

June 3, 2013

BY HAND DELIVERY AND E-MAIL

Ms. Jeanne Conroy, Chair  
Wellesley Planning Board  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482



and

Ms. Meghan Jop  
Planning Director  
Wellesley Town Hall  
525 Washington Street  
Wellesley, MA 02482

Re: Redevelopment of 576 Washington Street and 53 Grove Street (the "Property")  
Request for Determination Regarding PSI Approval

Dear Ms. Conroy and Ms. Jop:

As you know, the Planning Board (the "Board") granted a special permit for a Project of Significant Impact ("PSI") to WB Wellesley Inn, LLC, our client's predecessor-in-interest in the Property, on February 13, 2007 (the "PSI Approval"). The PSI Approval, as subsequently amended, permitted the construction of a mixed-use redevelopment project consisting of nineteen (19) market-rate condominiums, six (6) affordable units (2 on-site and 4 off-site), as well as approximately 9,000 square feet of ground floor retail space (the "Approved Plan").

Since the issuance of the PSI Approval, our client, Washington Grove LLC, has developed a revised redevelopment plan that consists of 25 market condominiums, 5 on-site affordable units (in two alternative plans for the Assisted Unit component) and approximately 9,500 square feet of retail space (the "Revised Plan"). Separate from this application we are also making an application for a special permit to permit a reduction in the minimum lot area required for dwelling units in the Wellesley Square Commercial District, in order to allow for the additional on-site dwellings in the Revised Plan. Notwithstanding the additional number of dwellings to be built on the Property, the square footage and massing of the project to be developed on the Property remain approximately the same as in the Approved Plan. We remain committed to the implementation of the mitigation measures referred to in the PSI Approval and the prior Memorandum of Agreement entered into with the Selectmen, as recently amended.

We have conducted an updated municipal impact assessment for the PSI, substituting the Revised Plan for the Approved Plan. The impact analysis has been performed to address traffic, water, sewer, electricity, storm drainage, pedestrian/bicycle, refuse disposal and fire safety impacts. This report included with this letter to the Board. Our consultants identified in the updated analysis are presently coordinating meetings with the Public Works, Water and Sewer Departments, the Municipal Light Plant and the Fire Department to review the impacts of the Revised Plan in advance of meeting with the Board to review this updated assessment.

The updated municipal impact reports show that all the service standards observed in the PSI Approval continue to be met with the substitution of the Revised Plan in the PSI Approval.

The PSI Approval contains the following provision:

“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, or if any required negotiated improvements cannot be completed the applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.”

The updated municipal impact assessment shows that all the service standards observed in the PSI Approval continue to be met under the Revised Plan. Based on the above-quoted language of the PSI Approval and past practice of the Board, no action is required on the part of the Planning Board, if the Planning Board concludes that the minimum service standards will continue to be met under the Revised Plan.

In addition to the twenty (20) copies of the updated municipal impact assessment, here are also included with this letter updated versions of the plans referred to in the PSI Approval. These plans are submitted for record purposes so that in the administration of the PSI Approval, the appropriate plans of components of the PSI intended to be constructed are currently on file with the Board.

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Ms. Meghan Jop  
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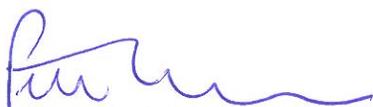
We look forward to reviewing this matter with you and the members of the Board.

Sincerely,

WASHINGTON GROVE LLC

By their attorneys,

GOULSTON & STORRS

By:   
Peter L. Tamm

Enclosures

cc: Mr. Hans Larsen  
Mr. Jordan Warshaw  
GSDOCS2231486.6