

June 3, 2013

BY HAND DELIVERY AND E-MAIL

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



and

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

Re: Redevelopment of 576 Washington Street and 53 Grove Street –
Request for Special Permit to Reduce Minimum Lot Area for Dwelling Units

Dear Ms. Conroy and Ms. Jop:

We are pleased to make this filing to the Planning Board (the “Board”) in connection with the renewed effort to redevelop the former Wellesley Inn site. As you know, the current plans to redevelop the property rely upon the previous permits and approvals, with limited modifications (the “Revised Project”).

By this application, we are seeking a new Special Permit from the Board in accordance with the Special Permit process recently adopted at Town Meeting per Section XVII.C.3 of the Zoning By-Law, to permit a reduction in the 2,500 square foot minimum lot area required for residential dwelling units in the Wellesley Square Commercial District, in order to permit the addition of nine dwelling units (inclusive of both market and Assisted Units) within the Revised Project on the project site. The Revised Project will provide 1,827 square feet of lot area per dwelling unit (30 total dwelling units within the 54,834 square foot Development Area).

The newly-adopted Section XVII.C.3 allows the Planning Board to issue a Special Permit to reduce the minimum lot area requirement per family for whose habitation of such building is designed to no less than 1,800 square feet for each family. In granting a Special Permit the Planning Board must determine that certain performance standards have been met. These

performance standards are set forth in the table below. The Revised Project's compliance with these standards is summarized in the right-hand column.

Special Permit per Section XVII.C.3	
Performance Standard	Revised Project Compliance
a. A report shall have been received from the Design Review Board ("DRB") finding the proposed project is consistent with the design criteria listed in Section XXII. DESIGN REVIEW and that the project is an improvement of building facades to enhance the pedestrian experience and contribute toward the history and vitality of Wellesley Square; and	✓ The DRB reviewed the Revised Project on May 22, 2013 and is anticipated to issue a report shortly, confirming its consistency with the design guidelines.
b. All whole Assisted Units required to comply with Section XVIB. Inclusionary Zoning (Excepting any fractional Assisted Unit) are to be constructed on the Development Area; and	✓ 5 Assisted Units, as required per Section XVIB, are provided in the Development Area. A payment-in-lieu will be made for the 0.19 fraction of a unit required by the retail component.
c. There shall be provided for each project a minimum open space (as defined under Section IA. DEFINITIONS.), equal to at least twenty percent (20%) of the Development Area; and	✓ The Revised Project will provide in excess of 50% open space within the Development Area as shown on the Revised Project plans. ¹
d. There shall be provided for each unit parking for two vehicles.	✓ The Revised Project includes 30 total units and will provide parking for 63 vehicles, or 2.1 parking spaces per unit.

Also enclosed herewith are copies of the plans for the Revised Project as well as a check for the filing and advertising fees in the amount of \$ 550.00.

Assuming this request for a Special Permit per Section XVII.C.3 of the Bylaw is in order, we respectfully ask that notice of this request be provided in accordance with law. We understand that a hearing date of July 8, 2013 may be available and, upon your confirmation, we look forward to reviewing our plans with the Board at this time.

¹ Proposed open space exceeds 50% of the total Development Area under both alternative plans for the 5 Assisted Units proposed onsite at 53 Grove Street. The site plans show this calculation only for the two building alternative (Alt. 2) for reference.

Again, thank you for your assistance with this matter.

Sincerely,

WASHINGTON GROVE LLC

By their attorneys,

Goulston & Storrs

By: 
Peter L. Tamm

Enclosure

PLT/mjm

cc: Mr. Jordan Warshaw

REVISIONS	#	DATE	DESCRIPTION

**Wellesley Inn Site
Redevelopment**
576 Washington St.
Wellesley, MA

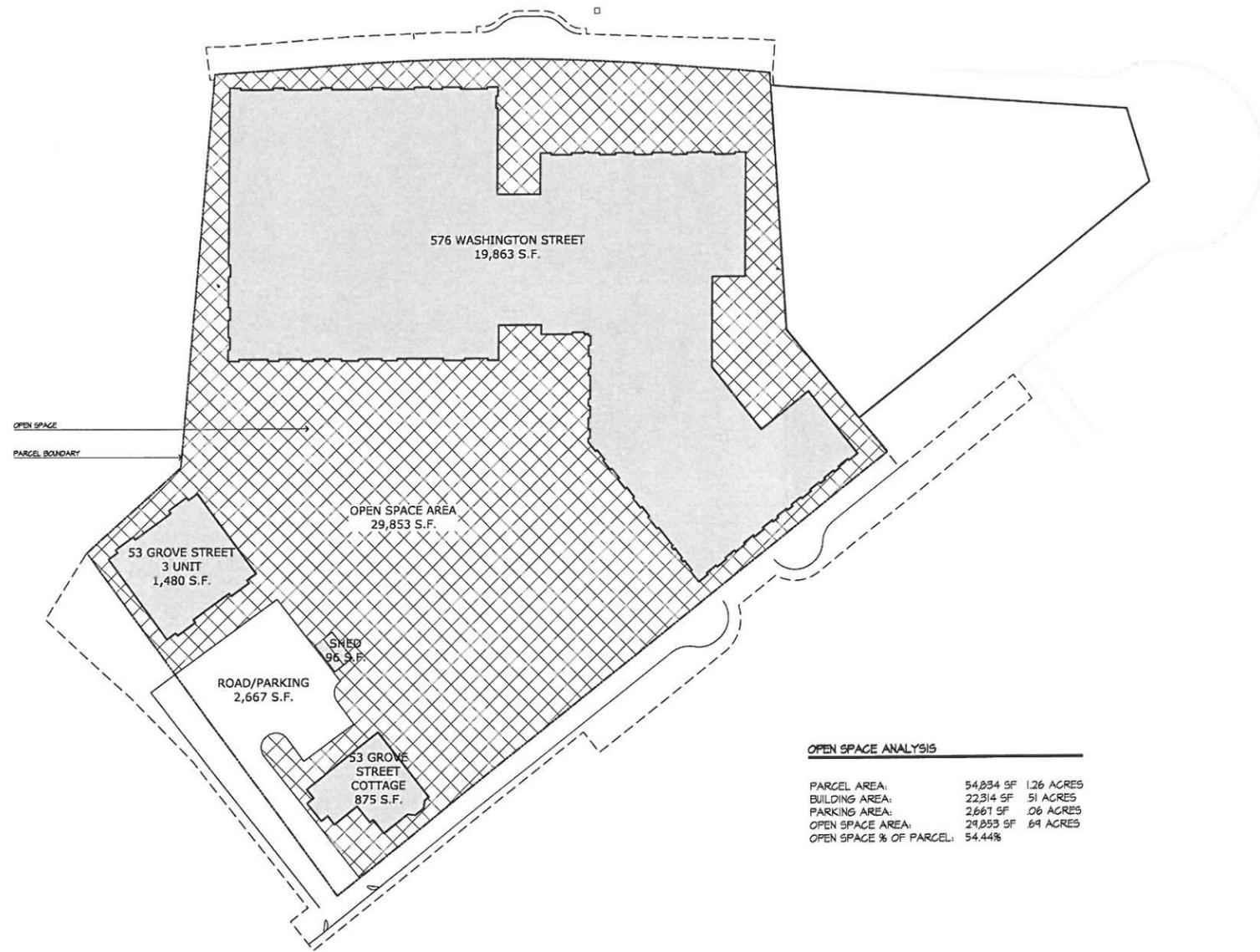
HRV Development, LLC

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110 canal street, boston, ma 02114

Sturtevant Strategic Planning and
Landscape Architecture P.C.
141 Portland St.
Boston, MA 02114
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www.sturtevant.com

PREPARED FOR:
PROJECT OF SIGNIFICANT
IMPACT (PSI)

2013-06-03



OPEN SPACE ANALYSIS

PARCEL AREA:	54,834 SF	1.26 ACRES
BUILDING AREA:	22,314 SF	.51 ACRES
PARKING AREA:	2,667 SF	.06 ACRES
OPEN SPACE AREA:	29,853 SF	.69 ACRES
OPEN SPACE % OF PARCEL:	54.44%	

OPEN SPACE ANALYSIS

SCALE: 1"=20'-0"
DATE ISSUED: 06.03.2013

