



REC'D  
\$20,000.00  
CR# 10704

WELLESLEY PLANNING BOARD  
APPLICATION FORM FOR REVIEW OF A  
PROJECT OF SIGNIFICANT IMPACT

DATE: 9/5/14  
ADDRESS OF PROPERTY: 22 PLEASANT ST. PRECINCT B  
NAME OF OWNER OF RECORD: ROBERT FELIX PALTRINERI  
Robert Paltrineri  
signature

EXISTING USE OF  
LAND/BUILDINGS: SINGLE FAMILY RESIDENCE  
PRESENT ZONING: SDR 10-SINGLE RESIDENCE  
PROPOSED USE OF  
LAND/BUILDINGS: MULTI FAMILY RESIDENCE (6 UNITS)

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE  
SITE: 1,587 SQUARE FEET.

TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE  
SITE: 15,000 SQUARE FEET.

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION  
ONLY 15,000 SQUARE FEET.

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS 6

AREA OF LOT OR DEVELOPMENT SITE 20292 SQUARE FEET.

CONSULTANT(S) FOR IMPACT ANALYSIS ENGINEERING DESIGN  
CONSULTANTS, INC. Phone 508-480-0225

2014 SEP 24 AM 11:12

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This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD  
RECEIVED BY \_\_\_\_\_

signature date

REVIEW COMPONENTS WAIVED BY PLANNING BOARD

\_\_\_\_\_ date of vote \_\_\_\_\_  
\_\_\_\_\_ date of vote \_\_\_\_\_  
\_\_\_\_\_ date of vote \_\_\_\_\_  
\_\_\_\_\_ date of vote \_\_\_\_\_

SUBMISSION FEE RECEIVED \$ \_\_\_\_\_ date

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS \_\_\_\_\_ date

IMPACT ANALYSIS APPROVED BY:  
Board of Selectmen \_\_\_\_\_ date

Board of Public Works \_\_\_\_\_ date

Fire Chief \_\_\_\_\_ date

Special Permit Approved by Planning Board \_\_\_\_\_ date.

PSI-14-01.

received  
9/24/14



WELLESLEY PLANNING BOARD  
APPLICATION FORM FOR REVIEW OF A  
PROJECT OF SIGNIFICANT IMPACT

DATE: 9/15/14  
ADDRESS OF PROPERTY: 22 PLEASANT ST. PRECINCT B  
NAME OF OWNER OF RECORD: ROBERT TEUN PALTRINERI  
Robert Paltrineri  
signature

EXISTING USE OF  
LAND/BUILDINGS: SINGLE FAMILY RESIDENCE  
PRESENT ZONING: GENERAL RESIDENCE  
PROPOSED USE OF  
LAND/BUILDINGS: GENERAL RESIDENCE - TOWN HOMES

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE  
SITE: 1,587 SQUARE FEET.

TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE  
SITE: 15,000 SQUARE FEET.

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION  
ONLY 15,000 SQUARE FEET.

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS 6

AREA OF LOT OR DEVELOPMENT SITE 20292 SQUARE FEET.

CONSULTANT(S) FOR IMPACT ANALYSIS ENGINEERING DESIGN  
CONSULTANTS, INC. Phone 508-480-0225

2014 SEP 24 AM 11:12

RECEIVED  
PLANNING DEPARTMENT

\*\*\*\*\*  
This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD  
RECEIVED BY \_\_\_\_\_  
signature date

REVIEW COMPONENTS WAIVED BY PLANNING BOARD  
\_\_\_\_\_  
date of vote  
\_\_\_\_\_  
date of vote  
\_\_\_\_\_  
date of vote  
\_\_\_\_\_  
date of vote

SUBMISSION FEE RECEIVED \$ \_\_\_\_\_  
date

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS \_\_\_\_\_  
date

IMPACT ANALYSIS APPROVED BY:  
Board of Selectmen \_\_\_\_\_  
date  
Board of Public Works \_\_\_\_\_  
date  
Fire Chief \_\_\_\_\_  
date  
Special Permit Approved by Planning Board \_\_\_\_\_  
date.

received  
9/24/14

**THE LAW OFFICE OF DAVID J. HIMMELBERGER**

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Wellesley, Massachusetts 02482

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Fax (781) 235-8242

David J. Himmelberger

Admitted to practice in MA, RI & NY

Sara Preston, Chair  
Wellesley Planning Board  
525 Washington Street  
Wellesley, MA 02482

**Re: Proposed six unit town house project at 22 Pleasant Street**

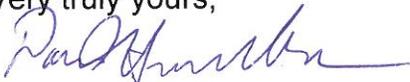
Dear Ms. Preston:

On behalf of my client, please find attached an application package for a Review of a Project of Significant Impact. Capital Group Properties is proposing to demolish the existing house at 22 Pleasant Street and construct six town house units on the site, as shown on the attached plans. Each unit will be approximately 2,500 square feet, and will contain 4 bedrooms.

Capital Group Properties has spoken to the water, sewer, highway, and electric departments, and has advised that all have stated that the project will have no significant impact on the town's resources. The various departments will issue written confirmation upon request from the Planning Board.

Please review the attached plans and documents, and place this matter on the next available agenda for a public hearing. Please feel free to contact William Depietri, President of Capital Group Properties at 508-326-1810, or me, if you have any questions.

Very truly yours,



David J. Himmelberger

Enclosures

2014 SEP 24 11:42  
PLANNING BOARD