generation calculations were based on the Institute of Transportation Engineers (ITE) manual, Trip Generation 7th Edition, published in 2003. Land Use Code (LUC) 230—Residential Condominium/Townhouse was used for the residential portion of the project and LUC 814—Specialty Retail (supplemented with information from LUC 820—Shopping Center) was used for the retail portion of the project. LUC 814—Specialty retail was used for the retail portion of the project because it is likely that the retail component will consist of smaller shops. The trip generation estimates from the February 2006 traffic study are compared to the trip generation estimates for the modified building program in Table 1.

TRIP GENERATION WORKSHEET

x= 9.500 1000 SF

LUC: Specialty Retail Center (826)

WEEKDAY

Average Rate = 44.32
 Total Trips = 421.04

Fitted Curve Equation = $T = 42.87X + 37.66$
 Total Trips = 444.93

AM PEAK HOUR of ADJACENT STREET¹

Average Rate = 0.70
 Total Trips = 7
 61% of Trips In = 4
 39% of Trips Out = 3

Fitted Curve Equation = Not Given
 Total Trips =
 61% of Trips In =
 39% of Trips Out =

PM PEAK HOUR of ADJACENT STREET

Average Rate = 2.71
 Total Trips = 25.745
 44% of Trips In = 11
 56% of Trips Out = 14

Fitted Curve Equation = $T = 2.40X + 21.48$
 Total Trips = 44.28
 44% of Trips In = 19
 56% of Trips Out = 25

SATURDAY

Average Rate = 42.04
 Total Trips = 399.38

Fitted Curve Equation = Not Given

SATURDAY PEAK HOUR of GENERATOR²

Average Rate = 3.52
 Total Trips = 33.44
 52% of Trips In = 17
 48% of Trips Out = 16

Fitted Curve Equation = Not Given
 Total Trips =
 52% of Trips In =
 48% of Trips Out =

LUC: Shopping Center (820)

AM PEAK HOUR of ADJACENT STREET

Average Rate = 0.96
 Total Trips = 9.12
 62% of Trips In = 6
 38% of Trips Out = 3

Fitted Curve Equation = $\ln(T) = 0.61 \cdot \ln(X) + 2.24$
 Total Trips = 37.09
 62% of Trips In = 23
 38% of Trips Out = 14

PM PEAK HOUR of ADJACENT STREET

Average Rate = 3.71
 Total Trips = 35.245
 48% of Trips In = 17
 52% of Trips Out = 18

Fitted Curve Equation = $\ln(T) = 0.67 \cdot \ln(X) + 3.31$
 Total Trips = 123.76
 48% of Trips In = 59
 52% of Trips Out = 64

SATURDAY PEAK HOUR of GENERATOR

Average Rate = 4.82
 Total Trips = 45.79
 52% of Trips In = 24
 48% of Trips Out = 22

Fitted Curve Equation = $\ln(T) = 0.65 \cdot \ln(X) + 3.78$
 Total Trips = 189.30
 52% of Trips In = 98
 48% of Trips Out = 91

ITE TRIP GENERATION
 9TH EDITION

CONLEY
ASSOCIATES

¹ AM PEAK HOUR of ADJACENT STREET determined through ratio of Shopping Center (LUC 820)
 AM peak hour of adjacent street and PM peak hour of adjacent street. (0.96/3.71)*2.71 = .701

² Sat. PEAK HOUR of GENERATOR determined through ratio of Shopping Center (LUC 820)
 Sat. peak hour of generator and PM peak hour of adjacent street. (4.82/3.71)*2.71 = 3.552



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↓	
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	15	4	2	191	191	19
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	16	4	2	208	208	21
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)					500	
pX, platoon unblocked						
vC, conflicting volume	430	218	228			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	430	218	228			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	97	99	100			
cM capacity (veh/h)	581	822	1340			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	21	210	228			
Volume Left	16	2	0			
Volume Right	4	0	21			
cSH	619	1340	1700			
Volume to Capacity	0.03	0.00	0.13			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	11.0	0.1	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.0	0.1	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization	21.6%		ICU Level of Service	A		
Analysis Period (min)	15					



Lane Group	EBT	EBR	EBR2	WBL	WBT	WBR	NBR	NBR2	SBL2	SBL	SBT	SBR
Lane Configurations	↑↑			↑	↑		↑↑				↑↓	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	12	12	11	11	12	12	12	12	12	15	12
Grade (%)	-4%				0%				-2%			
Storage Length (ft)		0		0		0	300			0		0
Storage Lanes		1		1		0	1			0		0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Leading Detector (ft)	50			50	50		50		50	50	50	
Trailing Detector (ft)	0			0	0		0		0	0	0	
Turning Speed (mph)		9	9	15		9	9	9	15	15		9
Lane Util. Factor	0.95	0.95	0.95	1.00	1.00	1.00	*0.95	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor	0.97				1.00		0.87					0.99
Frt	0.975				0.991		0.850					0.987
Flt Protected				0.950								0.962
Satd. Flow (prot)	2985	0	0	1540	1319	0	2762	0	0	0	1471	0
Flt Permitted				0.950								0.962
Satd. Flow (perm)	2985	0	0	1540	1319	0	2410	0	0	0	1471	0
Right Turn on Red			No			No		No				No
Satd. Flow (RTOR)												
Headway Factor	1.16	1.12	1.12	1.19	1.51	1.14	1.14	1.14	1.13	1.13	1.28	1.13
Link Speed (mph)	30				30						30	
Link Distance (ft)	1492				640						225	
Travel Time (s)	33.9				14.5						5.1	
Volume (vph)	486	61	35	420	602	37	387	12	57	91	22	19
Confl. Peds. (#/hr)			60			60		60				60
Peak Hour Factor	0.89	0.89	0.89	0.94	0.94	0.94	0.88	0.88	0.67	0.67	0.67	0.67
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	0%	0%	0%	0%	0%	0%
Parking (#/hr)					15							15
Adj. Flow (vph)	546	69	39	447	640	39	440	14	85	136	33	28
Lane Group Flow (vph)	654	0	0	447	679	0	454	0	0	0	282	0
Turn Type				custom			custom		custom		custom	
Protected Phases	2!			1	1 6		8!					4
Permitted Phases	2!			1	1 6		8		4	4		
Detector Phases	2			1	1 6		8		4	4	4	
Minimum Initial (s)	4.0			4.0			4.0		4.0	4.0	4.0	
Minimum Split (s)	21.0			9.0			21.0		20.0	20.0	20.0	
Total Split (s)	25.0	0.0	0.0	30.0	55.0	0.0	30.0	0.0	20.0	20.0	20.0	0.0
Total Split (%)	26.3%	0.0%	0.0%	31.6%	57.9%	0.0%	31.6%	0.0%	21.1%	21.1%	21.1%	0.0%
Maximum Green (s)	20.0			25.0			25.0		15.0	15.0	15.0	
Yellow Time (s)	4.0			4.0			4.0		4.0	4.0	4.0	
All-Red Time (s)	1.0			1.0			1.0		1.0	1.0	1.0	
Lead/Lag	Lead			Lag			Lag					
Lead-Lag Optimize?	Yes			Yes			Yes					
Vehicle Extension (s)	3.0			3.0			3.0		3.0	3.0	3.0	
Recall Mode	C-Max			None			None		None	None	None	
Walk Time (s)												
Flash Dont Walk (s)												
Pedestrian Calls (#/hr)												
Act Effct Green (s)	32.0			26.0	62.0		26.0				16.0	



Lane Group	NWL2	NWL	NWR	NWR2	ø6	ø10
Lane Configurations						
Ideal Flow (vphpl)	1900	1900	1900	1900		
Lane Width (ft)	12	11	12	12		
Grade (%)		0%				
Storage Length (ft)		0	0			
Storage Lanes		1	0			
Total Lost Time (s)	4.0	4.0	4.0	4.0		
Leading Detector (ft)	50	50				
Trailing Detector (ft)	0	0				
Turning Speed (mph)	15	15	9	9		
Lane Util. Factor	1.00	1.00	1.00	1.00		
Ped Bike Factor		0.97				
Frt		0.962				
Flt Protected		0.965				
Satd. Flow (prot)	0	1200	0	0		
Flt Permitted		0.965				
Satd. Flow (perm)	0	1200	0	0		
Right Turn on Red					No	
Satd. Flow (RTOR)						
Headway Factor	1.14	1.51	1.14	1.14		
Link Speed (mph)		30				
Link Distance (ft)		290				
Travel Time (s)		6.6				
Volume (vph)	26	189	34	51		
Confl. Peds. (#/hr)				60		
Peak Hour Factor	0.88	0.88	0.88	0.88		
Heavy Vehicles (%)	2%	2%	2%	2%		
Parking (#/hr)		15				
Adj. Flow (vph)	30	215	39	58		
Lane Group Flow (vph)	0	342	0	0		
Turn Type	custom	custom				
Protected Phases					6	10
Permitted Phases	9	9				
Detector Phases	9	9				
Minimum Initial (s)	4.0	4.0			4.0	4.0
Minimum Split (s)	20.0	20.0			21.0	15.0
Total Split (s)	20.0	20.0	0.0	0.0	25.0	20.0
Total Split (%)	21.1%	21.1%	0.0%	0.0%	26%	21%
Maximum Green (s)	15.0	15.0			20.0	15.0
Yellow Time (s)	4.0	4.0			4.0	4.0
All-Red Time (s)	1.0	1.0			1.0	1.0
Lead/Lag					Lead	
Lead-Lag Optimize?					Yes	
Vehicle Extension (s)	3.0	3.0			3.0	3.0
Recall Mode	None	None			C-Max	None
Walk Time (s)						4.0
Flash Dont Walk (s)						6.0
Pedestrian Calls (#/hr)						40
Act Effct Green (s)		16.0				



Lane Group	EBT	EBR	EBR2	WBL	WBT	WBR	NBR	NBR2	SBL2	SBL	SBT	SBR
Actuated g/C Ratio	0.34			0.27	0.65		0.27				0.17	
v/c Ratio	0.65			1.06	0.79		0.60				1.14	
Control Delay	32.3			96.4	22.8		33.9				137.2	
Queue Delay	0.0			0.0	0.0		0.0				0.0	
Total Delay	32.3			96.4	22.8		33.9				137.2	
LOS	C			F	C		C				F	
Approach Delay	32.3				52.0						137.2	
Approach LOS	C				D						F	
Queue Length 50th (ft)	192			~299	321		125				~200	
Queue Length 95th (ft)	257			#486	#582		172				#227	
Internal Link Dist (ft)	1412				560						145	
Turn Bay Length (ft)							300					
Base Capacity (vph)	1005			421	861		756				248	
Starvation Cap Reductn	0			0	0		0				0	
Spillback Cap Reductn	0			0	0		0				0	
Storage Cap Reductn	0			0	0		0				0	
Reduced v/c Ratio	0.65			1.06	0.79		0.60				1.14	

Intersection Summary

Area Type: CBD
 Cycle Length: 95
 Actuated Cycle Length: 95
 Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green, Master Intersection
 Natural Cycle: 120
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.69
 Intersection Signal Delay: 90.0 Intersection LOS: F
 Intersection Capacity Utilization 97.3% ICU Level of Service F
 Analysis Period (min) 15
 * User Entered Value
 ~ Volume exceeds capacity, queue is theoretically infinite.
 Queue shown is maximum after two cycles.
 # 95th percentile volume exceeds capacity, queue may be longer.
 Queue shown is maximum after two cycles.
 ! Phase conflict between lane groups.

Splits and Phases: 4: Central St. & Grove St.

ø2	ø1	ø4	ø10
25 s	30 s	20 s	20 s
ø6	ø8	ø9	
25 s	30 s	20 s	



Lane Group	NWL2	NWL	NWR	NWR2	ø6	ø10
Actuated g/C Ratio		0.17				
v/c Ratio		1.69				
Control Delay		360.6				
Queue Delay		0.0				
Total Delay		360.6				
LOS		F				
Approach Delay		360.6				
Approach LOS		F				
Queue Length 50th (ft)		~305				
Queue Length 95th (ft)		#462				
Internal Link Dist (ft)		210				
Turn Bay Length (ft)						
Base Capacity (vph)		202				
Starvation Cap Reductn		0				
Spillback Cap Reductn		0				
Storage Cap Reductn		0				
Reduced v/c Ratio		1.69				

Intersection Summary

May 31, 2013

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

Reference: Solid Waste and Recyclables Disposal for 576 Washington Street and
53 Grove Street
CBT No. 136018

Dear Planning Board Members:

This letter summarizes the current Project-generated impacts to the Town of Wellesley refuse disposal and recycling systems.

In the previously approved project the proponent represented in its PSI Submittal that "recycling and solid waste from the main building (including condominium retail and restaurant uses) will be collected by private handlers and disposed at a licensed facility."

The currently proposed Project including all project components consists of a total of 30 residential units within the development area (versus 21 on-site and 4 off-site under the previously approved project) and will maintain the same approach of utilizing private handlers to recycle and waste disposal at a licensed facility as the Project previously assessed and approved by the grant of the PSI Special Permit in 2007.

The new project proponents will also abide by the prior Special Condition #1 of the 2007 PSI Approval where it states, "The Applicant shall assure, by systems planning and self-monitoring, that its own solid waste recycling and disposal systems shall be fully consistent with the Board of Public Works standards and the Applicant shall operate to recycle and dispose of Project generate refuse with efficiency, effectiveness and adequate capacity. Unless otherwise directed by the Board of Public Works recyclable waste shall be brought to the Town Recycling and Disposal Facility by future residents or a private waste hauler."

Based on the foregoing, the limited changes to the current project do not result in material intensification of use with respect to refuse and recycling disposal as compared to the previously assessed impacts approved by the 2007 PSI approval.

Sincerely,



David Nagahiro
Principal cbt Architects

architecture
interior design
urban design

cbt

110 canal street
boston, ma 02114
617 262 4354
cbtarchitects.com

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

WELLESLEY PLANNING BOARD

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

PROJECT OF SIGNIFICANT IMPACT - PSI-06- 01

576 WASHINGTON STREET & 53 GROVE STREET (Wellesley Inn site)

SPECIAL PERMIT DECISION

Pursuant to due notice, the Wellesley Planning Board (hereinafter referred to as the "Board"), acting as special permit granting authority under the provisions of the Zoning Bylaw, Section XVIA., part C, Project of Significant Impact ("PSI"), opened a duly advertised public hearing on Tuesday, February 13, 2007, on the application of ~~W.B. Wellesley Inn~~ LLC for a Project of Significant Impact (PSI).

The project involves the redevelopment of a 1.26 acre site at 576 Washington Street and 53 Grove Street. The project will involve construction of a new mixed-use retail/condominium building of approximately 69,272 square feet, and renovation of the two-family house (3,000 square feet) to provide two units of affordable housing (Four additional affordable housing units are to be provided elsewhere in Town pursuant to a special permit issued by the Board on January 10, 2006, as amended on February 13, 2007 as required under Section XVIB of the Zoning Bylaw. These four units are not subject to PSI review).

ORIGINAL SUBMISSION

The original application (for a building program consisting of 18 market rate residential units and approximately 12,643 square feet of retail space, inclusive of approximately 8,094 square feet of full-service restaurant space on site) was made on February 8, 2006 in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. On February 9, 2006 the original submission was sent to the Board of Selectmen, the Board of Public Works, the Municipal Plant and the Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

- Fire Chief, March 15, 2006;
- Municipal Light Plant, March 14, 2006;
- Board of Public Works, March 27, 2006, and
- Board of Selectmen, (not received).

Sessions of the public hearing on the original submission were held on March 30, 2006 and May 9, 2006. Two member resignations on the Planning Board prompted the Board to request and obtain assent of the Applicant for a "restart" of the hearing. On October 30, 2006 Chris Chan was appointed to fill one of the two vacancies and on December 11, 2006 James C. Meade was appointed to fill the other vacancy.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2007 FEB 23 P 12:11

576 WASHINGTON STREET & 53 GROVE ST, WELLESLEY

9

"RESTART" SUBMISSION

A definitive submission was made on January 12, 2007, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. On January 16, 2007 the "restart" submission (reflecting a revised building program reducing the overall project retail area to approximately 9,000 square feet, no longer including the 8,096 square feet of area designated for full service restaurant use and adding one market rate residential unit to make 19 units on site) was sent to the Board of Selectmen, the Board of Public Works, the Municipal Light Plant and the Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

- Fire Chief, January 30, 2007
- Municipal Light Plant, January 18, 2007;
- Board of Public Works, February 6, 2007, February 8, 2007, and
- Board of Selectmen, February 13, 2007.

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02462
 2007 FEB 23 P 12:44

Plans submitted by the Applicant

576 Washington Street & 53 Grove Street, Wellesley, MA, CBT, Childs, Bertman, Tseckares, Inc., 110 Canal Street, Boston, MA 02114, Su100 – Existing Conditions Plan, dated 1/25/06.

576 Washington Street & 53 Grove Street, Wellesley, MA, CBT, Childs, Bertman, Tseckares, Inc., 110 Canal Street, Boston, MA 02114, C100 – Site Grading and Drainage Plan, dated 1/25/06.

576 Washington Street & 53 Grove Street, Wellesley, MA, CBT, Childs, Bertman, Tseckares, Inc., 110 Canal Street, Boston, MA 02114, C200 – Site Utility Plan, dated 1/25/06; rev. 2/2/07 & 2/7/07.

576 Washington Street & 53 Grove Street, Wellesley, MA, CBT, Childs, Bertman, Tseckares, Inc., 110 Canal Street, Boston, MA 02114, L1.1 – Materials Plan, dated 2/1/06.

576 Washington Street & 53 Grove Street, Wellesley, MA, CBT, Childs, Bertman, Tseckares, Inc., 110 Canal Street, Boston, MA 02114, L2.1 – Detail Sheet, dated 2/1/06.

Submitted documents include:

Application for Project of Significant Impact, 576 Washington Street & 53 Grove Street, Wellesley, Massachusetts, WB Wellesley Inn, LLC, c/o Spaulding and Slye 255 State Street, Boston, MA 02109, February 8, 2006.

Wellesley Square Development – Fact Sheet , October 11, 2005 (7 pages).

PSI-06-01
Wellesley Inn Site
Page 2 of 8

BETA Group, Inc. February 12, 2007 Peer Review, Wellesley Inn Program Update.

Conley Associates, Memorandum, February 7, 2007, Pedestrian and Bicycle Accommodation Sidewalk Inventory.

Conley Associates, Memorandum, February 7, 2007, Wellesley Inn Program Update.

Conley Associates, Peer Review Traffic Concerns, February 7, 2007.

Other letters, reports and documents:

Appendix A

FINDINGS

Based on the hereinabove referenced submittals from the Applicant, other submitted documents as listed hereinabove and in Appendix A and the hereinabove referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Board of Public Works, the Wellesley Planning Board:

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2007 FEB 23 12:01 PM

accepts the report of the Wellesley Public Works Department as sufficient evidence that **WATER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing municipal water flow characteristics off site to fall below the standards adopted by the Board of Public Works subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant;

accepts the report of the Wellesley Public Works Department as sufficient evidence that **SEWER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing surcharge in those sewer lines which serve the project and consistent with the standards adopted by the Board of Public Works subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant;

accepts the report of the Wellesley Public Works Department as sufficient evidence that **STORM DRAINAGE CAPACITY** is sufficient to meet the flow demands of the proposed development site without causing surcharge in those storm drainage lines which serve the project and is consistent with the standards adopted by the Board of Public Works subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant and the Negotiated Improvements;

accepts the report of the Wellesley Municipal Light Plant as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant;

accepts the report of the Wellesley Board of Selectmen as sufficient evidence that there is no degradation of level of service (LOS) of all roadways impacted by development **TRAFFIC**; and **PEDESTRIAN AND BICYCLE CIRCULATION** will conform with recognized safety standards subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant and the Negotiated Improvements;

accepts the report of the Wellesley Fire Department as sufficient evidence that municipal **FIRE ALARM SYSTEM CAPACITY** is sufficient to meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant; and

accepts the report of the Wellesley Public Works Department as sufficient evidence that refuse **RECYCLING AND DISPOSAL SYSTEMS** have been provided for consistent with the standards adopted by the Board of Public Works subject to completion of the Project in accordance with the plans and other documents submitted by the Applicant and the Negotiated Improvements.

NEGOTIATED IMPROVEMENTS/SPECIAL PERMIT CONDITIONS

The Applicant has accepted the following specific design alternatives and or site improvements to municipal facilities to meet minimum service standards along with the terms and conditions of a Memorandum of Agreement by and between the Applicant and the Board of Selectmen of the Town of Wellesley executed on February 12, 2007 ("Memorandum of Agreement"). The terms and conditions of the Memorandum of Agreement are attached hereto and incorporated by reference herein.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY
2007 FEB 23 10:11 AM

1. The Applicant shall assure, by systems planning and self-monitoring, that its own solid waste recycling and disposal systems shall be fully consistent with Board of Public Works standards and the Applicant shall operate to recycle and dispose of Project generated refuse with efficiency, effectiveness and adequate capacity. Unless otherwise directed by the Board of Public Works recyclable waste shall be brought to the Town Recycling and Disposal Facility by the future residents or a private waste hauler.
2. Pursuant to the terms and conditions set forth in the Memorandum of Agreement the Applicant shall use its best efforts to implement a parking pass program and encourage provision of MBTA passes for commercial employees of the Wellesley Inn site project to reduce parking demand associated with the project. In order to monitor the effectiveness of this program, the Applicant shall submit to the Town's Executive Director, upon 80% occupancy of the commercial space in the project, a report providing a summary of the status of such efforts.
3. The Applicant shall design and install curb extension "neck downs" for the Church Street/Washington Street cross walk. The design shall be designed in consultation with the Town Traffic Engineering Consultant and shall be subject to review and approval by the Town Engineer.

4. The Applicant shall design and install electronic signage at the garage entrance on Grove Street to warn pedestrians and motorists of traffic exiting the garage. This signage shall be of the "blank out" style that activates only when a vehicle is exiting the garage. The design and installation of the signage shall be subject to approval by the Town Traffic Engineer.

5. The Applicant shall obtain approval of the Board of Selectmen:

to eliminate/relocate a parking space(s) on Grove Street at the proposed garage entrance to improve sight lines for pedestrians safety in relation to drivers entering and exiting the garage and traveling on Grove Street and to replace any parking space(s) so removed on Grove Street on the Washington Street frontage of the property, as practicable.

to designate spaces on Washington Street and Grove Street to serve the dual purposes of car parking and curbside loading (specifically for truck deliveries only) for the project which shall be reflected in the directional signage for those spaces.

6. To lessen trip generation and traffic impact there shall be an aggregate maximum of 2,500 square feet of floor area dedicated to restaurant use (where such restaurant use shall be primarily for the on-site consumption of food and beverages). Any restaurant use that exceeds this limit shall require the review and approval of the Planning Board.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
FEB 13 12:13 PM '07

The required design work and cost of construction and implementation of the special permit approval conditions/Negotiated Improvements shall be the full responsibility of the Applicant. All work proposed to improve or upgrade Town utilities or facilities shall be done according to the specifications adopted by the Board of Public Works, except that electric work shall be done according to the specifications adopted by the Municipal Light Board. The cost of review of plans and the cost of periodic inspections of such work during construction shall be the full responsibility of the Applicant and shall be charged in accordance with procedural requirements to be adopted and from time to time amended by the Planning Board after a public hearing.

DECISION

At its meeting on February 13, 2007, the Applicant assented to the above listed special permit conditions/Negotiated Improvements and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the Applicant's Municipal Systems Impact Analysis, the above-referenced Memorandum of Agreement dated February 12, 2007, related submissions referenced herein, and the representations made by the Applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore moved, seconded and voted to issue this special permit in accordance with the conditions specified above.

WELLESLEY PLANNING BOARD

Thomas Frisardi
Thomas Frisardi, Chairman

Rose Mary Donahue
Rose Mary Donahue, Vice Chairman

Edward H. Chazen
Chris Chan
Chris Chan

James C. Meade
James C. Meade

WB Wellesley Inn LLC

by: Robert M. Dickey
ROBERT M. DICKEY

This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there has been a material change or intensification of use as reasonably determined by the Planning Board, the Applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of municipal service impact analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the project owing to the material change or intensification of use, the Applicant shall meet with the Planning Board to negotiate reasonable mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40a § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the town clerk.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2001 MAR -2 9:53 AM

APPENDIX A

- 01/10/06 Letter from Tom Schnorr, Wellesley Housing Development Corp. to Planning Board, re: Application for Inclusionary Zoning
- 02/08/06 **Application** submission of PSI submitted by Spaulding & Slye
Received check for \$41,618.00
- 02/09/06 **Memo** from Rick Brown to DPW, Fire, Beta, MLP, requesting review.
- 02/28/06 Public Hearing Notices sent to: Townsman, Depts, Towns & abutters
- 03/14/06 **Report** from Donald Newell, MLP to Rick Brown, re: review of PSI
- 03/15/06 **Report** from Captain Marchetti, Fire to Rick Brown, re: Review of PSI
- 03/21/06 **Building Dept. Permits** on demolition of existing buildings
- 03/27/06 **Letter** from Joshua Van Houten, DPW to Rick Brown, re: Review of PSI
- 03/30/06 Public Hearing Schedules
- 04/05/06 **Letter** from resident, Linda Sanderson to Rick Brown, re: Sewerage concerns
- 04/25/06 **Letter** from Rick Brown to Interested Parties, notifying abutters of continued public hearing
- 04/27/06 **Email** from Terry Connolly to Rick Brown, re: requesting information for upcoming meeting
- 04/28/06 **Report** from Frank Romeo, Beta to Hans Larsen, re: Wellesley Inn Redevelopment-Peer Review
- 05/08/06 **Email** from Peter Tamm, Goulston Storrs to Rick Brown, re: asking for a continuation to June 6th
- 05/11/06 **Email** from David Sheffield to Rick Brown, Re: Wellesley Inn Site
- 06/15/06 **Memo** from Meghan Conlon to Planning Board, Re: member present during public hearing
- 06/20/06 **Memo** from Richard Brown to Interested Parties, Re: Continued Public Hearing
- 06/23/06 **Letter** from Al Robinson to Hans Larsen, re: parking spaces \$ amounts
- 07/11/06 **Email** from Meghan Conlon to Holly Grace, re: written notice of changing meeting
Email from Holly Grace to Meghan Conlon, re: changing meeting to 8/8
Letter from Rick Brown to Abutters, re: notification on PH being changed until 8/8/06
- 08/04/06 **Email** from Holly Grace to Meghan Conlon, re: postponing meeting
- 08/07/06 **Email** from Meghan Conlon to Rick Brown, re: forwarding Holly Grace's prior email
- 09/11/06 **Email** from Meghan Conlon to Holly Grace, re: Asking if Public Hearing needs to be continued
Email from Holly Grace to Meghan Conlon, re: continuing the public hearing to September 26th.
- 09/26/06 **Email** from Holly Grace to Meghan Conlon, re: continuing the public meeting until October
- 10/05/06 **Email** from Meghan Conlon to Holly Grace, re: Extending Public Hearing
- 10/09/06 **Email** from Holly Grace to Meghan Conlon, re: requesting Public Hearing be continued until 11/14/06
- 11/9/06 **Email** from Meghan Conlon to Holly Grace, re: extending Public Hearing

RECEIVED
 TOM CLERK'S OFFICE
 WELLESLEY MASS
 022462
 201 FEB 23

11/13/06 Email from Holly Grace to Meghan Conlon, re: extending Public Hearing until
12/12/06

01/03/07 Email from Meghan Conlon to Holly Grace, re: continuation

01/04/07 Email from Holly Grace to Meghan Conlon, Re: Continuation

01/12/07 Application for PSI

01/16/07 Letter from Richard Brown to Departments, asking for review

01/17/07 Letter from Al Robinson to Richard Brown, re: Wellesley Inn

01/18/07 Letter from Don Newell, MLP to Rick Brown, re: review

01/30/07 Report from Captain Marchetti, Fire to Rick Brown. Re: review

01/23/07 Letter from Peter Tamm, Goulston & Storrs, re: Inclusionary Housing Zoning
Units Required Requests

02/05/07 Letter from Al Robinson to Hans Larsen & Rick Brown, re: TDRT meeting

02/06/07 Email from Steve Fader to Holly Grace, CC: Rick Brown, re: revised plans

02/07/07 Email from Holly Grace to Steve Fader, re: prior email

Memo from Jennifer Conley, Conley Associates to Holly Grace, re: Pedestrian
and Bicycle Accommodation/Sidewalk Inventory

Memo from Jennifer Conley, Conley Associates to Holly Grace, re: Wellesley
Inn Program Update

Letter from Jennifer Conley, Conley Associates to Holly Grace, re: Peer
reviewer's traffic concerns

02/08/07 Report from Steve Fader to Rick Brown, re: re-review of PSI

02/09/07 Email from Al Robinson to Hans Larsen & Rick Brown, re: Memorandum of
Agreement from Bob Davis

02/12/07 Letter from Frank Romeo, Beta to Hans Larsen, re: Peer review-program update

02/13/07 Public Hearing notices

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2007 FEB 23 P 12:33

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN CLERK

Date: May 1, 2007

PSI 06-01
576 Washington Street and 53 Grove Street (Wellesley Inn site)
Special Permit Decision-

In accordance with Section 17 of Chapter 40a of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed.




Kathleen F. Nagle
Town Clerk

WELLESLEY PLANNING BOARD

PROJECT OF SIGNIFICANT IMPACT –PSI-06-01

576 WASHINGTON STREET & 53 GROVE STREET (Former Wellesley Inn Site)

2009
MAY - 1 P 1:30
FROM CLERK'S OFFICE
WELLESLEY TOWN CLERK

AMENDMENT OF SPECIAL PERMIT

Pursuant to due notice, the Wellesley Planning Board (hereinafter referred to as the “Board”), acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, Section XVIA., part C, Project of Significant Impact (“PSI”), opened a duly advertised public hearing on Tuesday, February 13, 2007, on the application of WB Wellesley Inn, LLC for a Project of Significant Impact (PSI).

The original application was made on February 8, 2006 in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. Sessions of the public hearing on the original submission were held on March 30, 2006 and May 9, 2006. Two member resignations on the Planning Board prompted the Board to request and obtain assent of the Applicant for a “restart” of the hearing. On October 30, 2006 Chris Chan was appointed to fill one of the two vacancies and on December 11, 2006 James C. Meade was appointed to fill the other vacancy.

A definitive submission was made on January 12, 2007, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. The public hearing on the “restart” submission was held on February 13, 2007. The PSI Special Permit subject to inclusion of a Memorandum of Agreement, as approved by the Planning Board, was originally filed with the Wellesley Town Clerk and became effective on February 23, 2007.

A letter dated March 30, 2009 was received from Robert Dickey requesting an amendment to extend the effective date of the PSI Special Permit until February 23, 2011. On April 27, 2009 the Planning Board conducted a duly advertised public hearing on the renewal request. Notice of this hearing was sent to all parties in interest and appeared in the Wellesley Townsman on April 9, 2009 and April 16, 2009. The public hearing was continued on April 27, 2009 and May 11, 2009.

DECISION

Those Planning Board members present at the opening of the public hearing were: Mr. Chan, Mr. McCauley, Ms. Donahue, Ms. Wasser, and Ms. Conroy. Mr. Chan was absent from the May 26, 2009 session of the public hearing.

Renewal/Extension - Special Permit – PSI-06-01

Wellesley Inn Redevelopment Project

After presentation of materials by Mr. Robert Dickey representing the landowner, at each meeting the Board entertained questions and comments from the public. Several concerns were raised over the lack of maintenance, dust control, and unsightly nature of the property.

The Board received a letter from the Board of Selectmen, dated May 1, 2009, recommending several conditions to the extension of the Special Permit including site maintenance and the advancement on construction of two of the six required affordable units prior to the issuance of a building permit for the proposed project. The Board took the Board of Selectmen's recommendations under review, and after deliberation determined the affordable housing units required should remain as a condition of the Certificate of Occupancy and should not be advanced prior to the issuance of a building permit.

After further review and public comment, the Board issued the following conditions to extension of the Project of Significant Impact:

1. The existing chain link fence along Washington Street and Grove Street shall be replaced with a white, Montauk style, stockade fence which shall measure 8 feet in height;
2. A local landscape company shall be hired to maintain the site in a clean and orderly manner free of trash, to maintain the landscaping, and to maintain the tarp on the remaining portions of the chain link fence;
3. An update shall be made to the Planning Board every three (3) months reporting on the status of the project, and shall include a log of maintenance performed on site within the reporting period; and
4. A sprinkler system shall be installed at 53 Grove Street to keep the soil watered and control dust on site. If the Planning Board determines water is ineffective in keeping the dust on site then a retarding agent may be used. Documentation on the chemical composition and environmental nature of the dust retarding agent shall be supplied to the Planning Board for approval.

The Board subsequently moved, seconded and voted unanimously (4-0) to close the public hearing on May 26, 2009. After discussion, the Board moved, seconded and voted unanimously (4-0) to grant the PSI Special Permit Amendment (the "Amendment"). By this Amendment, the PSI Special Permit remains effective until February 23, 2011.

This Amendment shall be attached to and become part of the original PSI Special Permit Decision.

APPEALS

Appeals from this Decision, if any shall be made pursuant to General Laws, Chapter 40A, Section 17, and shall be filed within 20 days after the date of the filing of this decision in the Office of the Town Clerk.

This Special Permit Amendment shall be recorded at the Norfolk County Registry of Deeds in accordance with the provisions of Section 11 of Chapter 40A Massachusetts General Laws.

Renewal/Extension - Special Permit – PSI-06-01

Wellesley Inn Redevelopment Project

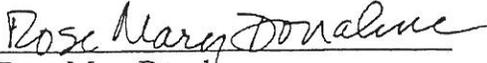
2009 JUN - 1
WELLESLEY INN
REDEVELOPMENT PROJECT

WELLESLEY PLANNING BOARD

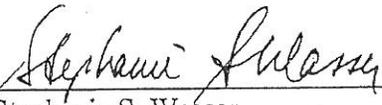
Christopher W. Chan, Chairman



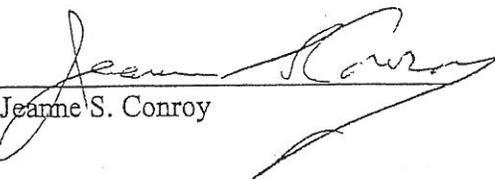
Donald S. McCauley, Vice Chairman



Rose Mary Donahue



Stephanie S. Wasser



Jeanne S. Conroy

2009 JUN -1 P
WELLESLEY PLANNING BOARD