

WELLESLEY PLANNING BOARD  
WELLESLEY SQUARE COMMERCIAL DISTRICT  
DENSITY SPECIAL PERMIT  
576 WASHINGTON STREET AND 53 GROVE STREET  
SPECIAL PERMIT DECISION

The Wellesley Planning Board, acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, SECTION IX. WELLESLEY SQUARE COMMERCIAL DISTRICT., and SECTION XVIII.AREA REGULATIONS C.3, has heard and considered the application of Washington Grove LLC, 40 Trinity Place, Boston, MA 02116 (hereinafter referred to as the Applicant) regarding the request for a special permit to reduce the minimum lot area required for residential dwelling units in the Wellesley Square Commercial District to 1,827 square feet from 2,500 square feet.

The project will consist of the construction of 25 market rate condominium units and 9,500 square feet of commercial floor area in a single building comprised of 63,890 square feet; and the construction of 5 Assisted Units in two separate structures collectively comprising 5,309 square feet on 54,834 square feet of land (1.26 acres) known as 576 Washington Street and 53 Grove Street, (former site of the Wellesley Inn), Wellesley Square.

An application to the Planning Board was made on June 3, 2013 for a special permit under Zoning Bylaw SECTION XVIII.AREA REGULATIONS C.3.

All five Planning Board members (Jeanne S. Conroy, Chair; Sara Preston, L. Deborah Carpenter, Neal Glick, and Catherine Johnson) attended each session of the public hearings which were opened on July 8, 2013 and continued to July 22, 2013. After comments were concluded on July 22, 2013 the Planning Board moved, seconded and voted to close the public hearing. The public hearing was digitally recorded with the file retained at the Planning Board office. During the course of the public hearing the full submission package was available for public examination at the Town Hall, Planning Board Office and online at [www.wellesleyma.gov](http://www.wellesleyma.gov).

The project is shown on the following plans which were available for examination at the Planning Board Office for at least two weeks prior to the public hearing and were available either in hard copy and/or displayed at the public hearing:

1. Request for Special Permit to Reduce Minimum Lot Area for Dwelling Units dated June 3, 2013 from Peter Tamm of Goulston & Storrs.
2. Open Space Analysis prepared for Project of Significant Impact dated June 3, 2013 and prepared by CBT and Stantec Planning and Landscape Architecture.
3. Wellesley Inn Site Development DRB Submission prepared by CBT for HRV Development, LLC dated May 10, 2013:
  - a. Proposed Washington Street Elevation
  - b. Proposed Grove Street Elevation

- c. Proposed Front and Right Side Elevation of Single Affordable Housing Structure
- d. Proposed Rear and Left Side Elevation of Single Affordable Housing Structure
- 4. Wellesley Inn Site Redevelopment DRB Submission- Supplement 1 53 Grove Alternate (2 Building) Plan prepared by CBT for HRV Development, LLC dated May 10, 2013.
  - a. Grove Street Elevation
  - b. West Side Elevation
  - c. East and South East Elevations
- 5. Wellesley Inn Site Redevelopment Plans prepared by CBT and Stantec Planning and Landscape Architecture dated June 3, 2013:
  - a. L-1.1 Materials Plan- Alt. 1
  - b. L-1.2 Grading Plan – Alt. 1
  - c. L-1.3 Planting Plan – Alt. 1
  - d. L-1.4 Utility Plan – Alt. 1
  - e. L-2.1 Materials Plan- Alt. 2
  - f. L-2.2 Grading Plan – Alt. 2
  - g. L-2.3 Planting Plan – Alt. 2
  - h. L-2.4 Utility Plan – Alt. 2
- 6. Memorandum of Agreement between the Board of Selectmen and WB Wellesley Inn, LLC dated February 12, 2007
- First Amendment of Memorandum of Agreement between the Board of Selectmen and HRV Development, LLC dated March 11, 2013.
- Design Review Board Finding DRB for Amended Project of Significant Impact and Site Plan Approval DRB 17-07M, Wellesley Square Commercial District Density Special Permit DRB 13-34M dated July 1, 2013.

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**Additional Reports/Correspondence Received**

- 6/29/13      **Letter** to the Board of Selectmen from Linda Sanderson and Marc Stanton
- Letter** to the Planning Board from Nancy Wiswall Erne
- 7/17/13      **Email** to Meghan Jop from Cynthia Westerman Re: Traffic at Washington and Grove Streets
- Letter** to Jeanne Conroy and Meghan Jop from Peter Tamm of Goulston & Storrs Re: Redevelopment of 576 Washington Street and 53 Grove Street- Request for New Assisted Unit Determination and Amendment of Inclusionary Housing Special Permit – Update on Assisted Unit Plan
- 7/19/13      **Letter** to Meghan Jop from Robert Kenney Re: Wellesley Inn Site Redevelopment; 53 Grove Street Assisted Unit Plan
- 7/20/13      **Email** to Meghan Jop from Joan Schubert Re: Traffic around former Wellesley Inn Site
- 7/22/13      **Email** to Meghan Jop from David Wright Re: WHC on Beebe House

**Email to the Board of Selectmen from Roseda Warren Re: Wellesley Inn  
Redevelopment**

**SPECIAL PERMIT FINDINGS**

In the opinion of the Planning Board the application meets the requirements of the Wellesley Square Commercial District Density Special Permit based on the following performance standards:

1. The project's development site area is within the Wellesley Square Commercial District. The project has been submitted in accordance with the requirements of C.3. of SECTION XVIII.AREA REGULATIONS of the Zoning Bylaw, and has been determined by the Design Review Board to be consistent with the design criteria listed in Section XXII.DESIGN REVIEW of the Zoning Bylaw and to be an improvement of building facades which enhance the pedestrian experience and contribute toward the history and vitality of Wellesley Square.
2. All 5 whole Assisted Units required complying with Section XVIB. Inclusionary Zoning are to be constructed on the Development Area in two structures located on the parcel of land known as 53 Grove Street in accordance with the plans submitted.
3. There shall be provided a minimum open space component in excess of 20% of the Development Area as shown on the Open Space Analysis plan dated June 3, 2013 and prepared by CBT and Stantec Planning and Landscape Architecture for HRV Development, LLC.
4. There shall be provided for each housing unit parking for two vehicles.

After the close of the public hearing on July 22, 2013, the Planning Board moved, seconded, and voted unanimously (5-0) to approve this special permit as it applies to 576 Washington Street and 53 Grove Street in the Wellesley Square Commercial District, subject to compliance with conditions hereinafter set forth.

**SPECIAL PERMIT CONDITIONS**

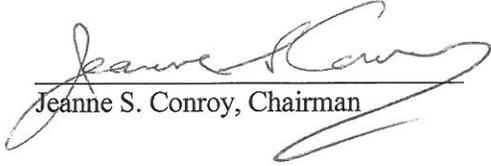
1. The retaining wall fronting Grove Street shall be cleaned and repaired in accordance with the plans submitted.
2. Landscaping and irrigation shall be installed above the retaining wall fronting Grove Street to create an attractive streetscape.
3. The main garage door along Grove Street shall be designed and constructed of material which reflects an attractive residential character and the door to the mechanical room along Grove Street shall be designed of a character similar to the adjoining retail space.
4. Pedestrian access from the main building (mixed-use structure) shall be provided to Grove Street adjacent to the garage door on Grove Street.

5. Use of low impact development elements shall be used in the common open space area designed to keep stormwater on site and to promote groundwater recharge in accordance with the plans submitted.
6. A Transportation Demand Management (TDM) Plan shall be created and shall include the following:
  - a. Distribution of Train and Bus Schedules to all residents;
  - b. Information on the ability to purchase monthly MBTA passes or Charlie Cards;
  - c. Zipcar availability and locations;
  - d. Transportation Updates
  - e. Coordination with the Town's Traffic Committee to improve circulation on Grove Street with an emphasis on avoidance of double parking; and
  - f. Installation of bicycle racks in the parking garage.
7. Installation on Grove Street of architecturally appropriate lighting including, but not limited to, Town Standard Lanterns where applicable, recognizing the residential character of the neighborhood. Consistency of lighting plan for Grove Street with this condition shall be verified by the Planning Board at Site Plan Review.
8. Contingent upon approval by the Board of Selectmen and subject to applicable law and regulation, installation of a bench within the sidewalk area of the proposed retail storefront on Grove Street.
9. The Applicant agrees to diligently prosecute the redevelopment of the property in accordance with the plans submitted by breaking ground within (6) months following receipt of all final and unappealable additional approvals as stated in the First Amendment to the Memorandum of Agreement executed the 11<sup>th</sup> day of March 2013 by and between the Applicant and the Board of Selectmen, subject to extension due to material adverse economic conditions and/or any other circumstances beyond the Applicant's control that are not caused by the fault or negligence of the Applicant (e.g., the Applicant's inability, despite reasonable efforts, to obtain project financing at prevailing rates, terms and conditions).

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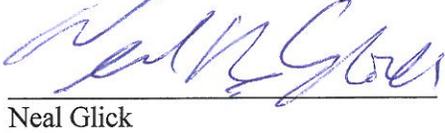
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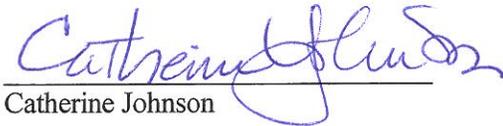
WELLESLEY PLANNING BOARD

  
Jeanne S. Conroy, Chairman

Sara Preston, Vice Chairman

  
Deborah Carpenter, Secretary

  
Neal Glick

  
Catherine Johnson

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 REGISTRY OF DEEDS IN ACCORDANCE WITH THE PROVISION OF SECTION 11 OF CHAPTER 40A MASSACHUSETTS GENERAL LAWS.

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