



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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Telephone
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DEREK B. REDGATE

Date: August 23, 2016

ZBA: 2016-82

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	_____
Special Permit	_____ \$200	<input checked="" type="checkbox"/> \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	_____ \$25	<input checked="" type="checkbox"/> \$25
Petitioner assumes all costs for Peer Review		

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2016 SEP 21 PM 2:14

Property Location: 339 Washington Street Zoning District: Business A

Property located in a: Historic District Yes No
Wetlands Protection Area
Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: Variance: _____
Applicable Section(s) of the Zoning Bylaw: XII and XXV-D

Explanation of Request: Application to use outdoor patio area for outdoor seating for coffee shop patrons. 14 seats total.

Requested Relief:
_____ Lot Area _____ Front Yard Depth (Street Setback)
_____ Lot Coverage _____ Side Yard Width (Side Line Setback)
_____ Frontage _____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width X Other Special Permit for outdoor restaurant seating

OWNER OF PROPERTY/PETITIONER: Straly Realty Corp.

MAILING ADDRESS: 77 Main Street, Houghton, MA 01748

PHONE: WORK: 508655-2616 HOME: _____

SIGNATURE OF OWNER: Agent [Signature] (see attached authorization)

AGENT FOR HOMEOWNER (PLEASE PRINT): Caffe Nero / Bruce Kidder

MAILING ADDRESS: 320 Congress Street, Boston, MA 02210

PHONE: WORK: 617-741-4055 HOME: _____

Straly Realty Corporation
77 Main Street
Hopkinton, MA 01748

August 23, 2016

To: Town of Wellesley Zoning Board of Appeals

Re: 339 Washington Street, Wellesley, MA

Ladies and Gentlemen:

I hereby authorize Bruce Kidder of Caffe Nero Americas to file all required applications on my behalf in connection with their proposed outdoor seating Special Permit at the above-referenced property.

Thank you.


Joseph Strazzulla, Trustee / President

KERTZMAN & WEIL, LLP
40 Grove Street
Wellesley, MA 02482

Laurence D. Shind
Email: larry@kertzmanweil.com

Phone: 781-237-8701
Fax: 781-237-6361

August 23, 2016

BY EMAIL
Zoning Board of Appeals
Town of Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

Re: Special Permit Application, Caffe Nero, 339 Washington Street (the "Project")

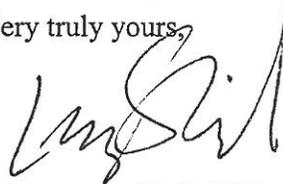
Dear Board Members:

In connection with the attached Special Permit Application, this letter will summarize our opinion that the Special Permit Standards have been met as required by Section XXV-D of the Zoning Bylaw as follows:

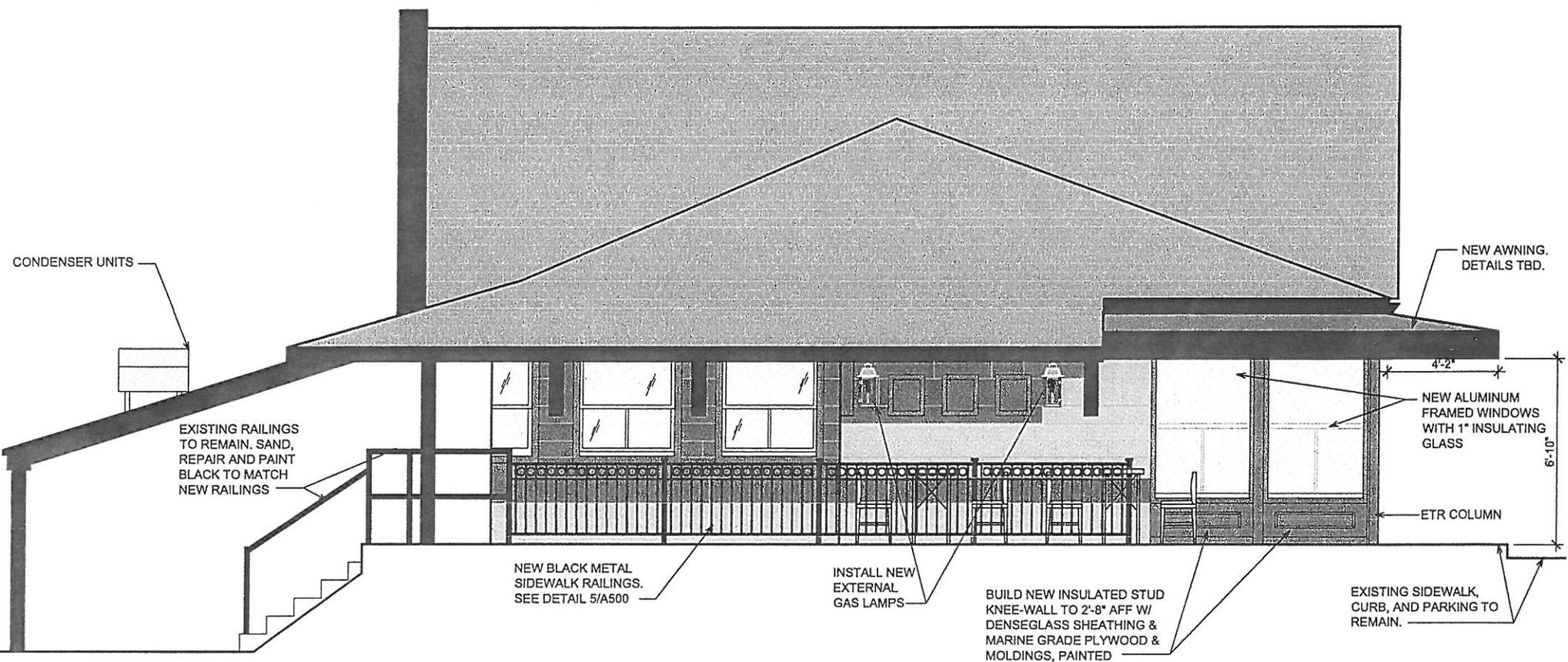
1. Vehicular Circulation—The Project has received a Common Victualer license from the Board of Selectmen. As part of that approval process, a traffic and parking study was performed by Nitsch Engineering (the "Nitsch Report") which determined that the existing vehicular circulation and adjacent parking is sufficient to handle the needs of the Project. Specifically, 8 short-term parking spaces are available for shared use by the Project either directly in front of the building or at the adjacent commuter parking lot. In addition, ample on-street metered parking is available on Washington Street in the immediate vicinity of the Project. Additional vehicle trips generated by the Project were determined to not to add to traffic congestion or accident potential in any significant way.
2. Driveways—No new driveways are being added and the Town's Traffic Engineer agreed with the findings of the Nitsch Report summarized above.
3. Vehicle Queuing Lanes—Vehicle queuing lanes are unchanged from current conditions.
4. Compatibility with Surroundings—Design and landscaping is being significantly improved from current conditions as the entire building will be occupied by one tenant—Caffe Nero—and many design improvements are being made to the exterior and interior of the building. These were commented favorably upon by the Design Review Board as part of design review for the Common Victualer license.
5. Pedestrian Safety—Pedestrian circulation will be improved by new fencing in the area of the outdoor seating and is protected by existing curbing and landscaping.

6. Noxious Uses—No noxious uses are included in the Project.
7. Intensity of Use—Character of the site will be improved and made more convenient for commuters who use the site daily as the coffee shop and contemplated outdoor seating will allow more space for commuters to wait for trains in comfortable surroundings.

Very truly yours,



Kertzman & Weil, LLP



WEST EXTERIOR ELEVATION

1/4" = 1'-0"

