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Michael Zehner, AICP
Planning Director

**DEFINITIVE SUBDIVISION
CERTIFICATE OF PLANNING BOARD ACTION - APPROVAL**

Application:	Definitive Subdivision Application for 135 Great Plain Avenue (PB-2015-F-1)
Subject Property:	135 Great Plain Avenue (PID 68-1)
Applicant:	Wellesley Residential, LLC
Property Owner:	Wellesley Residential, LLC
Request/Project Description:	A Definitive Subdivision Application for a 12-lot single family residential subdivision subject to development consistent with Section XVIF, <i>Natural Resources Protection (NRP) Development</i> , of the Zoning Bylaw.

APPLICATION OVERVIEW

The subject application, submitted by Wellesley Residential, LLC (“the Applicant”), is for the approval of a Definitive Plan for a 12-lot single family residential subdivision at 135 Great Plain Avenue (“the Subdivision”). The property to be subdivided has a total lot area of 525,031 sq. ft./12.05 acres. The developed area of the Subdivision has an area of 213,231 sq. ft./4.90 acres; 311,800 sq. ft./7.16 acres will be retained as protected open space.

The proposed lots will range in size from 11,223 sq. ft. to 20,720 sq. ft. Eleven (11) of the proposed lots will have frontage on and be accessed by a new street, Fieldstone Way, a two-way street with cul-de-sac; the twelfth (12th) lot will have frontage on and be accessed by Great Plain Avenue. Utilities, including stormwater management, are proposed to be installed in the subdivision; a lift station will be utilized to discharge sanitary waste into the Town’s system in Great Plain Avenue.

The Subdivision is subject to the Massachusetts *Subdivision Control Law* (M.G.L. Ch. 41A, Sec. 81K - 81GG; the “Subdivision Control Law”) and the *Rules and Regulations Governing the Subdivision of Land in Wellesley, Massachusetts* (the “Subdivision Regulations”).

The Applicant has requested waivers from certain provisions of the Subdivision Regulations, as follows:

1. Waiver from Section V., *Design Requirements, B., Streets, 2., Street Width*, to eliminate the minimum required 40’ radius at the right-of-way intersection of the proposed street/way and Great Plain Avenue;

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2. Waiver from Section V., *Design Requirements*, B., *Streets*, 3., *Grade*, to reduce the minimum design speed for the street from 30 mph to 25 mph;
3. Waiver from Section V., *Design Requirements*, B., *Streets*, 4., *Dead End Streets*, to reduce the minimum required pavement width from 24' to 22';
4. Waiver from Section VII., *Construction of Streets*, D., *Sidewalks*, to provide a sidewalk along only one side of the proposed street/way; and
5. Waiver from Section VII., *Construction of Streets*, K., *Trees*, to increase the maximum separation between street trees to greater than 60'.

Per the Subdivision Regulations, the Subdivision's compliance with the Zoning Bylaw is also required. An associated Special Permit pursuant to Section XVIB, *Inclusionary Zoning*, to satisfy the required provision of Assisted/Affordable Units for the project by alternative means, was issued by the Planning Board on April 19, 2016. The Subdivision is also subject to Section XVIF, *Natural Resources Protection (NRP) Development*; the Applicant sought and was issued an associated Special Permit from Section XVIF to locate a non-vegetated storm water management system (an underground storm water detention system labeled on plans as "UG2") within required open space.

APPLICATION SUBMITTAL DOCUMENTS

The following documents are considered to constitute the application:

1. Letter from David Himmelberger to Michael Zehner, Planning Director, dated July 29, 2015;
2. Original Submission - July 2, 2015
 - a. Definitive Subdivision Plans prepared by CHA:
 - Sheet C-001 Cover Sheet, dated July 1, 2015;
 - Sheet V-001 Existing Conditions Plan (Sheet 1), dated July 1, 2015;
 - Sheet V-002 Existing Conditions Plan (Sheet 2), dated July 1, 2015;
 - Sheet V-101 Lot Layout Plan (Sheet 1), dated July 1, 2015;
 - Sheet V-102 Lot Layout Plan (Sheet 2), dated July 1, 2015;
 - Sheet C-002 Legend & General Notes, dated July 1, 2015;
 - Sheet C-003 Demolition Plan, dated July 1, 2015;
 - Sheet C-101 Site Layout Plan, dated July 1, 2015;
 - Sheet C-201 Grading & Drainage Plan, dated July 1, 2015;
 - Sheet C-301 Roadway Plan and Profile, dated July 1, 2015;
 - Sheet C-302 Typical Roadway & Utility Section Plan, dated July 1, 2015;
 - Sheet C-401 Utility Plan and Profile, dated July 1, 2015;
 - Sheet C-501 Landscape Plan, dated July 1, 2015;
 - Sheet C-601 Details, dated July 1, 2015;
 - Sheet C-602 Details, dated July 1, 2015;

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- Sheet C-603 Details, dated July 1, 2015;
 - Sheet C-604 Details, dated July 1, 2015; and
 - Sheet C-605 Details, dated July 1, 2015;
- b. Subdivision Permitting Report, prepared by CHA, dated July 1, 2015:
- Project Narrative;
 - Stormwater Report;
 - Municipal Impact Statements;
 - Appendix A - Subdivision Application and Fee;
 - Appendix B - Waiver Request Letter;
 - Appendix C - Order of Resources Area Delineation (ORAD);
 - Appendix D - Traffic Impact Report - VAI;
 - Appendix E - Subdivision Lot Math;
 - Appendix F - Fire Access Figure;
 - Appendix G - Construction Management and Phasing Plan; and
 - Appendix H - Plan Set
3. “Natural Resource Protection Development Design Process” submission, prepared by Northland Residential, dated September 1, 2015;
4. Revised Submission - September 30, 2015
- a. Letter from David Himmelberger, dated September 29, 2015;
 - b. Revised Waiver Request Letter (revision date September 30, 2015);
 - c. Response to Board of Health Comments dated August 18, 2015, dated September 29, 2015;
 - d. Response to DPW Comments dated August 19, 2015, dated September 29, 2015;
 - e. Proposed Roadway Vertical Profile, dated September 29, 2015;
 - f. Sanitary Conveyance Assessment, dated September 29, 2015;
 - g. Tree Protection & Mitigation Plan, dated September 29, 2015;
 - h. Draft of HOA Declaration of Trust and Declaration of Easements, Covenants, and Restrictions, last revised September 30, 2015;
 - i. UG2 Landscape Concept Plan, dated October 6, 2015;
 - j. Illustrative View of Fieldstone Way from Great Plain Avenue, dated October 6, 2015; and
 - k. Illustrative Panorama along Great Plain Avenue, dated October 6, 2015
5. Letter from David Himmelberger, dated October 22, 2015;
6. Letter from David Himmelberger, dated December 30, 2015;
7. Site Presentation Plan - SP-02, prepared by CHA, dated February 23, 2016;
8. Site Presentation Plan - SP-03, prepared by CHA, dated February 23, 2016;
9. Letter from David Himmelberger, dated February 29, 2016;

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10. PowerPoint Presentation for March 7, 2016 Planning Board meeting (23 slides);

11. Revised Submission - April 5, 2016

- a. Letter from Gabe Crocker, CHA, dated April 4, 2016;
- b. Letter from David Himmelberger, dated April 4, 2016;
- c. Draft Declaration of Trust and Declaration of Easements, Covenants, and Restrictions, last revised April 1, 2016;
- d. Subdivision Permitting Report, prepared by CHA, dated revised April 4, 2015 (*Note: scrivener's error; correct date is revised April 4, 2016, which is the date referred to in this Certificate*):

- Project Narrative;
- Stormwater Report;
- Municipal Impact Statements;
- Appendix A - Subdivision Application and Fee;
- Appendix B - Waiver Request Letter;
- Appendix C - Order of Resources Area Delineation (ORAD);
- Appendix D - Traffic Impact Report - VAI;
- Appendix E - Subdivision Lot Math;
- Appendix F - Fire Access Figure;
- Appendix G - Construction Management and Phasing Plan;
- Appendix H - Tree Protection and Mitigation Plan;
- Appendix I - Sanitary Pump Station Calculations; and
- Appendix J - Plan Set

e. Fieldstone Way Definitive Subdivision Plan Set, prepared by CHA:

- C-001 Cover Sheet, dated last revised April 4, 2016
- V-001 Existing Conditions Plan (Sheet 1), dated July 1, 2015
- V-002 Existing Conditions Plan (Sheet 2), dated July 1, 2015
- V-101 Lot Layout Plan (Sheet 1), dated last revised April 4, 2016
- V-102 Lot Layout Plan (Sheet 2), dated last revised April 4, 2016
- C-002 Legend & General Notes, dated last revised April 4, 2016
- C-003 Demolition Plan, dated last revised April 4, 2016
- C-101 Site Layout Plan, dated last revised April 4, 2016
- C-201 Soil Erosion and Sediment Control Plan, dated last revised April 4, 2016
- C-202 Grading & Drainage Plan, dated last revised April 4, 2016
- C-301 Roadway Plan and Profile, dated last revised April 4, 2016
- C-401 Utility Plan and Profile, dated last revised April 4, 2016
- C-501 Landscape Plan, dated last revised April 4, 2016
- C-601 Details, dated last revised April 4, 2016
- C-602 Details, dated last revised April 4, 2016
- C-603 Details, dated last revised April 4, 2016
- C-604 Details, dated last revised April 4, 2016
- C-605 Details, dated last revised April 4, 2016

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- C-606 Details, dated last revised April 4, 2016
 - C-607 Details, dated last revised April 4, 2016
12. Conceptual Constructed Wetland Exhibit EX1, prepared by CHA, dated April 14, 2016;
 13. Conceptual Constructed Wetland Exhibit EX2 (without topo), prepared by CHA, dated April 14, 2016;
 14. Conceptual Constructed Wetland Exhibit EX2 (without topo), prepared by CHA, dated April 14, 2016;
 15. Conceptual Constructed Wetland Exhibit EX2 (with topo), prepared by CHA, dated April 14, 2016;
 16. Conceptual Constructed Wetland Exhibit EX2 (with topo and trees to be removed highlighted), prepared by CHA, dated April 14, 2016; and
 17. Additional Trees to be Removed for Constructed Wetland Basin, dated April 14, 2016

COMMENTS, REPORTS, RECOMMENDATIONS, AND PREVIOUS DECISIONS

The following documents were submitted to the Planning Board from Town boards, staff, and the general public for consideration during the public hearing:

1. Letter from James Verner on behalf of the Municipal Light Plant, dated July 17, 2015;
2. Memo from Deputy Chief DiGiandomenico on behalf of the Fire Department, dated July 23, 2015;
3. Memo from Meghan Jop to the Board of Selectmen, dated August 4, 2015;
4. Memo from the Natural Resources Commission, dated August 10, 2015;
5. Memo from Meghan Jop on behalf of the Board of Selectmen, dated August 11, 2015;
6. Letter from Lenny Izzo on behalf of the Board of Health, dated August 18, 2015;
7. Memo from George Saraceno on behalf of the Department of Public Works, dated August 19, 2015;
8. Letter from Tad Heuer on behalf of the Wellesley Historical Commission, dated August 19, 2015;
9. Memo from Michael Zehner, Planning Director, to the Planning Board, dated August 20, 2015;
10. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated September 2, 2015;

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11. Letter from Tad Heuer on behalf of the Wellesley Historical Commission, dated September 29, 2015;
12. Letter from Tad Heuer on behalf of the Wellesley Historical Commission, dated October 2, 2015.
13. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated October 2, 2015;
14. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated October 23, 2015;
15. Email from Kevin Hanron, dated October 23, 2015; and
16. Letter from Victoria Ostler to the Board of Selectmen, dated October 28, 2015;
17. Email from Denny Nackoney on behalf of the Trails Committee, dated November 9, 2015;
18. Email from George Saraceno on behalf of the Department of Public Works, dated November 13, 2015;
19. Email from Charles Pierce, dated November 19, 2015;
20. Letter from Lenny Izzo on behalf of the Board of Health, dated November 30, 2015;
21. Memo from Terry Connolly on behalf of the Board of Selectmen, dated December 2, 2015;
22. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated December 4, 2015;
23. Letter and documents from Stanley Norkunas, received on December 7, 2015 (referred to at the December 7 meeting);
24. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated December 30, 2015;
25. Memo from Michael Zehner, Planning Director, and Imaikalani Aiu, Assistant Planning Director, to the Planning Board, dated March 3, 2016;
26. Letter from Robert Kenney, WHDC, dated April 14, 2016;
27. Memo from Michael Zehner, Planning Director, to the Planning Board, dated April 15, 2016;
28. Letter from Lenny Izzo to Michael Zehner, dated April 15, 2016;

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29. Inclusionary Zoning Special Permit Decision, filed with the Town Clerk on April 26, 2016;
30. Memo from George Saraceno to Michael Zehner, dated April 29, 2016;
31. Natural Resources Protection Development Standards Special Permit Decision, filed with the Town Clerk on May 6, 2016; and
32. Memo from Michael Zehner, Planning Director, to the Planning Board, dated May 13, 2016;

REVIEW REQUIREMENTS

Per Chapter 41, Section 81U, *Approval, modification or disapproval of plan by board, prerequisites for decision*, of the Subdivision Control Law, a recommendation of approval of the Definitive Plan by the Board of Health/Director of Health is a prerequisite to the Board's approval of the Plan. Further, the Section requires the Planning Board to determine whether the Definitive Plan complies with the Subdivision Control Law and Subdivision Regulations.

Pursuant to Ch. 41, Section 81R of the Subdivision Control Law, and Section VIII, *Administration*, subsection B., *Waiver of Compliance*, of the Subdivision Regulations, the Planning Board is required to determine whether the waivers requested from (strict compliance with) the Subdivision Regulations are in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

Pursuant to Section IV, *Submission and Approval of Subdivision Plans*, B. *Definitive Plan*, 4., *Procedure*, c., *Certificate of Approval*, of the Subdivision Regulations, the action of the Planning Board, following a public hearing, is to be by voice vote, with copies of the Board's action to be filed with the Town Clerk and sent to the Applicant.

PUBLIC HEARING

Pursuant to Ch. 41, Sec. 81T of the Subdivision Control Law and Section IV, *Submission and Approval of Subdivision Plans*, B. *Definitive Plan*, 4., *Procedure*, b., *Public Hearing*, of the Subdivision Regulations, the Planning Board opened a duly advertised public hearing on August 24, 2015, which was continued until September 8, 2015, then again to October 6, 2015, then again to October 26, 2015, then again to December 7, 2015, then again to January 4, 2016, then again to March 7, 2016, then again to April 19, 2016, then again to May 2, 2016, and finally to May 16, 2016. Pursuant to Ch. 41, Section 81U of the Subdivision Control Law, beginning at the October 26, 2015 meeting, the Applicant requested and the Planning Board granted extensions of the 135-day period from submission by which the Board is required to act on the Definitive Plan; such extensions were requested and granted at each subsequent meeting during which the application was considered.

There was no evidence presented, or deliberations of the Planning Board, at the sessions of the public hearing held on August 24, 2015 and October 26, 2015. All sessions of the public

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hearing were held in the Wellesley Town Hall, 525 Washington Street, Wellesley, Massachusetts.

Ms. Johnson and Ms. Conroy were present at all sessions of the public hearing during which evidence was presented and deliberations were held. Ms. Warshaw and Ms. Pfadt were not present for the session of the public hearing held on September 8, 2015 during which evidence was presented and deliberations were held; Ms. Carpenter was not present for the session of the public hearing held on March 7, 2016 during which evidence was presented and deliberations were held. Pursuant to M.G.L., Ch. 39, §23D, and §6.8A of the Town Bylaws, Ms. Warshaw, Ms. Pfadt, and Ms. Carpenter certified that they examined all of the evidence received at the hearing sessions that were missed, including audio or video recordings of the missed hearing sessions.

During the course of the public hearing, much of the discussion and comments from the Applicant, the Planning Board, and the general public concerned the Subdivision's conformance with the Subdivision Regulations and the standards of the Natural Resources Protection Development Bylaw; consideration was also given to the proposed and issued special permits under the Inclusionary Zoning Bylaw and Natural Resources Protection Development Bylaw.

After comments were concluded at the May 16, 2016 session of the public hearing, Ms. Conroy made a motion to close the public hearing. Ms. Warshaw seconded the motion. The Board voted 5-0 to close the public hearing. Subsequently, and agreeing to the Applicant's request for an extension, Ms. Conroy made a motion to continue consideration of the Board's action to June 6, 2016. Ms. Warshaw seconded the motion. The Board voted 5-0 to continue consideration of the Board's action to June 6, 2016.

FINDINGS & VOTE

Following the close of the public hearing on May 16, 2016, the Planning Board, at the meeting on June 6, 2016, discussed options for action on the application, reviewed and suggested edits to the draft decision and conditions, and heard requested edits from the Applicant. Following these discussions, as well as comments from members of the public in attendance, Ms. Carpenter asked for a motion if members were prepared to vote on the Definitive Plan for the Subdivision. Ms. Warshaw made a motion to approve the Definitive Plan for the Subdivision, consisting of the following plans, based on a determination that the Definitive Plan complies with the Subdivision Control Law and the Subdivision Regulations:

Fieldstone Way Definitive Subdivision Plan Set, prepared by CHA

- C-001 Cover Sheet, dated last revised April 4, 2016
- V-001 Existing Conditions Plan (Sheet 1), dated July 1, 2015
- V-002 Existing Conditions Plan (Sheet 2), dated July 1, 2015
- V-101 Lot Layout Plan (Sheet 1), dated last revised April 4, 2016
- V-102 Lot Layout Plan (Sheet 2), dated last revised April 4, 2016
- C-002 Legend & General Notes, dated last revised April 4, 2016
- C-003 Demolition Plan, dated last revised April 4, 2016
- C-101 Site Layout Plan, dated last revised April 4, 2016

Definitive Subdivision - Certificate of Planning Board Action - Approval

135 Great Plain Avenue

- C-201 Soil Erosion and Sediment Control Plan, dated last revised April 4, 2016
- C-202 Grading & Drainage Plan, dated last revised April 4, 2016
- C-301 Roadway Plan and Profile, dated last revised April 4, 2016
- C-401 Utility Plan and Profile, dated last revised April 4, 2016
- C-501 Landscape Plan, dated last revised April 4, 2016
- C-601 Details, dated last revised April 4, 2016
- C-602 Details, dated last revised April 4, 2016
- C-603 Details, dated last revised April 4, 2016
- C-604 Details, dated last revised April 4, 2016
- C-605 Details, dated last revised April 4, 2016
- C-606 Details, dated last revised April 4, 2016
- C-607 Details, dated last revised April 4, 2016

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and, inclusive of the approval of the following waivers from the Subdivision Regulations, based on a determination that the waivers requested are in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law:

1. Waiver from Section V., *Design Requirements*, B., *Streets*, 2., *Street Width*, to eliminate the minimum required 40' radius at the right-of-way intersection of the proposed street/way and Great Plain Avenue;
2. Waiver from Section V., *Design Requirements*, B., *Streets*, 3., *Grade*, to reduce the minimum design speed for the street from 30 mph to 25 mph;
3. Waiver from Section V., *Design Requirements*, B., *Streets*, 4., *Dead End Streets*, to reduce the minimum required pavement width from 24' to 22';
4. Waiver from Section VII., *Construction of Streets*, D., *Sidewalks*, to provide a sidewalk along only one side of the proposed street/way; and
5. Waiver from Section VII., *Construction of Streets*, K., *Trees*, to increase the maximum separation between street trees to greater than 60'.

(collectively "the Approved Plans") and subject to the following conditions to ensure the Definitive Plan's compliance with the Subdivision Control Law and Subdivision Regulations, and that the approved waivers are in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law:

1. The Subdivision shall be developed in substantial accordance with the Approved Plans, except where revisions may be required by other conditions.
2. Prior to the endorsement of the Definitive Plan by the Planning Board, the Approved Plans shall be revised to address the following:
 - a. A note shall be added referencing this Certificate of Planning Board Action - Approval, along with its recorded location at the Norfolk County Registry of Deeds;

- b. A note shall be added indicating the waivers from the Subdivision Regulations approved by the Planning Board;
- c. The Concrete Curb Ramp and Crosswalk Detail shall be revised to show a "ladder" painted crosswalk;
- d. Include a note for the detectable warning panel for the wheelchair ramp on Great Plain Avenue, east of the driveway to the subdivision;
- e. Edits to relate plan leaders to construction details with detail numbers that correspond to sheet numbers;
- f. Revise General Notes Item #8 of the Legend and General Notes on Sheet C-002 to identify whether benchmarks will be set prior to construction or added after construction;
- g. Clearly show the measure to control the site limits;
- h. The Applicant should certify the cut and fill calculations shown on the plans, and revise if necessary;
- i. Preserved trees should be shown on all plans.
- j. Revise Sheet C-401 - Utility Plan and Profile, to show stationing on the roadway so that it can be compared to the stationing on the profile.
- k. Revise Sheet C-202 - Grading and Drainage Plan, to update structure labels.
- l. Revise the Approved Plans to show cross sectional detail with proposed elevations for UG1 and UG2, and include a note for the proposed Stormtech Unit number; revise appropriate "Details" sheets to include cross sectional detail;
- m. For the Lot 12 driveway and the street entrance from Great Plain Avenue, provide a sufficient number of spot grades to assure that stormwater runoff from Great Plain Avenue will not flow into the driveway or street;
- n. The outlet control structure details, structure table, and elevation data should match as included on Sheet C-202 - Grading and Drainage Plan and Sheet and Sheet C-601 - Details;
- o. Revise Sheet C-202 - Grading and Drainage Plan, Notes #4 to indicate the number of chambers as twenty-one (21);
- p. Revise plans to provide water service connections for Lots 6, 7, and 8 that are straight;
- q. Revise Sheet C-003 - Demolition Plan to include a note requiring notification of the Board of Health prior to removal of the existing septic systems and wells;

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- r. Revise Sheet C-401 - Utility Plan and Profile to provide flow arrows for the sanitary sewer gravity main and force main;
- s. Revise Sheet C-401 - Utility Plan and Profile to relocate the proposed curb stops to within the limits of the right-of-way for easier access to the gate valves;
- t. Revise Sheet C-401 - Utility Plan and Profile by adding a note on the profile that shows the location of the proposed sanitary sewer ejector station;
- u. If necessary information is provided by the Wellesley Department of Public Works, revise Sheet V-001 - Existing Conditions Plan to show the location of the recently installed sanitary sewer force mains;
- v. Revise Sheet C-602 - Details to include cleanouts for sanitary sewer house connection services; refer to the Town of Wellesley Sewer Connection Detail;
- w. Revise the Approved Plans to provide for the sewer laterals for Lot 7 & Lot 8, manhole for the horizontal change in direction;
- x. Revise Sheet C-401 - Utility Plan and Profile by amending Note 13 to state that the water meter and backflow devices will need to be approved by the Water & Sewer Division prior to installation;
- y. Revise the Approved Plans to show the sewer force main into SMH8 to be insulated whenever there is less than 4' of ground cover;
- z. Revise Sheet C-603 - Details to ensure that the sewer pump station pipe sizes for sanitary sewer match in both the plan view and elevation view;
- aa. Revise the Approved Plans by adding a note that an enclosure will be provided for the plywood, or better, mounting control panel for the pump station, to be separately designed, and approved by the Planning Director;
- bb. Revise the Approved Plans by adding a note that landscape screening will be provided for the proposed sewer pump station, to be separately designed, and approved by the Planning Director;
- cc. Revise the Approved Plans by adding a note that the emergency generator for the sewer pump station will use natural gas, and that the manufacturer's information will be provided to the Department of Public Works prior to installation;
- dd. Revise Sheet C-603 - Details to provide buoyancy calculations for the proposed 5,000 gallon precast concrete sewer pump station and show the groundwater depth on the sewer pump station elevation view ;
- ee. Revise Sheet C-607 - Details by adding a note indicating that the sewer pump station is for Lot 12.

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- ff. Revise the Approved Plans to correct the invert of 16.3 shown for SMH9 (doghouse MH) ;
- gg. Revise the Approved Plans to show orifices within the weir wall for the outlet control structures and confirm the capacity of the 18” outlet pipe for all design storms;
- hh. Revise the Approved Plans by adding a note indicating that the proposed sanitary sewer pump station is to be owned, operated, and maintained by the homeowners association/organization; and
- ii. Revise the Approved Plans to ensure that the street tree planting detail is consistent with current planting practices and/or the Town’s Tree Planting Detail; planting mixture with fertilizer shall not be used for trees.
3. Prior to the endorsement of the Definitive Plan by the Planning Board all improvements detailed on the Definitive Plan shall have been installed, or the Applicant shall present the Planning Board with an appropriate performance guarantee, to be accepted by the Board, securing the construction of ways and installation of services and utilities.
4. Prior to commencing land disturbance activities the Applicant shall:
- a. Provide a phasing plan for development of the Subdivision, to be approved by the Planning Director. This phasing plan shall be separate from, but consistent with, the Construction Management and Phasing Plan included as Appendix G to the Subdivision Permitting Report dated revised April 4, 2016. The phasing plan shall specify the areas to be disturbed and the improvements to be completed in association with the release of certain lots for construction and eventual sale. The phasing plan may be updated and/or revised as necessary to account for development and lot release; any such updates or revisions shall be provided to the Planning Director for approval;
 - b. Notify the Town’s Planning Director, Department of Public Works, and Police Department;
 - c. Install all temporary construction fencing, tree protection fencing, and erosion and sediment control fencing specified in the Approved Plans and the Tree Protection and Mitigation Plan included as Appendix H to the Subdivision Permitting Report dated revised April 4, 2016;
 - d. Prior to the installation of temporary construction fencing affecting or requiring the removal of public shade trees, provide the Planning Director with a letter from the Town’s Tree Warden approving installation of the fencing and the removal of public shade trees;
 - e. Notify the Planning Director and the Town Engineer of the responsible party for preparation of the Stormwater Pollution Prevention Plan (“SWPPP”) and

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Construction General Permit (“CGP”) for the Subdivision, and submit copies of the SWPPP and CGP to the Planning Director and Town Engineer;

- f. Revise the Operations & Maintenance Plan to show the location of the proposed OCS1 at the UG1 underground infiltration system; and
 - g. Provide a table in the Stormwater Analysis for the Subdivision showing the pre and post-development peak rate and volume runoff calculations.
5. During the course of development, including the construction of any homes on lots in the Subdivision, the Applicant shall:
- a. Maintain at least three (3) benchmarks with elevations and triangulation information;
 - b. Comply with a restriction requiring all vehicles associated with development of the Subdivision or construction within the Subdivision and weighing more than 6,000 lbs to access the Subdivision from Needham over Great Plain Avenue, and to depart the site over Great Plain Avenue towards Needham;
 - c. Prohibit the parking of vehicles and equipment, or the storage of materials, on the right-of-way of Great Plain Avenue;
 - d. At periodic intervals, provide documentation to the Planning Director, Town Engineer, and Board of Health as to the origin of any fill material brought to the site, along with a report from a licensed engineer detailing the composition of the fill material. Fill material shall not contain asphalt, brick, or concrete;
 - e. Coordinate and arrange for the Director of the Health Department to witness the abandonment and removal of all components of the existing septic systems currently on the property;
 - f. Coordinate and arrange for the Director of the Health Department to witness the decommissioning and abandonment of the existing potable water well and well house;
 - g. Comply with the Tree Protection and Mitigation Plan included as Appendix H to the Subdivision Permitting Report dated revised April 4, 2016; and
 - h. Protect the stone pillars and associated fieldstone located in the right-of-way of Great Plain Avenue.
6. Prior to the issuance of building permits for any of the lots in the Subdivision, the Applicant shall:
- a. At a minimum, establish base course paving along the frontage of the lot for which a permit is being sought. No lots shall be released for building permits unless the timing of the release is consistent with the approved phasing plan (Condition 4.a.);

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- b. Receive final approval of the street name and address numbers for the lots within the Subdivision from the Board of Selectmen and/or the Selectmen's Office;
 - c. Identify easements to be granted to the Town and private easements; recorded easement plans and descriptions must be completed prior to issuance of building permits and shall be made available to the Town in electronic format;
 - d. Provide to the Planning Director a certification from a licensed engineer of at least one (1) commonly accepted Low Impact Development stormwater management best practice to be used on each lot.
 - e. Provide to the Planning Director for approval a design for the sanitary pump station control panel and junction disconnect mounting enclosure; the design shall include information regarding the manufacturer's information for the emergency generator, mounting panel size, material, location, and landscape screening.
7. Prior to the conveyance by the Applicant of any lot within the Subdivision with a house constructed thereon, the Applicant shall:
- a. Record an agreement or declaration at the Norfolk County Registry of Deeds establishing an association/organization of the homeowners and setting forth the responsibilities of homeowners in the subdivision; Lot 12 may or may not be subject to this agreement or declaration, or portions thereof, at the discretion of the Applicant. Prior to recording this agreement or declaration, the Applicant shall submit the document to the Planning Director for final approval; prior to the Planning Director's approval, the Planning Director and Town Counsel shall review the document and confirm that it is sufficient with respect to the conditions of this Certificate and the requirements of Section XVIF of the Zoning Bylaw. At a minimum, the agreement or declaration shall include provisions for the following:
 - i. The association/organization to have responsibility for the general maintenance of the roadway and sidewalks;
 - ii. The association/organization to have responsibility for snow plowing and snow removal from the proposed street/way;
 - iii. The association/organization to have responsibility for operation, management, and maintenance of the sanitary sewer system;
 - iv. The association/organization to have responsibility for operation, management, and maintenance of the drainage and storm water systems;
 - v. The association/organization to have responsibility for, as allowed by the Department of Public Works and/or Board of Selectmen, for the monthly maintenance, including the removal of trash and debris, from the right-of-way of Great Plain Avenue;

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- vi. The association/organization to have responsibility for, as allowed by the Department of Public Works and/or Board of Selectmen, the maintenance and preservation of the stone pillars and associated fieldstone located in the right-of-way of Great Plain Avenue, to delineate the entrance to the trail;
 - vii. The association/organization to have responsibility for the trail and open space, consistent with the requirements of the Conservation Restriction;
 - viii. Prohibition on the connection of house foundation drains and/or sump pumps to the stormwater system;
 - ix. A requirement that, after conveyance of a lot from the Applicant to any entity, any increase of impervious surface so that the total impervious surface is greater than 3,500 square feet on any individual lot requires the submission to the homeowners organization of a stormwater analysis prepared by a licensed engineer certifying the adequacy of the subsurface drainage system; the agreement or declaration shall also include a means by which such requests are approved by the organization; and
 - x. A prohibition on the use of exterior lighting on any lot that is not Dark Sky compliant/rated.
- b. For Lot 7, record a Deed Restriction governing the maintenance and preservation of the existing stone “playhouse” building for a term of 30 years. Prior to recording the Deed Restriction, the Applicant shall submit the document to the Planning Director for final approval; prior to the Planning Director’s approval, the Planning Director and Town Counsel shall review the document and confirm that it sufficiently ensures the maintenance and preservation of the playhouse for a period of 30 years;
- c. Comply with the Tree Planting Covenant contained in the Tree Protection and Mitigation Plan included as Appendix H to the Subdivision Permitting Report dated revised April 4, 2016; and
- d. Install stone markers, reusing fieldstones from existing stone walls on the site to be removed, at the corners of each lot common with the protected open space.
8. Upon completion of the Subdivision and prior to the final release of the performance guarantee, the Planning Board shall issue to the Applicant a Certificate of Completion. The following must be satisfied prior to the issuance of a Certificate of Completion for the Subdivision:
- a. The Great Plain Avenue frontage of the Subdivision, from curb to curb, shall be milled and paved. The Applicant shall coordinate this work with the Department of Public Works, perform the work consistent with Department of Public Works specifications, and receive final approval of the work from the Department of Public Works. Prior to commencing this work, the Applicant shall provide a detail for the mill and overlay work, including a detail for the sidewalk replacement, for Department of Public Works approval;

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- b. Provide project inspection reports prepared by a licensed engineer indicating satisfactory inspections of the installed utilities and roadway, as well as of general construction activities, to be submitted to the Planning Board with copies to the Town Engineer;
- c. Provide an as-built plan for the Subdivision, consistent with the requirements of the Subdivision Regulations and providing a minimum of three (3) benchmarks with elevations and triangulation information.
- d. The Applicant shall provide the documents establishing a Conservation Restriction to be placed on the open space to the Planning Director for final approval; prior to the Planning Director's approval, the Planning Director and Town Counsel shall review the document and confirm that it is sufficient with respect to the conditions of this Certificate and the requirements of Section XVIF of the Zoning Bylaw;
- e. Transfer the open space and right-of-way, by deed, to the homeowners association/organization, or, with respect to the open space, another entity approved to hold and maintain the open space;
- f. Establish a public access easement over the trail leading from Great Plain Avenue to the Sudbury Aqueduct;
- g. If applicable, the Applicant shall register UG1 with the Massachusetts Underground Injection Control program;
- h. The supplemental tree plantings in the open space corridors shall be made consistent with the Tree Protection and Mitigation Plan included as Appendix H to the Subdivision Permitting Report dated revised April 4, 2016;
- i. With the approval of the Department of Public Works and/or Board of Selectmen, install ADA ramps at the existing crosswalks on Great Plain Avenue approximately 1,000 feet west of the Subdivision;
- j. With the approval of the Department of Public Works and/or Board of Selectmen, install additional pedestrian crosswalk signs for existing crosswalks, the type and location of these signs to be consistent with the report from BETA Group dated September 2, 2015; and
- k. With the approval of the Department of Public Works and/or Board of Selectmen, install an electronic feedback speed limit sign (non-solar) coupled with a 35 mph speed limit regulatory sign for the Great Plain Avenue westbound travel direction, and an electronic feedback speed limit sign (non-solar) for the Great Plain Avenue eastbound travel direction.

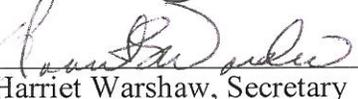
Ms. Johnson seconded the motion. Ms. Carpenter called for a vote on the motion. The Board voted 5 - 0 to approve the motion, approving the Definitive Subdivision.

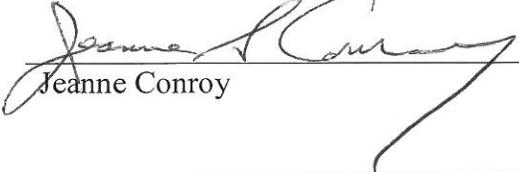
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE WITHIN 20 DAYS AFTER THE DATE OF THE FILING OF THIS CERTIFICATE IN THE OFFICE OF THE TOWN CLERK PURSUANT TO GENERAL LAWS CHAPTER 41, SECTION 81V.

WELLESLEY PLANNING BOARD


Deborah Carpenter, Chair


Catherine Johnson, Vice Chair


Harriet Warshaw, Secretary


Jeanne Conroy

Lara Pfadt, AIA

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NOT VALID UNTIL CERTIFIED BY TOWN CLERK

In accordance with Massachusetts General Laws, Chapter 41, Section 81V, 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, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Kathleen F. Nagle
Town Clerk