

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ZBA 2008-19

Petition of WB Wellesley Inn, LLC  
576 Washington Street & 53 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 24, 2008 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of WB WELLESLEY INN, LLC, requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw, and a Special Permit pursuant to the provisions of Section IIA 8 (a) and Section XXV of the Zoning Bylaw for redevelopment of a 1.26 acre site at 576 WASHINGTON STREET, in the Wellesley Square Commercial District and 53 GROVE STREET, in an Educational District. The project will involve construction of a mixed-use retail/condominium building with a footprint of 20,084 square feet, and renovation of a two-family cottage with a footprint of 1,429 square feet.

On March 14, 2008 the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Thomas Fanning, who said that he is a Senior Vice President in the development group at Jones Lang LaSalle (the "Petitioner"). He said that present with him were Meredith Christensen, Project Manager, Jones Lang LaSalle, David Conway, Project Manager, Nitsch Engineering, David Nagahiro, Architect, CBT Design, and Jeffrey Thoma, Landscape Architect, Stantec.

Mr. Fanning reviewed a history of the project, which began with the Inclusionary Zoning process in 2005. He said that an agreement was reached with the Town that the Petitioner will provide six units of affordable housing, two of which will be located on-site.

Mr. Fanning said that a February, 2006 Project of Significant Impact (PSI) application was withdrawn. The Petitioner entered a yearlong Town Development Review Team (TDRT) process. An amended PSI application was filed for a slightly less dense project that did not include the large scale full service restaurant. The PSI review was completed in 2007. The Petitioner met with the Design Review Board (DRB) in the Fall of 2007 and completed the process in early 2008.

David Nagahiro said that CBT has been working on the project for approximately two years. He said that they met with the Selectmen and the community. He said that the design revolved around three concepts: mixed uses to contribute to the vitality of Wellesley Square, the architectural detail, massing and pedestrian friendly design, and recalling the essence of the original Wellesley Inn with the portico.

Mr. Nagahiro said that the project involves construction of 19 condominium units with approximately 9,000 square feet of retail space on Washington Street, 54 parking spaces and two affordable units in the existing cottage on Grove Street.

Mr. Nagahiro said that vehicular access to the Wellesley Inn was through the center, dissecting the site. There was a large asphalt parking area that graded down to Grove Street. The grade drops a full story from Washington Street to Grove Street.

Mr. Nagahiro said that the Petitioner felt that it was important to maintain the sense of setback and the portico. The raised area was lowered so that it is now accessible from the sidewalk into the building. There will be a retaining wall at the front. The retail area was pulled forward towards Washington Street, aligning it with the existing retail. The pedestrian entry into the residential portion was pulled back. The previous parking area will be replaced with a landscaped courtyard.

Mr. Nagahiro said that the Wellesley standard of brick edging in the sidewalk was continued on Washington and Grove Streets. DRB had asked that a lawn be provided at the front of the main building on Washington Street. Planters along the edges will provide transition from the sidewalk.

Mr. Nagahiro said that one of the concerns had been the bulb out at the parking entry where the pedestrians cross. He said that a considerable amount of time was spent addressing that issue.

Mr. Nagahiro said that the intention of the project was to increase the vitality of the activity along Washington Street. He said that the ground level at Washington Street will contain continuous retail.

Mr. Nagahiro said that attention was given to having the portico serve as an anchor to the view from Church Street. Mechanical units were strategically located to minimize the visual impact from the sight lines on Washington and Grove Streets.

Mr. Nagahiro said that they tried to minimize the impact of the elevation on Grove Street by pushing the massing back and creating the courtyard. He said that existing retail will be extended to the entry of the parking garage. He said that architectural details on the building on Washington Street will be duplicated on the Grove Street side.

Mr. Fanning said that the cottage at 53 Grove Street will be de-skinned and replaced with clapboard and trim that is very similar to the existing exterior. He said that Mr. Nagahiro is not the architect who is working on the cottage. He said that architectural and landscaping plans for the cottage will be submitted.

Mr. Fanning said that the existing curb cut will be used for access to the cottage. He said that parking will be at the back and the back side.

The Board said that the cottage should be more integrated with the main site. The spirit of Inclusionary Zoning is to have the affordable units be part of the whole development. The cottage appears to be isolated by the trees surrounding the courtyard. There should be access to the courtyard from the cottage.

The Board said that pedestrian access to Grove Street should be provided for the cottage and condominium residents. That access could be combined with the cottage access to the courtyard. Mr. Thoma said that there is a significant grade change. He said that some stairs may be needed.

The Board said that there is no landscaping shown along the long wall of the cottage. Mr. Thoma said that they are trying to preserve existing landscaping at the cottage. He said that there will be new terraces off of the cottage units. He said that shrub and tree lines provide screening between the cottage and the main property.

Mr. Fanning said that the cottage will have two three-bedroom units for families with children. He said that there was an attempt to provide play space but no playground equipment will be provided.

Mr. Fanning said that the two affordable units in the cottage will be part of the condominium association but the four off-site affordable housing units will not be. All exterior maintenance will be the responsibility of the condominium association.

Mr. Fanning said that the underlying district for the Educational portion of the project is Residential. He said that a duplex use is allowed in a Single Residence District with a Special Permit from the Zoning Board.

Mr. Conway said that landscaping on the site will be increased by approximately 14,000 square feet. He said that the volume and rate of runoff from the site will be reduced. Calculations for a two-year storm event showed a reduction in runoff from the site by approximately 50 percent.

Mr. Conway said that all of the runoff from the site will pass through stormceptors for treatment. The condominium association will be responsible for their upkeep.

Mr. Conway said that the majority of the parking will be below grade. Mr. Fanning said that the below grade parking will be located in the Commercial District.

Mr. Conway said that the Wellesley Inn had a high water demand for its restaurant and banquet facilities. The residential and retail nature of the proposed project will result in a reduction in water use by approximately one-third.

Mr. Conway said that an addendum to the calculations for soils data for the infiltration system will be submitted. The Board said that specifications for the infiltration materials should also be submitted.

The Board asked if there were any specific uses in the retail portion that related to parking issues. Mr. Fanning said that they do not anticipate any great change from the current situation. He said that their contribution to the parking fund will be used to help mitigate the impacts of the retail uses.

The Board said that condominium documents should request that guests park in the garage so that street parking, which is there for commercial use, is not taken up.

The Board said that the lot size is shown on plan EX-1 as 54,663 square feet and is shown as 54,834 square feet on plan C100. Mr. Fanning said that the difference will be reconciled and submitted to the Board.

The Board asked who would be responsible for the Construction Management Plan. At peak there will be 100 to 120 workers on site and between six and 15 deliveries to the site per day. The Petitioner should submit a more definitive on-site parking plan. The Board said that, should there not be sufficient on-site parking for construction personnel, an off-site location should be found. A shuttle can bring the workers to and from the site. The Board said that a condition may be imposed that the town parking lots not be used by the construction workers, as there is insufficient parking for the retail stores.

The Board said that the developer should discuss the construction traffic route with the Wellesley Police.

The Board said that the Construction Management Plan should have the schedule for the concrete trucks and pouring of foundations. Queuing of concrete trucks on Grove Street will be prohibited. The Board said that information on any noise emanating activities should also be submitted.

Mr. Fanning discussed the operating schedule. He said that the contractor will be Jones Lang LaSalle Construction.

Mr. Fanning said that they will construct a brick skinned building, with a pre-cast fourth floor. He said that, with the exception of the roof, all of the floors will be flat plate poured concrete. He said that interior noise will be reduced once the building is skinned.

The Board said that there should be a contact person for the neighbors.

Mr. Fanning said that sidewalk replacement will be coordinated with the Wellesley Police Department. The Board said that the specifics of that should be addressed in the Construction Management Plan.

The Board asked that information be submitted showing how the deep pit to the exhaust in the garage will be constructed without impacting the neighbor.

The Board said that the footings shown on Plan A331, Section 2 and Section 3, extend beyond the property line. Mr. Fanning said that the footings will be kept on the property.

The Board asked about the plan to capture construction runoff before discharge off-site. Mr. Fanning said that an Erosion Plan and a Site Prep Plan will be submitted.

The Board said that there is a potential conflict with item #6 of DPW comments, dated 4/17/08, and DRB comments, dated 3/12/08, regarding the brick pavers at the entrance to the parking garage. The Board said that DRB comments are advisory only and that DPW rules and regulations should be followed.

The Board asked about the detectable warning device in item #7 of DPW comments. Mr. Fanning said that the BOS had suggested that there be both a light and a bell. He said that the plans for two panels in each direction have been reviewed by the Town's Traffic Engineer.

The Board said that a Lighting Plan should be submitted that includes information on light spillover.

The Board asked about trash collection during and after construction. Mr. Fanning said that the construction trash will be handled with a 30-yard can that will be pulled in and out. He displayed on the plan the location of the trash rooms that will service the retail and residential units, excluding the affordable housing units. He said that the trash from the trash rooms will be rolled to the curb by a private carrier twice a week. He said that trash from the cottage may be brought to the transfer station.

Mr. Fanning said that snow will be cleared off of the sidewalks in front of the property. He said that if there is a significant amount of snow, it will be trucked off-site.

The Board asked about the pavement plan shown on Plan L502, #7. Mr. Thoma said that they replicated the sidewalks in the Town of Wellesley. He said that there is plenty of clear width between the trees and the buildings.

Mr. Nagahiro said that they will submit sight line drawings. Mr. Fanning said that the mechanical equipment on the roof was pushed over to reduce visibility from Church Street. He said that the elevator override was selected because it is sized for the equipment. He said that cut sheets for the elevator override and mechanical units will be submitted.

Mr. Nagahiro said that the granite planters will match the retaining wall.

Mr. Nagahiro said the material at the top of the building will be pre-cast with a limestone finish. He said that it will be lighter than what is shown on the plan. He said that after discussions with DRB, they decided to go with a lighter color to create a receding effect. There will be a transitional color at the base. The intention was to keep the attention down below.

Mr. Fanning said that although they have a permit that contemplates a small restaurant on Grove Street, it is not anticipated that there will be a restaurant on the site.

The Board said that three acceptable benchmarks should be shown on the plans, at least one of which should be located on-site.

Sheila Boyle, 594 Washington Street, said that she had been present at the PSI hearing. She said that one of the concerns had been about deliveries to the retailers and the residents. She said that there were concerns about trash. Mr. Fanning said that there is a condition that was agreed upon with the Selectmen that a number of spaces on Washington Street be assigned for early morning deliveries. Deliveries will be at the curb.

Barbara Stock, 75 Grove Street, asked about the length of the construction period. Mr. Fanning said that it is projected to be 17 months.

David Smith, 637 Washington Street, asked where the vent for the garage will come out. Mr. Fanning said that it will be located in the northern alleyway at grade. Mr. Smith asked about the vent becoming clogged in the wintertime. Mr. Fanning said that the system is a concrete box with a grill over it and a drain at the bottom. He said that it is not anticipated that maintenance will be a major concern, although it will have to be watched.

Mr. Smith said that most of the massing seemed to be at the back of the building on the Grove Street side. He asked about emergency access. Mr. Fanning said that they had multiple meetings with Captain Marchetti of the Fire Department, who is comfortable with the proposed access.

Ms. Boyle asked about parking for the affordable units. Mr. Fanning said that parking is located at the cottage and not in the garage. Guest parking at the cottage is proposed along the driveway.

Ms. Boyle asked where the employees of the retail stores and the complex management personnel would park. Mr. Fanning said that they have an obligation within their PSI agreement to sponsor, promote and encourage that they park at the Tailby Lot. He said that there will be conditions that they will lay into the lease agreements.

Mr. Fanning said that a 12-hour concierge is contemplated to be present in the lobby from 8 a.m. to 8 p.m. He said that there will be a day porter to take care of odds and ends for a couple of days during the week for the residents.

Mr. Fanning said that the location of parking for janitor services will be shopped out by the property manager.

The Board asked that a response to BETA's safety recommendations, cited in a February 7, 2007 letter to the BOS, be submitted. The response should include information on how the safety measures will be achieved.

Ms. Boyle asked sidewalks closings. Mr. Fanning said that there will be sporadic closure to deal with water, sewer and electric work. The sidewalk may be closed for approximately one week when the work on the retaining wall is going on.

Ms. Boyle said that there was a lot of impact when the Wellesley Inn was taken down. She said that noise and vibrations were issues. She asked if there will be any similar impacts connected to the proposed construction. Mr. Fanning said that there will be vibration monitoring. He said that there is a portion of the old garage that is still remaining. He said that they do not believe that there is ledge on the site and do not expect to have to do blasting. Ms. Boyle asked that the neighbors be notified when the garage foundation is scheduled to be removed.

Ms. Boyle said that the right side of the building appears to be stark. She said that she is interested in preserving the character of the neighborhood. Mr. Nagahiro said that they will bring the model to the next hearing.

Thomas DeRiemer, 11 Wiswall Circle, confirmed that parking will be for tenants and guests only. Mr. Fanning said that the provision that was made through the Selectmen is that the Petitioner will make a sizeable contribution to the Town Parking Fund. Mr. DeRiemer said that the Blue Ginger Restaurant will be expanding and the streets are already overloaded. The Board said that there is not a good solution to the problem.

**May 22, 2008**

Presenting the case at the hearing was Thomas Fanning, Jeffrey Thoma, David Conway, John Thomas, Jones, Lang, LaSalle Construction, Meredith Christensen, Robert Dickey, Jones, Lang, LaSalle, and George Roman, Architect.

Mr. Fanning said that he met with George Roman, who is the architect who is working on plans for the annex, as well as representatives from the Wellesley Housing Development Corporation (WHDC).

Mr. Roman said that the plan is to make two three-bedroom affordable housing units. He said that the building has some interesting architectural features that they have attempted to preserve, maintain or replicate.

Mr. Roman said that they met with members of the Historic Commission and they are in general agreement with the approach.

Mr. Roman said that the building is in somewhat poor condition. He said that it is structurally deficient, the floors have settled although there is no sign of recent settling. He said that they will see what structural changes need to be made when they open the building up. He said that this will be a major gut project.

Mr. Roman said that the building has been unoccupied for some time. He said that it was set up as two separate units, one with two bedrooms and the other with three bedrooms. The stairs are not up to Building Code.

Mr. Roman said that the proposed units will have two new stairs, and will be two three-bedroom units. He said that Unit A will have approximately 1400 square feet and Unit B will have approximately 1440 square feet. He said that the entries will remain in the same locations as the existing building. The basement space will probably not be utilized as tenant space because it lacks enough headroom to meet Building Code.

Mr. Roman said that the utilities systems have not been designed yet. He said that there will be two separate systems. They may locate some of the heating system in the basement with access for the maintenance people.

Mr. Fanning said that the heating system may be forced hot air. He said that due to space constrictions in the attic the fans may have to go in the basement, which is connected as one continuous space. The units will be air conditioned as well. He said that access to the attic has not been worked out yet.

Mr. Dickey said that this is not a typical Inclusionary Zoning project. He said that there was a conversation early on with the WHDC and the Planning Board regarding the appropriateness of remodeling the cottage in accordance with WHDC standards. He said that the Inclusionary Zoning Decision specifies that the on-site, off-site and Boulevard Road units should be treated as separate projects. Under the decision, the burden is on the Petitioner to come up with appliance and finish packages that meet WHDC requirements.

Mr. Fanning said that they have concentrated on good quality design concepts for energy efficiency. He said that good quality windows will be installed. The plan is to use pre-finished HardiPlank on the exterior which has recycled content.

Mr. Roman said that the building will be totally re-sided. He said that there will be new trim or a replication of the trim on the existing building. He said that they will be cleaning up the rooflines and extending the dormers. He said that all of the windows will be replaced with energy efficient windows and all of the windows will be the same style. He said that the new roof will be black asphalt shingles. The building will be painted white.

Mr. Roman said that the entryway to Unit A will be replaced. He said that Unit A has a screened in porch at the back that Unit B does not have. He said that they are trying to preserve the look of the existing house and stay within the existing footprint.

Mr. Fanning said that they looked at multiple options for reconfiguring the location of the entryways. He said that have tried to respect the Historic Commission's request to integrate a duplex into the existing structure.

The Board said that the landscape plan for Unit A shows wider steps than the ones shown on the architectural plans. Mr. Thoma that the plans have changed since they decided to keep the bulkhead. Mr. Roman said that the entrance will be seven feet wide.

Mr. Fanning said that the civil and landscaping plans for the project were bundled as a package to be handled by Stantec and Nitsch. He said that there is not a separate landscaper for the cottage.

Mr. Thoma said that foundation plantings were added at the front and on both sides of the cottage. He said that a pathway connecting the oval with Grove Street with a connection to 53 Grove Street was added. He said that there will be a set of stairs at the sidewalk on Grove Street to pick up the grade change.

The Board said that it would be more inviting for Unit A if the pathway flared at the end where it meets the stairs of Unit B.

Mr. Thoma said that the walkway will be four feet wide, using the same material as on the main site. He said that the plant material will be of the same size and quality as the plantings on the main site. He said that the steps will be granite with handrails and a gateway at the top of the stairs. There will be plantings on either side of the gateway to mark the entry.

Mr. Thoma said that the parking spaces are numbered on the revised plan.

Mr. Dickey said that there will not be public access to Washington Street through the main building for security reasons. The gate on Grove Street will be for visual purposes and will not be locked.

Mr. Nagahiro displayed a model of the main building. He displayed the location of the intake at the garage. He said that there will be landscaping around the intake.

Mr. Nagahiro said that the foundation detail has been corrected on the plan to show that it does not cross the property line.

Mr. Nagahiro said that there will be a number of small down lights around the building. He said that there will be four recessed fixtures at the parking entry. He said that there will be recessed lighting at the portico. Mr. Fanning said that lighting on the portico is independent and will probably clock out.

Mr. Nagahiro said that they may install awnings at the retail space. Lighting will be integrated with the signage package. He said that a lot of the light should come from the retail business itself so they will try to keep the additional lighting subtle.

Mr. Nagahiro said that the height of the elevator override has been minimized. He said that it will be visible on the Grove Street side but it will be integrated into the façade.

Mr. Nagahiro said that they met several times with DRB to discuss the building link. He said that they wanted to create the effect of two separate buildings. DRB asked that spandrels and mullion be added to give a similar look to the windows. He said that the link will have a glass spandrel with a metal panel of similar color to the railings and other colors in the building.

Mr. Nagahiro said that the chimneys will be brick, similar to the brick used in the building.

Mr. Nagahiro said that they discussed with DRB having a series of vertical blade signs on the façade for the retail units. He said that they also discussed having awnings with signage and a portion of the window where something could be put on the glass.

Thomas DeRiemer, 11 Wiswall Circle, said that the top floor could be treated differently. He said that, in the rendering, the building has the appearance of a factory. He said that it does not seem to blend well with the buildings across the street.

Mr. Nagahiro said that they had a number of discussions with DRB regarding the material for the top of the building. He said that it was important to delineate the sense of three stories. He said that they tried to keep the design of the top level clean and simple. He said that the latest plan was to use pre-cast limestone finish that would pick up on the color of the building across the street.

Robert McConnell, 8 Hill Top Road, said that the massiveness of the building has been understated in the rendering. He said that the buildings across the street and the Funeral Home next door are much smaller. He said that the top floor does not minimize the massiveness of the proposed building.

Mr. Conway said that the plans were adjusted to address DPW comments. He said that they added a hydrant and re-submitted infiltration calculations. Mr. Conway submitted revised plans, C100 and EX1. He said that seven points are shown on plan EX1 that can be used as benchmarks. He said that one of the points is located on the site.

Mr. Fanning said that they responded to BETA's concerns. He said that they have developed a strategy to notify pedestrians, particularly at the ice cream parlor, when cars enter and exit the garage. He said that the signs were relocated at the suggestion of Kien Ho, BETA Group, Inc. He said that the signs will be perpendicular to the sidewalk. He said that there will be a blackout light that is tripped.

Mr. Fanning said that they discussed the curb cut and bump outs with Mr. Ho. The purpose of the bump outs is to improve the sight lines for cars exiting the garage. The bump out on Washington Street was also discussed with Mr. Ho.

Mr. Fanning said that comments from the Fire Department had been submitted.

Mr. Thomas said that they will use a soil retention system in the area of the air intake. He said that there will be approximately four feet of space for construction. He said that there will be a two-sided wall.

Mr. Thomas said that they met with the Wellesley Police Department regarding construction truck routes. Grove Street will be used as the main entrance. Truck traffic will go down Route 16 to either Route 9 or Route 135. The Board said that every effort should be made to schedule the trucks after 8:30 a.m. because traffic is heavy on Route 16 and Route 135 in the morning.

Mr. Thomas said that they do not anticipate that truck queuing on Grove Street will be a problem. He said that there should be sufficient access to the site and the trucks will be scheduled.

Mr. Thomas said that there will be crushed stone aprons installed at all vehicular site gates to allow for wheel washing.

The Board said that the Construction Management Plan did not sufficiently address the issue of responsibility for ensuring that all parking will be on the site. Mr. Fanning said that they will be working with the Church and some of the local lots, including Wellesley Green, to ensure that there is sufficient parking for the workforce.

Mr. Dickey said that the parking lot at Wellesley Green that is very close to the cottage. He said that they met with the residents there. He said that lot is used mainly during the holidays for guests. He said that there are approximately 12 to 15 spaces there.

The Board said that substantial effort should be made to ensure that none of the contractors or employees park at the meter spaces or in any public parking lots. Mr. Fanning said that they are committed to providing a shuttle bus from on an off-site lot, if necessary.

The Board said that the numbers for the various phases of construction should be quantified. The numbers of cars expected on the site at one time as well as the location of the parking should be shown on a plan.

Mr. Fanning said that they believe that there will be enough parking on the site. He said that certain thresholds will trigger rental of off-site spaces. He said that there will be contract language that obligates the sub-contractors not to park in public lots. He said that there will be ongoing superintendent and foremen meetings.

Mr. Dickey said that rather than try to predict the exact point in time when the need for off-site parking comes into play, the fact that proof that off-site parking is secured for that need is more important. The Board said that the plan must show that there will be no adverse impact on parking for all of the businesses downtown.

Mr. Thomas said that following discussion with the Police Department it was decided that the Police will be contacted when there is to be any type of pedestrian or sidewalk implications. Sergeant Pilecki will decide if he needs to come out. It will also be coordinated with DPW.

The Board asked if there had been any discussions with the BOS regarding changing the 10-hour meters on Washington Street to 2-hour meters. Mr. Dickey said that they had done a complete survey of all of the parking around the area. He said that after discussion with the BOS, it was decided that a mitigation payment could be used to pay for the conversion of the meters. He said that he was not sure that the Petitioner was specifically required to change the meters over.

Mr. Fanning said that the Petitioner is obligated to create a loading zone on Washington Street that is coordinated with DPW. He said that it should be approximately four to five spaces.

**Submittals from the Petitioner**

- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus
- Project Team Contact List
- Letter to Chairman, Wellesley Zoning Board of Appeals re: Application For Site Plan Approval Review, from Holly Grace, Project Manager
- Inclusionary Zoning – Special Permit Decision, Wellesley Planning Board
- Memorandum of Agreement, dated 2/12/07, Board of Selectmen
- Project of Significant Impact – PSI-06-01 – Special Permit Decision, stamped 2/23/07
- Inclusionary Zoning – Amendment to Special Permit Decision – Wellesley Planning Board
- Inclusionary Zoning – Amendment of Special Permit, stamped 2/5/08
- Construction Management Plan, dated 3/10/08, revised 4/18/08 & 5/15/08, prepared by Jones Lang LaSalle Construction
- Letter from Haley & Aldrich, dated 2/29/08, re: Subsurface Investigation Summary
- Drainage Report, dated 2/29/08, prepared by Nitsch Engineering
- Memorandum from Nitsch Engineering, dated 3/11/08, re: Sanitary Sewer Impact Analysis
- Memorandum from Nitsch Engineering, dated 3/11/08, re: Water System Impact Analysis
- Water System & Fire Protection Analysis, dated 3/10/08, prepared by TMP Consulting Engineers, Inc.
- Electrical System Analysis, dated 3/11/08, prepared by TMP Consulting Engineers, Inc.
- Memorandum to Chairman, Wellesley Zoning Board of Appeals, dated 3/10/08, from Holly Grace, re: Water Conservation Measures
- Memorandum to Department of Public Works, dated 5/15/08, from Nitsch Engineering, re: Response to Comments
- Drainage Report Supplement, dated 5/14/08, prepared by Nitsch Engineering
- Stormwater Management Form, dated 5/13/08, signed by David Conway
- Chapter 8.16 NOISE CONTROL
- Construction timeline, prepared by Primavera Systems, Inc. for Jones Lang LaSalle Construction
- Clarification of Detail 3 & 4 on Drawing A331 – Foundation Detail, Image 1, prepared by CBT
- Exterior Lighting, Image 2A, prepared by CBT
- Specifications for Exterior Surface Mounted Downlight, Catalog # 2294P, Omnilite
- Specifications for In Ground Uplights
- Specifications for Garage Entry Downlight, Catalog #CFQ102H26Q, Omnilite
- Photograph, Bollard, HessAmerica
- Corner Windows Along Washington Street, Image 3, prepared by CBT
- Sight Line Diagram, Image 4A, prepared by CBT
- Elevator Override diagram and Sight Lines, Image 4B, prepared by CBT
- Street Views, 01 & 04
- Elevator Override, Image 4C, prepared by CBT
- Specifications for Elevator, Kone EcoSpace
- Glass Connector, Image 5, prepared by CBT

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- Memorandum to Chairman, Wellesley Zoning Board of Appeals, dated 5/15/08, from Meredith Christensen, re: Response to Safety Concerns in Beta Group Inc.'s February 12, 2007 Letter
- Letter to Chairman, Wellesley Zoning Board of Appeals, dated 5/15/08, from Richard Bertman, re: CBT Response to Private Garage Item in Beta Group Inc.'s February 12, 2007 Letter
- Letter to Executive Director, dated 2/7/07, from BETA Group, Inc., re: Peer Review, Wellesley Inn Program Update
- Memorandum to Holly Grace, dated 2/7/07, from Conley Associates, re: Wellesley Inn Program Update
- Letter to Holly Grace, dated 2/7/07, from Conley Associates, re: BETA Group, Inc. Peer Reviewer's Traffic Concerns
- Letter to Executive Director, dated 4/28/06, from BETA Group, Inc., re: Wellesley Inn Redevelopment – Peer Review
- Traffic Study Submitted with PSI Application, February 2006, prepared by Conley Associates

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Locus Plan	576 Washington Street & 53 Grove Street	3/10/08	Google	
	Construction Site Management Plan	3/10/08	Stantec & CBT	
L000	Site Preparation Permit Set	3/10/08	CBT	4/25/08
EX1	Existing Conditions Plan	3/12/08	Nitsch Engineering	
	ALTA/ACSM Land Title Survey – Wellesley Inn	4/15/04	Harry R. Feldman, Inc.	5/6/04
	Plot Plan	3/12/08	Nitsch Engineering	
C100	Site Utility Plan	3/10/08	Nitsch Engineering	4/25/08
C200	Design Development General Notes and Site Utility Details 1	3/10/08	Nitsch Engineering	4/25/08, 5/14/08, 5/22/08
C201	Design Development General Notes and Site Utility Details 2	3/10/08	Nitsch Engineering	4/25/08
L100	Material Plan Permit Set	3/10/08	Stantec	
L200	Grading Plan Permit Set	3/10/08	Stantec	
L300	Planting Plan Permit Set	3/10/08	Stantec	4/25/08
L500	Detail Sheet 1 Permit Set	3/10/08	Stantec	

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L502	Detail Sheet III Permit Set	3/10/08	Stantec	
A100	Basement Plan	3/10/08	CBT	
A101	First Floor Plan	3/10/08	CBT	
A102	Second Floor Plan	3/10/08	CBT	
A103	Third Floor Plan`	3/10/08	CBT	
A104	Fourth Floor Plan	3/10/08	CBT	
A105	Roof Plan	3/10/08	CBT	
A201	Exterior Elevations	3/10/08	CBT	
A202	Exterior Elevations	3/10/08	CBT	
A331	Wall Sections	3/10/08	CBT	
E000	Legend and Luminaire Schedule	3/10/08	CBT	
E001	Site Plan	3/10/08	John MacDonald, Electrical, Professional Engineer	
E100	Basement Floor Plan	3/10/08	John MacDonald, Electrical, Professional Engineer	
E101	First Floor Plan Electrical	3/10/08	John MacDonald, Electrical, Professional Engineer	
E200	Power Riser Diagram	3/10/08	John MacDonald, Electrical, Professional Engineer	
P000	Legend Details & Schedule Plumbing	3/10/08	Roger Wardwell, Mechanical, Professional Engineer	
P100	Basement Floor Plan Plumbing	3/10/08	Roger Wardwell, Mechanical, Professional Engineer	
FP000	Legend & Details Fire Protection	3/10/08	Roger Wardwell, Mechanical, Professional Engineer	

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FP100	Basement Floor Plan Fire Protection	3/10/08	Roger Wardwell, Mechanical, Professional Engineer	
FP101	First Floor Plan Fire Protection	3/10/08	Roger Wardwell, Mechanical, Professional Engineer	
Figure 1	Site and Test Boring Exploration Location Plan	3/10/08	Bryan Sweeney, Professional Engineer	
Figure 1	Site and Test Boring Exploration Location Plan	3/10/08	Haley & Aldrich	
EXC	Pre-Development Drainage Areas	2/29/08	Nitsch Engineering	5/14/08
PRC	Post-Development Drainage Areas	2/29/08	Nitsch Engineering	5/14/08
	Existing & Proposed Floor Plans – 53 Grove Street	5/15/08	George A. Roman & Associates, Inc.	
	Existing & Proposed Elevation Drawings – 53 Grove Street	5/15/08	George A. Roman & Associates, Inc.	
L400	Planting Plan	4/25/08	CBT	
L101	Enlargement Plan	4/25/08	CBT	
C202	Design Development General Notes and Site Utility Details 3	4/25/08	Nitsch Engineering	
C203	Design Development General Notes and Site Utility Details 4	4/25/08	Nitsch Engineering	

On March 12, 2008, the Design Review Board recommended that the Zoning Board of Appeals approve the proposed major construction project to be located at 576 Washington Street as presented subject to the design and landscape modifications presented at the March 12, 2008 meeting

On April 10, 2008, the Planning Board reviewed the petition and supported granting Site Plan Approval.

On April 17, 2008, the Wellesley Fire Department approved the application for the proposed project. The Fire Department reserves the right for final approval at time of issuing permits with a complete set of building documents.

On April 18, 2008, the Natural Resources Commission and its Wetlands Protection Committee reviewed the petition and stated that there are no wetland resource areas on the property.

On April 17, 2008, April 22, 2008, and May 22, 2008, George Saraceno, Senior Civil Engineer, Town of Wellesley, reviewed the petition. On June 16, 2008, George Saraceno, Senior Civil Engineer, Town of Wellesley, stated that the responses had addressed comments provided by the DPW.

The Board received a letter from Thomas A. DeReimer, dated May 19, 2008.

The Board found that the proposed Major Construction Project that consists of redevelopment of a 1.26 acre site at 576 Washington Street and 53 Grove Street that will involve construction of a mixed-use retail/condominium building with a footprint of 20,084 square feet, and renovation of a two-family cottage with a footprint of 1,429 square feet, in conjunction with the Special Permit and Site Plan Approval, is in harmony with the general purpose and intent of the Zoning Bylaw, subject to conditions listed below.

The Board's approval of the Site Plan for the Project is premised on the Petitioner's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Petitioner, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

### **CONDITIONS**

Site plan approval for the construction of the mixed use retail/condominium complex with renovated two-unit cottage located at 576 Washington Street and 53 Grove Street, respectively, is granted, as voted unanimously by the Board at the Open Meeting, pursuant to Section XXV and Section XIVA of the Zoning Bylaw; subject to the following conditions:

#### **General Conditions**

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw, general bylaws, and all the rules and regulations of the Planning Board and the Board of Health generally applicable to a project approved on July 29, 2008. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval.
4. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Board of Health, the Fire Chief, the Town Engineer, or any other applicable local inspector or board. Construction of the Project shall be subject to on-site compliance inspections by the Building Department in the customary manner.

#### **Design Conditions**

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR) unless applicable variances are obtained. The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including the Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
6. Commercially reasonable efforts shall be made to implement the site design to achieve visual and design consistency in detailing the interfaces between those areas associated with 53 Grove and those with 576 Washington Street in the site area between the two structures in accordance with the Plans.
7. During the post-construction period, all parking for residents shall be within the parking garage on the Site, except as shown in the Plans. The Project shall include parking spaces in accordance with the Plans submitted, and the final Plans shall have no fewer than two (2) handicapped parking spaces.

8. The Applicant shall implement the five traffic safety recommendations made by BETA Engineers on page 2 of its February 17, 2007 letter report reviewing the Applicant's traffic analysis.

### **Construction Conditions**

9. The Applicant shall implement its Construction Management Plan as specified in its submittal dated May 15, 2008, as modified by these Conditions.
10. During the period of construction, all construction equipment and material deliveries and personnel traffic shall utilize: (1) Great Plain Avenue to Washington Street to Grove Street; (2) Central Street to Grove Street; (3) Route 9 to Weston Road to Central Street to Grove Street; or (4) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
11. During the period of construction, no vehicles of construction workers and no construction equipment shall be parked on Grove Street, Washington Street, Church Street, Spring Street or any other public way of the Town. The Applicant may park vehicles of employees and construction vehicles on-site in the areas shown on its drawing entitled "Construction Management Plan until such time as the number of vehicles exceeds the capacity of the on-site area. The Applicant may also use the garage on site for parking once it has been constructed. At least thirty days prior to the time that such parking capacity is exceeded, the Applicant shall submit to the Board its plan for off-street parking and transportation of workers from the off-street parking site to the Site, such submittal being for the purpose of demonstrating compliance with the requirements of this Condition (11). Trucks and construction vehicles shall shut off engines when not in use.

12. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. and on Saturdays from 8:00 a.m. to 6:00 p.m. as specified in the Construction Management Plan. If, after completion of the building envelope, the Applicant determines that interior construction work is required to be completed outside the above stated hours, such work may be performed after three day prior notice to the Inspector of Buildings and the Wellesley Police Department, provided that no such work will exceed the noise levels specified in the Construction Management Plan in Table 8.16.060E under the "Residential Area-Other Times" column. No work shall be permitted either on Sunday or on a legal holiday.
13. During the period of construction, noise emissions from the Site shall not exceed the values shown in the Construction Management Plan in Table 8.16.070 Restrictions on noise emitted from construction sites.

#### **Use Conditions**

14. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan submitted by the Applicant. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations".
15. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant or the Condominium Association.

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Petition of WB Wellesley Inn, LLC  
576 Washington Street & 53 Grove Street

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 FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

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Richard L. Seegel, Chairman

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J. Randolph Becker

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David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
lrm



## ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN  
 J. RANDOLPH BECKER, VICE CHAIRMAN  
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 WELLESLEY MA 02482  
 ROBERT W. LEVY  
 WALTER B. ADAMS  
 DEREK B. REDGATE

ZBA 2008-19 - Modified  
 Petition of Wellesley Grove, LLC  
 576 Washington Street & 53 Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 12, 2013, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of WELLESLEY GROVE LLC requesting modification of a Site Plan Approval that was granted on July 29, 2008 and extended on July 29, 2010, pursuant to the provisions of XVIA and Section XXV of the Zoning Bylaw. The project will consist of 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) at, 576 WASHINGTON STREET & 53 GROVE STREET, in the Wellesley Square Commercial District.

On August 22, 2013, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

A Board member disclosed that he has had previous business with CBT Architects. He said that he has not had any commercial business with them in a couple of years. He said that he felt that he could fairly and impartially make judgments on this case. He asked if there were any objections to his sitting on the Board. There were no objections.

Presenting the case at the hearing was Jordan Warshaw, the Developer of the project. He said that also present at the hearing were David Nagahiro, Architect, Ellen Firko, CBT, Peter Tamm, Esq., Bob Corning, Landscape Architect, Frank Holmes, Civil Engineer, and Bill Anderson, Contractor

Mr. Warshaw said that the project was before the Board in 2006, 2008 and 2010 with a previous developer who ran into some economic difficulty. He said that in spring of 2012 Wellesley Grove LLC entered into negotiations with the previous developer to take over the project. He said that in spring of 2013, Wellesley Grove LLC purchased the land. He said that the project has gone through all of the other town boards for approval. He said that the goal is to break ground before frost or early November. He said that it is essentially the same project that was previously reviewed by the Board.

Mr. Holmes displayed slides of the project (retained by the proponent).

Mr. Warshaw said that the approved plan showed the old Beebe House cottage containing the affordable housing units. He said that the 2013 Plan now has two structures on that site.

Mr. Warshaw discussed changes that were made to the plans. He said that they did not believe that the originally approved brick façade building with the kind of roof lines that it had was the most appropriate architectural form in this location. He said that the massing, height, volume, square footage, and shape of the building will be the same but it will be re-clad in white clapboard material.

Mr. Warshaw said that the second change addresses one of the major economic issues that the project faced in that the units were too big and the price based on the cost to build the building was going to be too high, even for Wellesley. He said that they changed from 19 market rate units of approximately 2,500 square feet to 25 market rate units with 1,900 square feet. He said that the total square footage will be approximately the same.

Mr. Warshaw said that the third change from the previous approval concerns the affordable housing aspect of the project. He said that previously the affordable units were scattered around town. He said that two of the units were to be in the cottage on-site, two were to be on a town-owned property on Boulevard Road, and two were to be located in a place to be determined. He said that the third piece of the plan was probably not the most well thought. He said that they sat with Hans Larsen, Executive Director, Meghan Jop, Planning Director, Bob Kenney, and other members of the WHDC to discuss improving the affordable housing component of the project. He said that the consensus was that it was better to get the affordable housing on-site, and integrate the assisted units with the market rate units rather than move them around town as separate units.

Mr. Warshaw said that they originally looked at trying to maintain the Beebe House. He said that they came to the conclusion that it was not going to work because of the condition of the house. He said that they then came up with a scheme to replace the Beebe House with a 5 unit building. He said that the Historic Commission was upset because they believe that the Beebe House is a very significant building. He said that they worked with the Historic Commission to move the house to the lower portion of the site and created a smaller 3 unit building to the upper left. He said that they tried to get funding from the CDC and other sources to preserve the Beebe House because the cost of doing so was more than double what the cost of building a new structure would be. He said that the CDC decided that this would not be an appropriate expenditure of money because it would almost be creating a Disney version of the building that was not real and would be spending a lot of taxpayer money to do so.

Mr. Warshaw said that they came up with a plan where the building in the front will strongly echo the Beebe House. He said that there will be a new 3 unit building to the rear.

Mr. Warshaw said that, other than the three changes, it is basically the same project.

Mr. Nagahiro said that the configuration of the outline of the main building is the same. He said that the massing is along the Church Street end where the portico was located. He said that the setback was maintained and the retail was pulled out to the street. He said that the grade changes a whole level going down to Grove Street. He said access to parking and a retail business will be located on Grove Street.

Mr. Nagahiro said that the original inn was a clapboard building. He said that they changed from brick to clapboard because they felt that it had a softer look that was more appropriate for the street.

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Mr. Nagahiro said that the base of the building on Washington Street has retail with residential above. He said that there will be retail space at the base of the building on Grove Street, entry to parking and residential above.

Mr. Nagahiro said that Mr. Warshaw asked CBT to look at alternatives for scaling elements to break up the mass. He said that the residential entry at the center will be a little more reserved. He said that there are a series of setbacks and balconies and fenestration that add to the pedestrian scale of the building.

Mr. Nagahiro said that the base of the building will be limestone or cast stone so there is a solid base. He said that it will be clapboard above. He said that at the upper level there will be a different fenestration to give a sense of base, middle and top. He said that they used a series of setbacks to create that transition and for privacy for the residential units.

Mr. Nagahiro said that the original construction was going to be concrete with masonry. He said that the current proposal is for stick built construction with clapboard.

A Board member asked about the canopy at the entry. He said that the previous plans showed a lower roof to the left of the building at Church Street. He said that the roof line is now fairly continuous. He said that the canopy is the separator between the two masses. Mr. Nagahiro said that the canopy will be glass. He said that the residential units do not cross over the entry.

The Board confirmed that the restaurant will be located on Washington Street.

A Board member said that construction work force parking that was previously approved allowed for off-site parking in the Tailby and Cameron Street lots. He said that he does not want to have parking there because there is not enough parking in town for shoppers. He discussed renting space for construction workers and busing them to the site. He said that there is a church on Washington Street near Route 135 that has rented out a portion of their parking lot in the past. He said that the Wellesley Municipal Light Plant has a site on Weston Road next to the railroad tracks that they have rented out in the past.

Mr. Warshaw said that they had concluded that the previous Construction Management Plan (CMP) was thin and weak. He said that they included a redlined CMP in the submittal that they enhanced somewhat. He said that they hope to use the yellow area shown on Figure 1 of the plan during Phase I and use the garage during the second Phase. He said that Metric Construction is going to require carpooling. He said that the hope is to be able to handle construction worker parking on-site. He said that they will not use the town parking lots.

Mr. Holmes said that plans for stockpiling materials have been adjusted slightly. He said that once Phase I is complete, parking will move to the garage and construction on the affordable units will begin. He said that the remainder of the site will be for access and laydown, as accommodated.

The Board said that the phrase, "or waiting" should be added at the end of the sentence in the CMP, "Trucks and construction vehicles shall shut off engines when not in use." Mr. Holmes said that they will make it clear that there be no truck idling. The Board said that engines should be shut off if there is a wait of more than three minutes.

The Board asked if there will be a need for crane work from Washington Street. Mr. Anderson said that he did not anticipate that there will be a need for that. He said that they can set up within the site. He said that they actually have room to move on the site.

The Board said that information regarding snow removal during construction had not been submitted. Mr. Anderson said that they will use a portion of the site until such time as they run out of space and will then truck it off-site.

The Board said that there should be no trailer truck deliveries prior to 8:30 am. The Board said that area is a disaster in the morning rush hour. Mr. Anderson said that, for the most part, they believe that they will be able to get the trucks on-site.

The Board said that there will be a construction gate on Washington Street. Mr. Anderson said that he doubted that the gate will be used much. The Board questioned if Grove Street will be wide enough for trucks to make the swing.

Mr. Holmes said that in the updated Stormwater Management Plan, the system is consistent with the original approval. He said that the significant change was that the design was modified to comply with the DEP's 2008 regulations. He said that originally there were two trenches that were providing detention and infiltration into the ground. He said that they still have a similar system except that it is significantly larger than the original system. He said that they will be providing more storage and more opportunity for infiltration on-site. He said that the overflow from that system will connect to the Town's system in Grove Street, as originally approved.

Mr. Holmes said that there will be a slight increase in impervious surface but it is not a significant amount.

Mr. Holmes said that a memo was sent to the Zoning Board of Appeals (ZBA) that said that Stantec's response letter, dated September 10, 2013 appropriately addressed DPW's comments.

Mr. Holmes said that the Municipal Light Plant (MLP) comments were more design related to the interior. He said that MLP wants a double door for the electric room. He said that the project will comply with the MLP comments in the final building design that will be submitted for the Building Permit.

Mr. Anderson said that they expect to use police details whenever necessary during delivery and truck traffic.

The Board said that Condition #4 on the Board of Selectmen (BOS) memorandum, dated July 31, 2013 to Meghan Jop, discussed the applicant developing and reviewing with the Planning Director and Executive Director a parking management plan to encourage owners of the residential units to make their unoccupied parking spaces available on a temporary basis for their service providers, prior to issuance of a certificate of occupancy. Mr. Warshaw said that they reshuffled the layout of the garage. He said that they now have four more spaces than required for the residences. He said that the idea for those spaces is that, if a resident has someone coming to do repairs, they can park in the garage instead of using a metered space on the street. He said that scheduling requests will go through a property manager. The

Board said that the condition says that the plan will, "include a process for encouraging the owners' participation." Mr. Warshaw said that should there be needs beyond the four spaces, the residents will be asked, when they are not there for the day, to put their parking spaces into an additional pool. He said that will go through the property manager as well. He said that a resident from next door requested that due to concern about service people taking parking spaces on the street if the four spaces are filled.

The Board confirmed that Wellesley Grove LLC will work with the Wellesley Housing Development Corporation (WHDC) on the marketing plan for the affordable housing.

The Board asked if the marketing plan has changed for the potential buyer. Mr. Warshaw said that they did not know what the previous developer's marketing plan was other than that they needed a lot of people with a lot of money to buy the homes. He said that the current plans are still for seven figure homes. He said that the previous marketing plan, as he understood it, was that you can spend \$2.5 million on a home in Boston or spend \$2.5 million in Wellesley for the advantages of staying in your home town. He said that the new marketing plan says that you can get rid of the big house and still live in Wellesley in a condominium. He said that it is also on a price per square foot basis where the units are \$200 to \$300 less than a condominium in the Back Bay. He said that you could buy 2,000 square feet here or you can buy 1,600 square feet in the Back Bay.

Mr. Tamm discussed the relief requested by the Applicant, in accordance with the plans that were submitted along with the amendment on August 13, 2013. He said that the plans are dated August 5, 2013. He said that Mr. Holmes submitted an updated Plan C100, as requested by the Department of Public Works (DPW).

The Board asked if it was verified by the Planning Board that the lighting on Grove Street was, "architecturally appropriate including, but not limited to, Town Standard Lanterns where applicable, recognizing the residential character of the neighborhood." Mr. Tamm said that the requirement that the Planning Board had focused on making sure that there was adequate lighting and that there was appropriate scale along Grove Street. Mr. Holmes said that Town Standard Lanterns are shown on the Lighting Plan.

Mr. Warshaw said that another change to the original plan for Grove Street is that instead of the Versa Loc wall, they will now rebuild the stone wall and augment it where needed.

Ruth Goldman, Wellesley Green, said that she was present representing herself as well as others.

Ms. Goldman asked if the original approved plan had a driveway entrance on Washington Street to the garage instead of both entrance and exit on Grove Street. The Board said that the original plans only had Grove Street access.

Ms. Goldman said that what most of the residents of Wellesley Green that she is representing are concerned about is congestion on Grove Street during construction and after 25 new tenants move in. The Board said that various town boards have looked at this project very carefully and found that it is an appropriate use of the property and that it will not cause very much more congestion. The Board said that the Town's Traffic Engineers have also looked at the project very carefully.

Ms. Goldman said that she disagreed. She said that the residents of Wellesley Green can hardly get down to the corner now. She said that with the traffic that comes in from Spring Street to the Grove Street traffic, it can take three to five turns of the light to get through the intersection. The Board said that Spring Street is used by a lot of people as a shortcut. The Board said that is an issue that has to be addressed by the BOS, not ZBA.

Ms. Goldman asked if the construction traffic could be more on Washington Street than on Grove Street. She said that there was a food truck delivery to the Thai restaurant on Grove Street that prevented getting through on the street.

The Board said that there may be inconveniences during construction. The Board said that Washington Street is a state highway and the Town is constrained as to what is allowed to block up traffic there. The Board said that the Town can regulate use of Grove Street.

Ms. Goldman said that a lot of the residents of Wellesley Green feel that they will never take a left turn coming out of their driveway again. The Board said that it may be that the residents of Wellesley Green will have to turn right during construction. The Board said that the Site Plan Approval is more concerned with traffic on the site, not off-site. The Board said that off-site traffic is more under the purview of the Planning Board and the BOS.

Ms. Goldman said that another concern is that Wellesley Green has an auxiliary parking lot for guests. She said that will be located next to the affordable housing. She said that they would like some reassurance that people from the new project will not park or put equipment there. The Board said that people from the project will not trespass on Wellesley Green's property. The Board said that the residents can call the developer if there is a problem.

Ms. Goldman asked about contact information. Mr. Warshaw said that people can contact him directly with any problems. The Board said that part of the CMP is to notify all of the abutters. The Board said that the Planning Board, the Police Department, and the Board of Selectmen will have a list of telephone numbers of the contractor, the architect and the developer so that, if there is a problem, residents can call the appropriate person. The Board said that contact information will be on the Town website. Mr. Warshaw said the Metric Construction will have point of contact who will always be on-site and can be reached quickly.

Ms. Goldman asked how long the project is expected to take. Mr. Warshaw said that it should take approximately 14 months. The Board said that the worst of it will be while they are getting the building up. He said that when they are working on the inside, traffic and trucks should slow down. Ms. Goldman said that there will still be a lot of deliveries. She said that she was concerned about trucks on Grove Street.

Mr. Tamm said that the Applicant is before the Board to amend the Site Plan from 2008 to reflect the new plans, dated August 5, 2013 and the Site Plan Amendment, dated August 13, 2013. He said that they are no longer seeking a Special Permit for the cottage because of the rezoning. He asked that the original conditions be subject to the changes reflected on the plans.

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PLANNING DEPARTMENT  
 WELLESLEY MA 02482

Submittals from the Applicant

- Application for Modification for Site Plan Approval, dated 8/12/13
- Site Plan Approval Review Plans & Submittal Checklist
- Development Prospectus, dated 8/12/13
- Project Team Contact List
- Letter to ZBA, dated 8/13/13, from Peter Tamm, Goulston & Storrs, re: Redevelopment of 576 Washington Street and 53 Grove Street (the "Property") Request for Amendment of Site Plan Approval
- Planning Board Density Special Permit, Special Permit Decision
- Wellesley Planning Board Inclusionary Zoning – Amendment of Special Permit
- Letter to Jordan Warshaw, dated 8/6/13, from Meghan C. Jop, Planning Director, re: 576 Washington Street and 53 Grove Street Redevelopment of the former Wellesley Inn Site Project of Significant Impact Determination
- Memorandum to Meghan Jop, dated 7/31/13, from Hans Larsen, re: Project of Significant Impact PSI-06-01, 576 Washington Street (Wellesley Inn) Updated Municipal Service Impact Analysis
- Letter to Kathleen Nagle, dated 6/18/13, from Martha Coakley, re: Wellesley Annual Town Meeting of April 1, 2013 – Case #6751 Warrant Articles # 28, 29, 30, 31 and 32 (Zoning)
- Construction Management Plan, dated 3/10/08, prepared by Jones Lang LaSalle Construction
- Memorandum to ZBA, dated 8/7/13, from Frank Holmes, re: 576 Washington Street & 53 Grove Street Stormwater Management Report Update
- Memorandum to ZBA, dated 8/9/13, from Frank Holmes, re: 576 Washington Street & 53 Grove Street Sewer System Impact Analysis
- Memorandum to ZBA, dated 8/9/13, from Frank Holmes, re: 576 Washington Street & 53 Grove Street Water System Impact Analysis
- Letter to ZBA, dated 8/13/13, from Greg Wozny, P.E., re: re: 576 Washington Street & 53 Grove Street Water demand for plumbing and fire protection system
- Memorandum to ZBA, dated 9/10/13, from Frank Holmes, re: Redevelopment of 576 Washington Street & 53 Grove Street Request for Amendment of Site Plan Approval
- Construction Management Plan, dated 8/29/13, prepared by Metric Construction
- Wellesley Inn Site Redevelopment Estimated Manpower

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Sheet Index		Stantec	
C100	Site Utility Plan	8/5/13	Stantec	9/10/13, 9/12/13
C200	Site Utility Details 1	8/5/13	Stantec	
C201	Site Utility Details 2	8/5/13	Stantec	
L100	Materials Plan	8/5/13	Stantec	9/12/13
L200	Grading Plan	8/5/13	Stantec	9/12/13
L300	Planting Plan	8/5/13	Stantec	9/12/13
L500	Site Details	8/5/13	Stantec	
L501	Site Details	8/5/13	Stantec	
L502	Site Details	8/5/13	Stantec	

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 576 Washington Street & 53 Grove Street

L503	Site Details	8/5/13	Stantec	
L504	Site Details	8/5/13	Stantec	
L505	Site Details	8/5/13	Stantec	
L506	Site Details	8/5/13	Stantec	
A100	Level 0 – Parking	8/12/13	Stantec	
A101	Ground Floor Plan	8/12/13	Stantec	
A102	Second Floor Plan	8/12/13	Stantec	
A103	Third Floor Plan	8/12/13	Stantec	
A104	Fourth Floor Plan	8/12/13	Stantec	
A105	Roof Plan	8/12/13	Stantec	
A106	Affordable Housing Plans	8/12/13	Stantec	
A200	Building Elevations	8/12/13	Stantec	
A201	Building Elevations	8/12/13	Stantec	
A203	Affordable Housing Elevations	8/12/13	Stantec	
A302	Wall Sections	8/12/13	Stantec	
E000	Electrical Legend	8/13/13	Stantec	
E001	Electrical Site Utility Plan	8/13/13	Stantec	
E101	Electrical Ground Floor Lighting Plan	8/13/13	Stantec	
E200	Electrical Power Riser Diagram	8/13/13	Stantec	
P000	Plumbing Legend and General Notes	8/13/13	Stantec	
P100	Plumbing Underground Piping	8/13/13	Stantec	
FP000	Fire Protection Details & Legend	8/13/13	Stantec	
FP100	Fire Protection Parking Level	8/13/13	Stantec	
FP100	Fire Protection Ground Floor	8/13/13	Stantec	

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On September 10, 2013, the Planning Board reviewed the project and recommended that modification of the Site Plan Approval be granted.

On September 9, 2013, Michael Coppelloti, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, reviewed the project and submitted comments.

On September 9, 2013 and September 12, 2013, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, reviewed the project and submitted comments.

On September 12, 2013, Captain DiGiandomenico, Wellesley Fire Department, reviewed the project and submitted comments.

### Decision

The Board voted unanimously to approve modification of the Site Plan Approval, dated July 29, 2008, amended and extended in July, 2010, with the approximate same conditions as set forth but incorporating and replacing the original plans with plans dated, August 5, 2013, Site Plan Amendment, dated August 13, 2013 and the amended CMP, dated 8/29/13, and also incorporating all prior approvals with their respective conditions by other town boards. Modified Site Plan Approval is subject to the conditions listed below.

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

### CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to the project. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

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TOWN ENGINEER'S OFFICE  
WELLESLEY MA 02482  
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**Design Conditions**

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

**Construction Conditions**

6. The Applicant shall implement its Construction Management Plan as specified in its submittal dated August 29, 2013, as modified by these Conditions.
7. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on any other public way of the Town or in the Cameron Street or Tailby parking lots. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds three minutes.
8. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 8:30 a.m. Exterior construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 6:00 pm, and on Saturdays from 8:00 am to 6:00 pm.
9. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash.
10. If space on the site is not sufficient, snow shall be removed and disposed of in an appropriate location

**Use Conditions**

11. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect at the time of this approval.

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WELLESLEY MA 02482

ZBA 2008-19 - Modified  
Petition of Wellesley Grove LLC  
576 Washington Street & 53 Grove Street

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

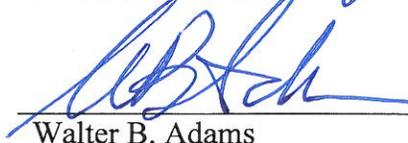
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



David G. Sheffield



Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm