



ZONING BOARD OF APPEALS

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

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ZBA 2012-38
 Petition of Linear Retail Properties
 74-100 Central Street

Record Owner of Property: Linear Retail Wellesley #1 LLC

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 3, 2012, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of LINEAR RETAIL PROPERTIES requesting a Special Permit/Finding pursuant to the provisions of Section XVII, Section XXI and Section XXV of the Zoning Bylaw that modification and improvement of an existing nonconforming parking lot, at 74 – 100 CENTRAL STREET, in the Wellesley Square Commercial District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Petitioner is requesting a Special Permit to allow a portion of the required parking spaces to be maintained on a lot other than the same lot of the buildings.

On April 18, 2012, 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 David Himmelberger, Esq. He said that also present was Bryan Furze, Linear Retail Properties (the "Petitioner") and Ryan Bianchetto, Allen and Major Associates, Inc.

Mr. Himmelberger said that the request is for a Special Permit for modifications and renovations of the parking lot at the rear of the property. He said that the subject property consists of a number of contiguous buildings totaling 28,400 square feet located on the south side of Central Street between the Town's Fire Station and Cross Street and Weston Road.

Mr. Himmelberger said that the rear of the property currently has 115 parking spaces in what can be described as a tired parking area. He said that it is a pre-exist nonconforming parking lot with an absence of setbacks from the building, Cross Street and Weston Road. He said that the parking lot has less than the required number of parking spaces. He said that a minimum of 190 spaces would be required to be conforming with the Zoning Bylaw. He said that it would have to be set back five feet from the wall of any building and lot lines. He said that landscaping and tree regulations require one tree for every 10 parking spaces abutting the public way with 10 percent of open space landscaping of the outdoor parking area required and screening required in the five foot setback from the public way.

Mr. Himmelberger said that the owner is hoping to create a substantial upgrade to the facades of the buildings and to the parking area and access to the rear entrances to the building, which in many instances serve as second front entrances.

Mr. Himmelberger said that the biggest constraint beyond the lot size is its triangular configuration. He said that the owner has redesigned the parking area to vastly improve the overall utility and aesthetics while maintaining the existing 115 spaces to create a pedestrian user friendly parking area with significant open space and landscaping. He said that it will be a much more inviting atmosphere to the rear. He said that the redesign will improve the overall traffic circulation while eliminating the conflict of the current corner exit at the intersection of Cross Street and Weston Road. He said that all of the spaces will conform to size requirements. He said that all maneuvering aisles will be 24 feet wide. He said that it is important to note that there will be more than double the required landscaped open space with the requisite amount contained within the interior. He said that more than ten trees will be added to the open space. He said that for the first time, the five foot setback from the buildings has been created to enhance pedestrian safety and access. He said that the rear areas of the building will have two patio areas, one outside of the Alta Strada Restaurant and the other outside of the Bookstore. He said that the existing dumpsters at the rear of the building will be relocated to an enclosed area on Weston Road. He said that relocation of the dumpsters has the support of the Board of Health (BOH). He said that one dumpster for cardboard will remain adjacent to the building but will be screened.

Mr. Himmelberger said that the redesign will bring the area from a stark parking lot to a vibrant and welcoming location.

Mr. Himmelberger said that Section XXI of the Zoning Bylaw allows for Special Permits to be granted for a shortfall of parking spaces if there is other accessible parking within walking distance of 600 feet. He said that the adjoining Waban Lot would meet that requirement.

Mr. Himmelberger said that because this is a pre-existing nonconforming parking area, the Zoning Board can issue a Special Permit by determining that the alteration shall not be substantially more detrimental to the neighborhood than the existing parking area.

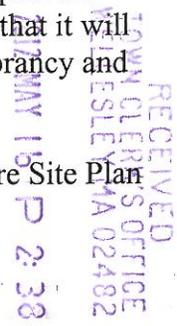
Mr. Himmelberger said that with the exception of the required five foot setback on Cross Street and the continued existence of 115 parking spaces, the proposed alterations eliminate numerous current Zoning violations in terms of setbacks, open space and landscaping. He said that the project will provide tremendous improvements with respect to aesthetics and pedestrian friendliness. He said that it will improve the overall appearance and utility of the parking area. He said that it will add vibrancy and vitality to the Wellesley Square Commercial District.

Mr. Himmelberger said that these improvements do not rise to the levels that would require Site Plan Approval.

Mr. Bianchetto said that the driveway from Cross Street will be two-way.

The Board asked how far the one-way exit to Weston Road will be from the traffic light at Central Street. The Board said that there are often anywhere from two to eight cars stopped at that light. The Board questioned how easily people will be able to get out of the lot if there is queuing on the street.

Mr. Bianchetto said that they looked at that issue specifically. He said that they discussed various options with the Planning Department. He said that there are not a lot of good options. He said that the proposed



design will be an improvement because the existing exit is at the intersection of Weston Road and Cross Street, which is a dangerous situation for visibility. He said that the challenge was to try to promote circulation throughout the parking lot and also provide a safe exit that promotes visibility. He said that they also had to work with the challenge of a triangular lot.

Mr. Furze said that Linear Retail Properties had similar concerns. He said that he stood in the lot on many occasions at different times of day to see how far cars were backing up. He said that the maximum queue was just under 10 cars. He said that, in most cases, the queues did not reach the Fire Department driveway.

The Board asked if it is intended that there will be right turn only on Weston Road. Mr. Bianchetto said that it could be made that way if that was a concern. The Board said that a vehicle making a left turn could take a long time and that could cause a backup.

The Board asked about deciduous trees for shade in the five foot strip along Weston Road. Mr. Bianchetto said that there are six Linden trees on the planting schedule planned for that strip. He said that they will be standard 2.5 inch caliper.

The Board asked why the planting strip was not on Cross Street rather than Weston Road. The Board said that seems to be a more appropriate place for it. The Board said that it recognized that there is a retaining wall along Cross Street. The Board discussed shifting the entire parking lot over four or five feet to get a planting strip along Cross Street.

Mr. Bianchetto said that one of the challenges of the triangular lot was to get 24 foot drive aisles. He said that they were trying to improve as much as possible and still work within the confines of the shape of the lot.

Mr. Furze said that they looked at shifting the lot over to get a five foot buffer on Cross Street. He said that the only way to accommodate a shift without losing parking spaces was to narrow the drive aisles to 18 feet. He said that would not accommodate fire trucks.

Mr. Furze said that the improved lot will present a much nicer view for the houses on Cross Street.

Mr. Bianchetto said that the planting islands are tight. He said that they have numerous concepts that they could provide to show alternative layouts. He said that they worked with the Planning Board to find the best match with all of the variables.

Mr. Bianchetto said that there are some compact spaces scattered throughout the lot. He said that there are a number of them on Weston Road. He said that there are some in the center triangular area and some adjacent to the Fire Station. He said that the spaces will be marked in some manner. Mr. Furze said that is where they will recommend that the employees park. He said that there will not be signs for that but the employees will be encouraged to park there to leave the larger spaces for the customers.

Mr. Furze said that they will have to be more careful with snow removal. He said that the plow company will have copies of the parking lot plan. He said that it is likely that the plow company will stake the

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islands prior to any big storms. Mr. Himmelberger said that there is a note on Plan C-1 that discusses snow removal.

The Board asked about eliminating or rebuilding the retaining wall. Mr. Bianchetto said that the parking spaces are right up against the lot line. He said that they need the wall because of the slope. He said that the wall is located on Linear Retail Properties' site. He said that the sidewalk is right up against the retaining wall and parking spaces are on the opposite side of the wall.

Mr. Furze said that a concern was to provide valuable parking spaces for the Town and shoppers. He said that experience has shown that compact spaces do not work as well as standard sized spaces. He said that after several iterations, they believe that they have come up with a plan that will be visually pleasing. The Board said that the proposed plan will be a substantial improvement.

The Board said that there is guardrail and retaining wall along Cross Street. The Board asked about taking out the guardrail on Weston Road. Mr. Bianchetto said that the guardrail is double sided. He said that it serves the dual function of providing safety on Weston Road and separating traffic from the parking lot.

Mr. Furze discussed running planting boxes along portions of the guardrail. He said that they could install irrigation lines and put seasonal plantings in.

Mr. Himmelberger said that it will not be a totally barren lot. He said that it will be ringed on the Weston Road side as well as in the interior. He said that the fact that the eye will be drawn to the trees on the interior and on Weston Road will be a huge improvement for residents on Cross Street.

The Board asked about shrub planting in the boxes. Mr. Furze said that his experience has been that shrub plantings in boxes do not survive. He said that they end up as a patchwork of green and brown. He said that plant material has to be replaced constantly, which is a cost issue. He said that it also becomes an aesthetic issue.

The Board asked about the trees in the islands closest to Cross Street. Mr. Bianchetto said that there will be two Cleveland Pear Trees. He said that they are upright and pyramidal. He said that they grow to be approximately 15-20 feet. He said that they are appropriate for an environment such as a parking lot because they can stand some abuse.

Mr. Bianchetto said that there is a cherry tree in the triangle in the middle. He said that he was trying to add some Spring color.

The Board said that the Applicant might want to consider having a crosswalk to get from the parking side to the sidewalk along the rear entrances of the building. The Board said that there seems to be only one opportunity to do that from where the surface is painted to the sidewalk in front of Citibank. The Board said that there is a triangular area to the left of the planting area. The Board said that there should be something that alerts cars to a pedestrian right of way.

Nick Hyland, General Manager, Altra Strada said that he supports the project. He said that the rear entrance is used by 50 percent of their guests on a regular basis. He said that moving the dumpsters and improving the parking lot will be a huge benefit for his business.

Jillian Kohli, Owner, Wellesley Books, said that she supports the project. She said that she has reviewed the plans with Mr. Furze.

The Board asked for a further description of the proposed planting boxes. Mr. Furze said that he has done this in the past with fences. He said that the irrigation lines are typically ¼ inch drip lines that run to the boxes. He said that you cannot see the lines. He said that they rotate out seasonal plantings. He said that the boxes are relatively easy to maintain. He said that customers and businesses enjoy having them.

The Board said that there will be no way to walk into the parking lot except at the area behind the buildings. Mr. Furze said that the sidewalk from Central Street to Cross Street will connect to the sidewalk.

The Board asked about the location of the handicapped ramp at Alta Strada and the proximity of the handicapped spaces. Mr. Furze said that the stripped spaces in between the handicapped spaces are flush with the pavement. He said that once a person is on the sidewalk, they can go the entire length to Cross Street. He said that are accessible curb cuts along the way.

Mr. Bianchetto said that the ramp was a challenge. He said that they worked around the ramp. He said that they had to maintain full access to ramp.

The Board said that the Planning Board asked about enclosing the dumpster on three sides with concrete. Mr. Furze said that they are planning to enclose the dumpster on four sides. He said that it will be a steel enclosure that will be wrapped with a decorative privacy fence that will be six to seven feet high.

The Board said that the Planning Board recommended that the Arbor Vitae be eliminated and a planted screen be substituted. Mr. Furze said that their concern with a planted screen is that in the winter they are brown. He said that the Arbor Vitae will stay green.

The Board asked about the color of the wood. Mr. Furze said that it could be a white vinyl fence or it could be cedar colored.

Statement of Facts

The subject property is located at 74-100 Central Street, in the Wellesley Square Commercial District. The existing site has a total of 115 parking spaces. Portions of the site do not meet the required five (5) foot setback for parking spaces. Required screening of at least five (5) feet in height and five (5) feet in width is not achieved along the property lines adjacent to Weston Road and Cross Street.

The Petitioner is requesting a Special Permit/Finding that modification and improvement of an existing nonconforming parking lot, shall not be substantially more detrimental to the neighborhood than the

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existing nonconforming structure. The Petitioner is requesting a Special Permit to allow a portion of the required parking spaces to be maintained on a lot other than the same lot of the buildings.

Letter from David Himmelberger, Esq., dated 4/11/12, ALTA/ASCM Land Title Survey, dated 5/17/07, revised 9/22/08, prepared by Hancock Associates, Abbreviations and Notes (AB-1), dated 4/11/12, Proposed Layout & Materials Plan (C-1), dated 4/11/12, Proposed Landscape Plan (C-2A), dated 4/11/12, Landscape Plan (C-2B), dated 4/11/12, Details (D-1), dated 4/11/12, Detail (D-2), dated 4/11/12, prepared by Allen & Major Associates, Inc., photographs and photosimulations were submitted.

On April 19, 2012, the Planning Board reviewed the petition and recommended that the Special Permit be granted with conditions.

On April 12, 2012, the Board of Health found that the relocation of the dumpsters to be acceptable, subject to conditions.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the finding of this Authority that modification and improvement of an existing nonconforming parking lot shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure, as it shall neither increase an existing nonconformity nor create a new nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for modification and improvement of an existing nonconforming parking lot, subject to the following conditions:

1. There shall be a pedestrian walkway marked from the sidewalk behind the Citibank building to the triangle to the left of the interior planting island.
2. The screening of the dumpster shall be compatible with the development colors.
3. Planting boxes along the guardrail with seasonal decorative plantings shall be irrigated and maintained.

A Special Permit is granted, as voted unanimously by this Authority at the Public Hearing to allow a portion of the required parking spaces to be maintained on a lot other than the same lot of the buildings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

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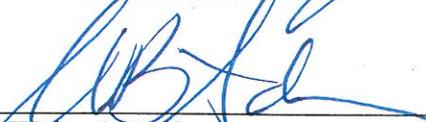
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Petition of Linear Retail Properties
74-100 Central Street

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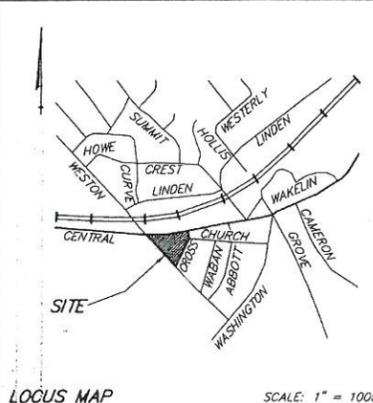
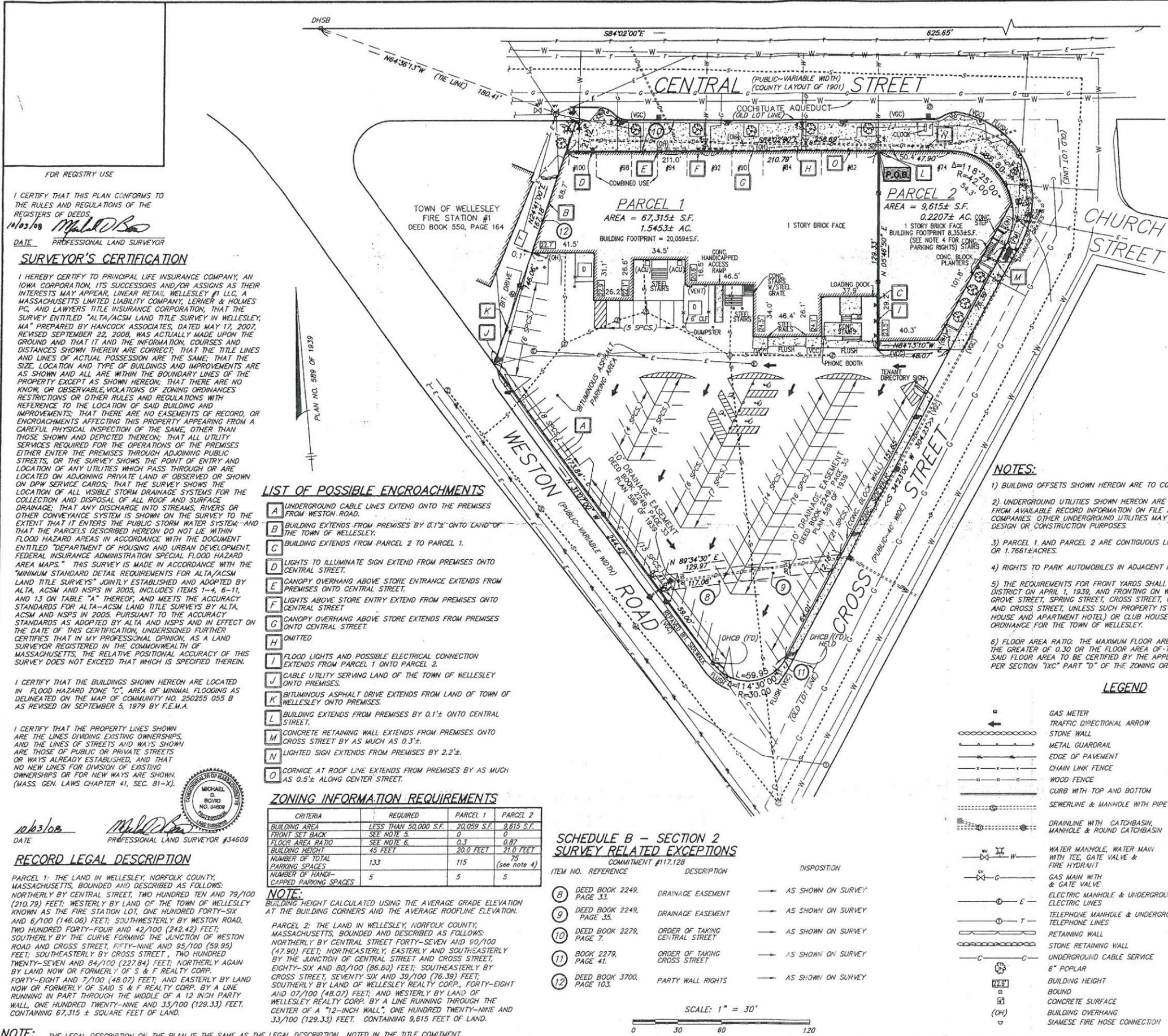
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


David G. Sheffield


Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm



#74-102
CENTRAL STREET
Wellesley, Massachusetts 02482

FOR REGISTRY USE
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
10/03/08 *Michael Boyd*
DATE PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, LINEAR RETAIL WELLESLEY #1 LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, LERNER & HOLMES PC, AND LAWYERS TITLE INSURANCE CORPORATION, THAT THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY IN WELLESLEY, MA" PREPARED BY HANCOCK ASSOCIATES, DATED MAY 17, 2007, REVISED SEPTEMBER 22, 2008, WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREIN ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY EXCEPT AS SHOWN HEREON; THAT THERE ARE NO KNOWN OR OBSERVABLE VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDING AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS OF RECORD, OR ENCROACHMENTS AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND IF OBSERVED OR SHOWN ON DPW SERVICE CARDS; THAT THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY TO THE EXTENT THAT IT ENTERS THE PUBLIC STORM WATER SYSTEM; AND THAT THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAPS." THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, INCLUDES ITEMS 1-4, 6-11, AND 13 ON TABLE "A" THEREOF, AND MEETS THE ACCURACY STANDARDS FOR ALTA-ACSM LAND TITLE SURVEYS BY ALTA, ACSM AND NSPS IN 2005, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE LOCATED IN FLOOD HAZARD ZONE "C", AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAP OF COMMUNITY NO. 250255 055 B AS REVISED ON SEPTEMBER 5, 1979 BY F.E.M.A.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-X).

LIST OF POSSIBLE ENCROACHMENTS

- A UNDERGROUND CABLE LINES EXTEND ONTO THE PREMISES FROM WESTON ROAD.
- B BUILDING EXTENDS FROM PREMISES BY 0.1'± ONTO LAND OF THE TOWN OF WELLESLEY.
- C BUILDING EXTENDS FROM PARCEL 2 TO PARCEL 1.
- D LIGHTS TO ILLUMINATE SIGN EXTEND FROM PREMISES ONTO CENTRAL STREET.
- E CANOPY OVERHANG ABOVE STORE ENTRANCE EXTENDS FROM PREMISES ONTO CENTRAL STREET.
- F LIGHTS ABOVE STORE ENTRY EXTEND FROM PREMISES ONTO CENTRAL STREET.
- G CANOPY OVERHANG ABOVE STORE EXTENDS FROM PREMISES ONTO CENTRAL STREET.
- H OMITTED
- I FLOOD LIGHTS AND POSSIBLE ELECTRICAL CONNECTION EXTENDS FROM PARCEL 1 ONTO PARCEL 2.
- J CABLE UTILITY SERVING LAND OF THE TOWN OF WELLESLEY ONTO PREMISES.
- K BITUMINOUS ASPHALT DRIVE EXTENDS FROM LAND OF TOWN OF WELLESLEY ONTO PREMISES.
- L BUILDING EXTENDS FROM PREMISES BY 0.1'± ONTO CENTRAL STREET.
- M CONCRETE RETAINING WALL EXTENDS FROM PREMISES ONTO CROSS STREET BY AS MUCH AS 0.3'±.
- N LIGHTED SIGN EXTENDS FROM PREMISES BY 2.2'±.
- O CORNICE AT ROOF LINE EXTENDS FROM PREMISES BY AS MUCH AS 0.5'± ALONG CENTER STREET.

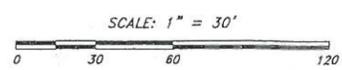
ZONING INFORMATION REQUIREMENTS

CRITERIA	REQUIRED	PARCEL 1	PARCEL 2
BUILDING AREA	LESS THAN 50,000 S.F.	20,059 S.F.	9,615 S.F.
FRONT SET BACK	SEE NOTE 5.	0	0
FLOOR AREA RATIO	SEE NOTE 6.	0.3	0.87
BUILDING HEIGHT	45 FEET	20.0 FEET	21.0 FEET
NUMBER OF TOTAL PARKING SPACES	133	115	75 (see Note 4)
NUMBER OF HANDICAPPED PARKING SPACES	5	5	5

NOTE: BUILDING HEIGHT CALCULATED USING THE AVERAGE GRADE ELEVATION AT THE BUILDING CORNERS AND THE AVERAGE ROOFLINE ELEVATION.
PARCEL 2: THE LAND IN WELLESLEY, NORFOLK COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: NORTHERLY BY CENTRAL STREET, TWO HUNDRED TEN AND 79/100 (210.79) FEET; WESTERLY BY LAND OF THE TOWN OF WELLESLEY KNOWN AS THE FIRE STATION LOT, ONE HUNDRED FORTY-SIX AND 6/100 (146.06) FEET; SOUTHWESTERLY BY WESTON ROAD, TWO HUNDRED FORTY-FOUR AND 42/100 (242.42) FEET; SOUTHERLY BY THE CURVE FORMING THE JUNCTION OF WESTON ROAD AND CROSS STREET, FIFTY-NINE AND 95/100 (59.95) FEET; SOUTHEASTERLY BY CROSS STREET, TWO HUNDRED TWENTY-SEVEN AND 84/100 (227.84) FEET; NORTHERLY AGAIN BY LAND NOW OR FORMERLY OF S & F REALTY CORP. FORTY-EIGHT AND 7/100 (48.07) FEET; AND EASTERLY BY LAND NOW OR FORMERLY OF SAID S & F REALTY CORP. BY A LINE RUNNING IN PART THROUGH THE MIDDLE OF A 12 INCH PARTY WALL, ONE HUNDRED TWENTY-NINE AND 33/100 (129.33) FEET. CONTAINING 67,315 ± SQUARE FEET OF LAND.

SCHEDULE B - SECTION 2 SURVEY RELATED EXCEPTIONS

ITEM NO.	REFERENCE	DESCRIPTION	DISPOSITION
8	DEED BOOK 2249, PAGE 33.	DRAINAGE EASEMENT	AS SHOWN ON SURVEY
9	DEED BOOK 2249, PAGE 35.	DRAINAGE EASEMENT	AS SHOWN ON SURVEY
10	DEED BOOK 2279, PAGE 7.	ORDER OF TAKING CENTRAL STREET	AS SHOWN ON SURVEY
11	BOOK 2279, PAGE 41.	ORDER OF TAKING CROSS STREET	AS SHOWN ON SURVEY
12	DEED BOOK 3700, PAGE 103.	PARTY WALL RIGHTS	AS SHOWN ON SURVEY



NOTES:

- 1) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER CONC. BLOCK UNLESS OTHERWISE NOTED.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEER'S OFFICE, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
- 3) PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS LOTS, THE SUM OF THEIR AREA BEING 76,930± SQUARE FEET OR 1.766± ACRES.
- 4) RIGHTS TO PARK AUTOMOBILES IN ADJACENT PARKING LOT AS SET FORTH IN DEED BOOK 2713, PAGE 473.
- 5) THE REQUIREMENTS FOR FRONT YARDS SHALL NOT APPLY TO PROPERTY INCLUDED IN A BUSINESS DISTRICT ON APRIL 1, 1939, AND FRONTING ON WASHINGTON STREET, CHURCH STREET, CENTRAL STREET, GROVE STREET, SPRING STREET, CROSS STREET, OR THAT PART OF WESTON ROAD BETWEEN CENTRAL STREET AND CROSS STREET, UNLESS SUCH PROPERTY IS USED FOR A DWELLING HOUSE (INCLUDING APARTMENT HOUSE AND APARTMENT HOTEL) OR CLUB HOUSE AS PER SECTION "XIX" PART "B" OF THE ZONING ORDINANCE FOR THE TOWN OF WELLESLEY.
- 6) FLOOR AREA RATIO: THE MAXIMUM FLOOR AREA RATIO AS DEFINED IN SECTION 1A-DEFINITIONS, SHALL BE THE GREATER OF 0.30 OR THE FLOOR AREA OF THE BUILDING OR BUILDINGS ON A LOT ON MARCH 22, 2004 SAID FLOOR AREA TO BE CERTIFIED BY THE APPLICANT IN CONJUNCTION WITH A PROJECT SUBMISSION, AS PER SECTION "IXC" PART "D" OF THE ZONING ORDINANCE FOR THE TOWN OF WELLESLEY.

LEGEND

- ☐ GAS METER
- TRAFFIC DIRECTIONAL ARROW
- STONE WALL
- METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WOOD FENCE
- CURB WITH TOP AND BOTTOM
- SEWERLINE & MANHOLE WITH PIPE
- DRAINLINE WITH CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH TEE GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH GATE VALVE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- RETAINING WALL
- STONE RETAINING WALL
- UNDERGROUND CABLE SERVICE
- 6" POPLAR
- BUILDING HEIGHT BOUND
- CONCRETE SURFACE
- BUILDING OVERHANG
- SIAMSESE FIRE HOSE CONNECTION
- (PM) PARKING METER
- ♿ HANDICAPPED PARKING SPACE
- DMH DRAIN MANHOLE
- (15 SPCS.) NUMBER OF PARKING SPACES
- RCB ROUND CATCH BASIN
- DOUBLE GRATE CATCHBASIN
- MANHOLE (UNKNOWN UTILITY)
- BOLLARD
- SIGN
- WATER FAUCET
- RECORD
- CALCULATED
- FOUND
- RECORD AND HELD
- FOUND AND HELD
- FIELD MEASURED
- DRILL HOLE
- DRILL HOLE IN CONCRETE BOUND
- DRILL HOLE IN STONE BOUND
- ESCUTCHEON PIN IN A LEAD PLUG
- LIGHT POLE
- MONITORING WELL
- VERTICAL GRANITE CURBING
- VERTICAL CONCRETE CURBING
- FLUSH SURFACE FLUSH WITH PAVEMENT
- RANGE OF DOOR SWING
- TRANSFORMER PAD
- LIGHT FIXTURE

PREPARED FOR
LINEAR RETAIL WELLESLEY #1 LLC
5 Burlington Woods Drive
Burlington, Massachusetts 01803

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Landscape Architects
Environmental Consultants

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-2816
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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
1	MDB	WCJ	9/22/08	UPDATE ALTA SURVEY	

DATE: 5/17/07 DRAWN BY: JGG
SCALE: 1" = 30' CHECK BY: MDB

ALTA / ACSM LAND TITLE SURVEY IN WELLESLEY, MA

PROJECT NO.: 13676

7510571

LEGEND	
PROPERTY LINE	---
ESTIMATED DOOR LOCATION CONTRACTOR TO VERIFY	---
EXISTING BUILDING	[Symbol]
PARKING STRIPING	[Symbol]
PROP. EDGE OF PAVEMENT	---
SIDEWALK	---
MULCHED PLANT BED	[Symbol]
PERENNIALS	[Symbol]
SHRUBS	[Symbol]
DECIDUOUS TREES	[Symbol]
FLOWERING TREES	[Symbol]
EVERGREEN TREES	[Symbol]

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 1 2012 APR 18 A 10:12



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT/OWNER:
 LINEAR RETAIL WELLESLEY #1, LLC
 5 BURLINGTON WOODS DRIVE
 BURLINGTON, MASSACHUSETTS 01803

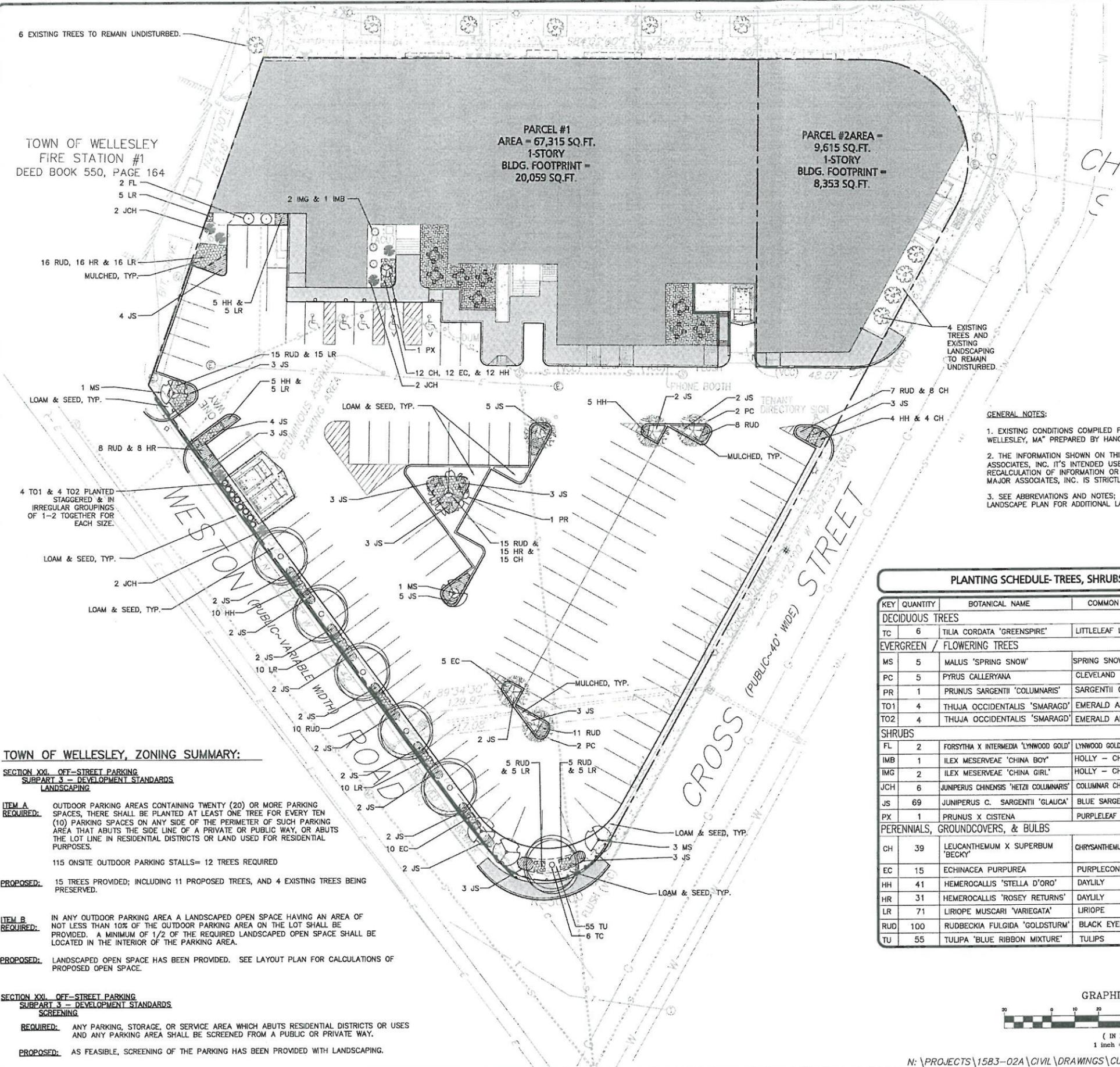
PROJECT:
**#74-100 CENTRAL ST.
 WELLESLEY, MA 02482**

PROJECT NO. 1583-02A DATE: 04/11/12
 SCALE: 1" = 20' DWG. NAME: C1583-02A
 DESIGNED BY: RB/KA/TJW CHECKED BY: TJW

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DRAWING TITLE: **PROPOSED LANDSCAPE PLAN**
 SHEET No. **C-2A**



GENERAL NOTES:
 1. EXISTING CONDITIONS COMPILED FROM PLAN TITLED "ALTA / ASCM LAND TITLE SURVEY IN WELLESLEY, MA" PREPARED BY HANCOCK ASSOCIATES, DATED SEPTEMBER 22, 2008.
 2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 3. SEE ABBREVIATIONS AND NOTES; SHEET ABB-1 FOR ADDITIONAL NOTES. SEE SHEET C-2B; LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

PLANTING SCHEDULE- TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
TC	6	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	2.5" CAL.	AS SHOWN	B&B
EVERGREEN / FLOWERING TREES						
MS	5	MALLUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.5" CAL.	AS SHOWN	B&B
PC	5	PYRUS CALLERYANA	CLEVELAND SELECT PEAR	2.5" CAL.	AS SHOWN	B&B
PR	1	PRUNUS SARGENTII 'COLUMNARIS'	SARGENTII CHERRY	2.5" CAL.	AS SHOWN	(COLUMNAR) B&B
TO1	4	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	7'-8" HT.	3' O.C.	(STAGGERED) B&B
TO2	4	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	9'-10" HT.	3' O.C.	(STAGGERED) B&B
SHRUBS						
FL	2	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	3' TO 3.5'	AS SHOWN	----
IMB	1	ILEX MESERVEAE 'CHINA BOY'	HOLLY - CHINA BOY	3' TO 3.5'	AS SHOWN	MALE, #5 POT
IMG	2	ILEX MESERVEAE 'CHINA GIRL'	HOLLY - CHINA GIRL	3' TO 3.5'	AS SHOWN	FEMALE, #5 POT
JCH	6	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	COLUMNAR CHINESE JUNIPER	7-8" HT.	AS SHOWN	----
JS	69	JUNIPERUS C. SARGENTII 'GLAUCA'	BLUE SARGENT JUNIPER	24"-36"	AS SHOWN	STAGGERED POTTED
PX	1	PRUNUS X CISTENA	PURPLELEAF SAND CHERRY	#7 POT	AS SHOWN	POTTED
PERENNIALS, GROUNDCOVERS, & BULBS						
CH	39	LEUCANTHEMUM X SUPERBUM 'BECKY'	CHRYSANTHEMUM SHASTA DAISY	3 GAL.	18" O.C.	STAGGERED
EC	15	ECHINACEA PURPUREA	PURPLECONE FLOWER	3 GAL.	18" O.C.	STAGGERED
HH	41	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY	2 GAL.	18" O.C.	STAGGERED
HR	31	HEMEROCALLIS 'ROSEY RETURNS'	DAYLILY	2 GAL.	18" O.C.	STAGGERED
LR	71	LIRIOPE MUSCARI 'VARIEGATA'	LIRIOPE	2 GAL.	12" O.C.	STAGGERED
RUD	100	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	3 GAL.	18" O.C.	STAGGERED
TU	55	TULIPA 'BLUE RIBBON MIXTURE'	TULIPS	BULBS	6" O.C.	STAGGERED

TOWN OF WELLESLEY, ZONING SUMMARY:

SECTION XXI. OFF-STREET PARKING
SUBPART 3 - DEVELOPMENT STANDARDS
LANDSCAPING
ITEM A REQUIRED: OUTDOOR PARKING AREAS CONTAINING TWENTY (20) OR MORE PARKING SPACES, THERE SHALL BE PLANTED AT LEAST ONE TREE FOR EVERY TEN (10) PARKING SPACES ON ANY SIDE OF THE PERIMETER OF SUCH PARKING AREA THAT ABUTS THE SIDE LINE OF A PRIVATE OR PUBLIC WAY, OR ABUTS THE LOT LINE IN RESIDENTIAL DISTRICTS OR LAND USED FOR RESIDENTIAL PURPOSES.
 115 ONSITE OUTDOOR PARKING STALLS= 12 TREES REQUIRED
PROPOSED: 15 TREES PROVIDED; INCLUDING 11 PROPOSED TREES, AND 4 EXISTING TREES BEING PRESERVED.
ITEM B REQUIRED: IN ANY OUTDOOR PARKING AREA A LANDSCAPED OPEN SPACE HAVING AN AREA OF NOT LESS THAN 10% OF THE OUTDOOR PARKING AREA ON THE LOT SHALL BE PROVIDED. A MINIMUM OF 1/2 OF THE REQUIRED LANDSCAPED OPEN SPACE SHALL BE LOCATED IN THE INTERIOR OF THE PARKING AREA.
PROPOSED: LANDSCAPED OPEN SPACE HAS BEEN PROVIDED. SEE LAYOUT PLAN FOR CALCULATIONS OF PROPOSED OPEN SPACE.
SECTION XXI. OFF-STREET PARKING
SUBPART 3 - DEVELOPMENT STANDARDS
SCREENING
REQUIRED: ANY PARKING, STORAGE, OR SERVICE AREA WHICH ABUTS RESIDENTIAL DISTRICTS OR USES AND ANY PARKING AREA SHALL BE SCREENED FROM A PUBLIC OR PRIVATE WAY.
PROPOSED: AS FEASIBLE, SCREENING OF THE PARKING HAS BEEN PROVIDED WITH LANDSCAPING.

