



ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
 J. RANDOLPH BECKER, VICE CHAIRMAN
 DAVID G. SHEFFIELD

LENORE R. MAHONEY
 EXECUTIVE SECRETARY
 TELEPHONE
 (781) 431-1019 EXT. 2208
 web: www.wellesleyma.gov

ROBERT W. LEVY
 WALTER B. ADAMS
 DEREK B. REDGATE

ZBA 2014-93

Appeal of Theodore & Deanna Spielberg &
 Richard & Joanne Zaiger
 6 Lilac Circle

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2014 OCT 23 P 3:00

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 9, 2014 at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the appeal of THEODORE & DEANNA SPIELBERG & RICHARD & JOANNE ZAIGER pursuant to the provisions of Section XVID and Section XXIV of the Zoning Bylaw of the decision of the Planning Board to approve the Large House Review application for the proposed addition to the existing structure at 6 LILAC CIRCLE.

On September 23, 2014, 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 said that under the Large House Review (LHR) bylaw the Zoning Board is charged with hearing appeals from the decision of the Planning Board. He said that, during his tenure, this is the second appeal that has come before the Board. He said that there are a number of issues related to the Board hearing these appeals in that the bylaw does not specify the scope of appeals and what is supposed to be considered by the Board in an appeal. He suggested, going forward, that the Board's review should be to hear facts and make a determination, giving deference to the Planning Board, if the decision was arbitrary or capricious and not to hear this petition de novo and decide what this Board would have done if it was the Planning Board. He said that the Appellant has the burden of proof. He said that the Board should hear from the Appellant first and then hear the Homeowners' rebuttal. He said that the Board should then deliberate and focus on whether the Planning Board erred in its decision. He said that he believed that would be the proper standard.

Presenting the case at the hearing were Adam Zaiger, Esq., Richard Zaiger, 6 Pinewood Circle, and Dr. Theodore Spielberg, 10 Pinewood Circle. Adam Zaiger displayed a photograph that was submitted by the Proponents. He said that it is a revised photograph of the rendition of the proposed structure on completion. He displayed an emphasized copy of Section 26 D E 2 of the Zoning Bylaw regarding the scale of buildings, which he said is the focus of the Appeal.

Adam Zaiger said that the Appellants question whether the proposed project complies with the bylaw and scale of buildings. He read an excerpt from the ZBL that said that, "all new construction shall be sited and implemented in a manner that is consistent with the scale of other structures in its vicinity through the use of appropriate massing, screening, lighting and other architectural techniques such as variation in detail, form and siting." He said that the bylaw further states that, "consideration shall be given to the

need for vegetated buffers. To the extent practicable this shall be based on the "Intent, Policy and Recommendations" specified in Part II. Design Criteria. Of the "Design Guidelines Handbook" adopted by the Design Review (DRB) and otherwise applying good architectural and aesthetic principles."

Adam Zaiger said that the permit that was granted on October 4, 2014 came at the second hearing. He said that there was a previous hearing on July 21, 2014 where the Appellants were present and made their objections to the project known. He said that they learned of the project five days before the Planning Hearing. He said that they were not aware that the project had been in the Design Review process. He said that it is the Appellants' understanding that the Proponents sought and received approvals from their Lilac Circle abutters but no one in the Pinewood Circle neighborhood was contacted to discuss the project. He said that it came as a surprise to the Pinewood Circle neighbors and they had a relatively short time to prepare for the hearing.

Adam Zaiger said that the Appellants' primary concern was drainage. He said that there is a large slope that leads down from the Lilac Circle cul de sac to the Pinewood Circle cul de sac. He said that there are houses on Pinewood Circle that already have water problems. He said that 6 and 10 Pinewood Circle do not have water problems but that was something that they were very concerned about. He said that, to address that concern, the Proponents added two drywells. He said that the Town Engineer opined that this project should not result in water runoff. He said that the Appellants are concerned that there will be detention basins with standing water in a wooded area. He said that the Board of Health has advised them that you want to eliminate standing water where you can.

Adam Zaiger said that, in looking at the scale of buildings and what is proposed, the Appellants are of the view that it does not comply with the requirements. He said that the Scale of Buildings section of the Zoning Bylaw (ZBL) imposes significant architectural requirements. He said that the bylaw is clear that these are not a menu to choose from. He said that it is all mandatory. He read an excerpt from the bylaw that stated that, "it shall be sited and implemented in a manner that is consistent with other structures in its vicinity through the use of appropriate massing...." He said that the proposed project is a giant rectangle box that is almost the same size as the existing house. He said that there were no massing techniques used whatsoever. He said that screening and buffers have been created but that is not what the bylaw requires. He said that the bylaw imposes that standard because the screening comes and goes. He said that, with 40 years of familiarity with Lilac Circle, he has seen that the wooded area that separates Lilac and Pinewood Circles has already thinned out.

Adam Zaiger said that there is no comparable structure of this size on the northerly side of Lilac Circle that faces Pinewood Circle. He said that this is setting the standard for the future. He said that it does not comply. He said that it makes no effort to integrate with the slope of the terrain. He said that it is a giant rectangle that sticks out to the rear of the building. He said that the guidelines recognize that screening alone is not adequate.

Adam Zaiger said that, at the last hearing, two of the Planning Board members voiced opposition to the project. He said that one of the members was not eligible to vote because she was unable to attend the first hearing. He said that this project slipped through the Planning Board during the summer. He said that it does not meet the standard and does not comply. He said that the Appellants do not believe that the Board has the authority to allow it.

The Board asked if the Appellants believe that the application should have been denied. Adam Zaiger said that they do. A Board member said that it is a tough standard. He said that, in his mind, this is similar to Site Plan Review. He said that the Commonwealth is clear that Site Plans can be conditioned but only in rare circumstances should they be denied.

Adam Zaiger questioned the massing of the proposed project, given the language of the bylaw. The Board said that massing is a subjective standard. The Board said that the Planning Board used its discretion to determine that it did not violate that provision. The Board said that massing is not something that you can measure. Adam Zaiger said that what is proposed is a rectangle. He said that there was no effort to integrate it with the slope to Pinewood Circle. He said that the bylaw specifically talks about variation in detail, form and siting. He said that the Proponents took an existing rectangle and added a rectangle at the back. He said that there was no effort to comply with the standard of the bylaw. He said that he did not believe that the proposed structure will comply with the bylaw in its current form.

The Board asked if the Appellants maintain that they are abutters or abutters to abutter s within 300 feet of 6 Lilac Circle. Adam Zaiger said that Dr. Spielberg is a direct abutter and his parents are abutters of abutters, all within 300 feet. The Board asked if the Appellants received notice of the hearing. Adam Zaiger said that the Appellants received notice of the Planning Board Hearing but did not receive notice of the DRB Meeting. The Board said that DRB is an advisory Board.

Adam Zaiger said that the Appellants believe that the design is the opposite of what the bylaw sought to achieve.

The Board asked about attendance at both of the Planning Board hearings. Adam Zaiger said that Chairman Preston was not available at the first hearing and was, therefore, unable to vote at the second hearing. The Board confirmed that the first hearing had four Planning Board attendees and the second hearing had five Planning Board attendees. Mr. Zaiger said that the vote was three to one. He said that if all five members voted, it would have required at least a four to one vote to be approved. He said that a vote of three to two would not have prevailed. Michael Zehner, Planning Director, said that it is not a special permit, so it does not require a super majority vote. He said that the Attorney General's amendment to the bylaw states that it is tantamount to Site Plan Review. Mr. Zaiger said that the Appellants are not contesting the Planning Board vote but think that the Zoning Board now has a chance to correct the error.

Adam Zaiger said that in reading the bylaw and the design guidelines, they state that the designers must be creative with respect to the scale and character that the Town is committed to preserving. He said that applicants are expected to be creative with respect to architectural styles and materials and things are supposed to relate harmoniously to the terrain. He said that nothing in this project meets that standard. He said that it is close to the opposite of the intent of the bylaw.

The Board said that one issue is massing and another issue is drainage. Adam Zaiger said that the Town Engineer opined that the project meets the Town's requirements. He said that using drywells in a wooded area is not ideal. He said that the Appellants' view is that the project does not architecturally comply.

Dr. Spielberg said that he is a direct abutter. He said that he has been a physician in Wellesley for his career. He said that he is concerned with health issues. He said that the large catch basins are a source of standing water where mosquitoes can grow. He said that they need to be scrupulously maintained with larvicide. He said that the Town has its own program for dealing with its own catch basins. He said that, in private hands, it may or not be done. He said that he contacted Dr. Leonard Izzo, Board of Health, who wrote a letter and stated that eliminating standing water is the best solution. He said that having these large catch basins is a detriment to the health of the community. He said that the land itself is on an incline. He said that consideration of stormwater is important since there is a home at the end of the incline that already has water problems. He said that it would be better to have a direct sewer line so that water does not accumulate.

Adam Zaiger said that a problem is that the driveway is at the rear of the house into the wooded area, which makes it more of a concern. He said that the Appellants view is that the architecture, as designed, does not meet what is set forth in the bylaw.

Dr. Spielberg said that adding the rectangular addition makes it look like a massive institutional looking house. He said that it is going to look like nursing home with a lot of windows coming down. He said that it will be like nothing else in the neighborhood.

The Board said that the house is otherwise compliant with the bylaw. Adam Zaiger said that it will be almost double the size of the house from 2,400 square feet to almost 5,500 square feet. The Board asked about the Total Living Area plus Garage (TLAG) calculations. Mr. Himmelberger said that the existing TLAG is 2,806 square feet and the proposed TLAG will be 5,407 square feet. He said that the lot is 15,190 square feet in a 10,000 square foot Single Residence District. The Board said that the TLAG exceeds the threshold for LHR for a 15,000 square foot Single Residence District.

The Board confirmed that the Appellants' objections are massing and drainage. Adam Zaiger said that the architectural standard is not even close.

The Board said that it appears on the site drawings for this house the footprint is similar to other houses on Lilac Circle and Ivy Road but those houses do not have to deal with the slope. The Board said that the other houses do not expose the massing as much as this one does. Adam Zaiger said that the only thing that was done in response to comments made at the first hearing was to change the roof. He said that falls so short of the guideline and Design Review criteria. The Board said that what they did to change the roof was to remove the expressed gable and replace it with a hip roof and remove some windows. Mr. Zaiger said that the hip roof did help but it also is a negative change because what is left is a big rectangle. He said that the bylaw is specific about what is required and this does not meet the standard.

Mr. Himmelberger said that he represented the Appellees and Homeowners, Len and Peggy Ho. He said that also present at the hearing were Tim Burke, Architect, and Peter Gammie, Engineer. He said that the photograph that was shown to the Board purported to be representative of what the structure would look like. He said that was unfair. He said that the Planning Board imposed a condition of approval that significant screening be placed at the rear of the structure. He said that they had already proposed some at the first iteration and more was added. He displayed enlarged photographs. He said that Holly and

Leyland Cypress are fast growing. He said that it would be difficult to see the structure from the Spielberg's living room with the screening at planting height.

Mr. Himmelberger said that the Appellants misinterpreted Section E 2 of the ZBL with respect to scale of buildings. He said that they have focused on massing. He said that the bylaw says that, "the structure shall be sited and implemented in a manner that is consistent with the scale of other structures in the vicinity." He said that the Chairman has indicated that the footprints of other houses in the neighborhood are of equal size. He said that two houses on the other side of Lilac Circle have exposed rears with garages under. He said that there is more exposure with those houses. He said that this will have vegetated screening.

Mr. Himmelberger said that siting of new construction shall be implemented through the use of appropriate massing, screening and lighting and other architectural techniques. He said that the Homeowners addressed the Planning Board's concerns and attempted to address the concerns of the abutters by putting in significant screening. He said that they reduced the gable roof, made it a hip roof that will no longer be visible, and removed two transom windows. He said that they added a stone veneer façade to the first level to break up the appearance on that side. He said that all of the neighbors on Lilac Circle are in favor of this proposal. He said that it is not fair to focus on the one single elevation and claim that it is a box. He said that ignores the western elevation which has tremendous detail. He said that a large cypress tree was added on the eastern side at the request of the Planning Board even though the Lilac Circle neighbors had asked that the open lawn area there be left open. He said that the bylaw goes on to discuss the need for vegetated buffers. He said that it is already a very dense buffer. He said that aerial shots show how dense the buffer is. He said that the additional screening will further eliminate the ability to see the property. He said that the Zaigers cannot see the house unless they are at the edge of the property line and peer through the trees. He said that the only Appellants who will have any visual impact are the Spielbergs. He said that, when you consider the significant screening that is part of the conditional approval, it does address the criteria for review with regard to scale of building.

Mr. Himmelberger said that the abutters complained about drainage. He said that two additional chambers and two clean out chambers were added. He said that it is the clean out chambers that act as sumps to catch debris that have the risk of standing water. He said that the Planning Board imposed a condition for annual application during May to November of larvicide with the requirement that logs be maintained and submitted on an annual basis. The Board asked if that requirement has been applied elsewhere. Mr. Himmelberger said that this is the first. He said that it is somewhat unfair to ask for drainage and then when it is added, raise an objection about standing water. He said that the solution to that is the application of the larvicide. The Board asked if the Town is prepared to accept responsibility for application of the larvicide. Mr. Himmelberger said that it will be the Homeowners' responsibility. The Board asked who in the Town will be notified. Mr. Himmelberger said that he assumed that it will be the Planning Board because they imposed the condition. He said that it can go to Engineering as well. Mr. Zehner said that Engineering already maintains a log of private BMP's for stormwater. He said that there is a database for that and this will be logged into it. He said that Engineering knows to follow up if there is no Operation & Maintenance report logged in annually.

Mr. Himmelberger said that the Appellants argument is that they do not like the addition, that it is too big and the Zoning Board should overturn the Planning Board decision. He said that the Appellants were at

both hearings where they had a fair opportunity to express their concerns. He said that significant portions of the Appellants' concerns were taken into consideration. He said that the Homeowners' Drainage Engineer met with the abutter who has water issues' Engineer and satisfied that abutter's Engineer that the proposed drainage will be adequate. He said that they have captured the 100-year storm on-site for all of the new construction and further reduced peak flow of the 25 and the 100-year events off-site by 30 percent overall. He said that they made significant improvements to the drainage. He said that the Appellants and residents of Pinewood Circle do sit at the bottom of a bowl. He said that the Homeowners will be building into what is their yard, slightly beyond the existing deck. He said that there will be catch basins in the driveway and a small swale to the right of the house to further address drainage issues. He said that the Planning Board exercised its discretion in compliance with the ZBL and gave thoughtful consideration to the criteria set forth in the bylaw and issued a number of conditions to address concerns. He said that they voted favorable action. He said that there is nothing in the record or anything said tonight that would rise to the level to cause the Zoning Board to conclude that the Planning Board erred in its decision, abused its discretion or was otherwise arbitrary or capricious.

Mr. Himmelberger said that this is the third appeal in Large House Review (LHR) and only the second by a neighbor. He said that the first appeal was 100 Pilgrim Road. He said that the Zoning Board denied the neighbor's appeal. He said that the other appeal was 30 Benvenue Street, in which case the Applicant appealed from a denial of the Planning Board. He said that the Board remanded that back to the Planning Board and LHR was approved.

Mr. Himmelberger said that the Attorney General, in approving the bylaw, likened it to Site Plan Review. He said that there should be some deference given to the Planning Board's decision. He said that, on its own discretion, the Zoning Board can conclude that this project was appropriately approved pursuant to the criteria of LHR. He said that there was a unanimous recommendation by the DRB. He said that the Planning Board approved the plan. He respectfully requested that the Appellants' appeal be denied.

The Board asked Mr. Burke if he had exhausted all of his tools for reducing the appearance of bulk. Mr. Burke said that they are accommodating some accessibility issues. He said that there will be an elevator. He said that, given the program, this was the design that the clients felt worked best for them. He said that they did look at many options. The Board said that the renderings show corner trims. The Board said that there is no sill board that would separate the stone from the clapboard. Mr. Burke said that they will need a water table there. The Board said that could change the scale. Mr. Burke said that they will be doing all new hardy plank siding and will change the color so that it blends in better with the neighborhood. The Board said that the rendering shows a light stone base. Mr. Burke said that they have not picked the stone out yet but it will be on the lighter side. He said that it will be an ashlar pattern. He said that it was updated in the final plans for the Planning Board.

Mr. Ho said that they wanted to make this a nice design. He said that they went through the processes. He said that they went before the DRB and implemented their suggestions. He said that they went through two Planning Board Hearings. He said that all of the abutters who had issues were at those hearings. He said that they listened to the suggestions of the Planning Board and made significant changes to the design. He said that they feel that they have been responsive and very open to get the neighbors' feedback. He said that they have not been met with the same cordiality. He said that the

neighbors wanted a stake in the design and control of the Ho's property. He asked that the Zoning Board take into consideration that they have been through the processes and have been open to making changes.

The Board said that, if this had come before it as a special permit, it may have further refined the design. The Board said that there may be some other elements that the Architect could add to further enhance the appearance of the building.

The Board asked if there will be two two-car garages in the single family home. Mr. Himmelberger said that Ms. Ho's parents will be moving in and there are accessibility issues. He said that it is a multi-level home to begin with. The Board confirmed that there will be only one kitchen. Mr. Ho said that they wanted the elevator to be accessible by vehicles. The Board confirmed that there is no intent to change one of the two-car garages into living space.

The Board asked if the Building Inspector has the authority to enforce LHR conditions. Mr. Zehner said that some conditions require enforcement by the Building Inspector, while others require enforcement by the Planning Board or the Town Engineer, prior to issuance of permits and Certificates of Occupancy. The Board said that the Building Inspector's jurisdiction is defined by the bylaw. Mr. Zehner said that the Applicant and the Planning Board enter into an agreement that is recorded at the Registry of Deeds so it is bound on the property and the Homeowners are obligated to comply with it. The Board confirmed that if there was a failure to provide mosquito control, the Building Inspector could cite the homeowner and fine them under the bylaw. Mr. Zehner said that it would be a violation of the ZBL.

The Board said that there are two objections before the Board, one is standing water and the other is massing. The Board said that the Homeowners have done a satisfactory job to come up with a solution to mitigate the standing water issue. The Board said that the abutter can request enforcement by the Building Inspector as the Zoning Enforcement Officer, so there is a remedy for that. The Board said that, with respect to massing, it is a big house. The Board said that there could be further mitigation done on massing but that is not for this Board to decide. The Board said that it can allow the appeal, deny the appeal or remand it to the Planning Board. Mr. Zehner questioned whether the Zoning Board could impose conditions by overturning the Planning Board's decision. The Board said that the bylaw is silent on what the review standard is. He Board said that the bylaw just says that the appeal shall be brought to the Zoning Board. The Board said that the most similar situation would be an appeal of a decision of the Building Inspector where the Zoning Board has to decide if the Building Inspector's decision was correct or not.

The Board said that this is an approval agreement, not a decision. The Board asked if it was negotiated and agreed upon between the Applicant and the Planning Board. Mr. Zehner said that it is a decision of the Planning Board and is agreed to by the Applicant, filed with the Town Clerk as a decision and recorded at the Registry of Deeds.

The Board said that it did not find a flaw in the Planning Board process. The Board said that the Planning Board held an initial hearing that was continued. The Board said that changes that were recommended to the Applicant were made.

2014 OCT 21 P 3:11 PM
TOWN ENGINEER'S OFFICE
WELLS RIVER MA 02881
RECEIVED

A Board member said that he did not think that it was incumbent on the Board to hear the application de novo and render a decision. He suggested that the standard for the Board should be some type of abuse of discretion, giving some deference to the Planning Board as they are charged with hearing LHR petitions. He said that he did not see that the Planning Board came down to the level where they abused their discretion. He said that it is a very large house but it is otherwise compliant with zoning.

There was no one present at the Public Hearing who wished to speak to the appeal.

Statement of Facts

The subject property is located at 6 Lilac Circle, in a 10,000 square foot Single Residence District.

The Petitioner is appealing the decision of the Planning Board to approve the Large House Review application for the proposed addition to the existing structure at 6 LILAC CIRCLE.

Submittals from the Appellant

- Letter of Appeal to Kathleen F. Nagle, Town Clerk, dated 9/5/14, from Theodore & Deanna Spielberg and Richard & Joanne Zaiger.
- Application, dated 9/5/14
- Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/18/10, signed by Deborah Carpenter, Vice Chairman, Jeanne Conroy & Catherine Johnson, Planning Board
- Correction to Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/12/14, signed by Michael Zehner, Planning Director
- Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/7/14

Submittals from the Planning Board

- Letter of Appeal to Kathleen F. Nagle, Town Clerk, dated 9/5/14, from Theodore & Deanna Spielberg and Richard & Joanne Zaiger.
- Application, dated 9/5/14
- Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/18/10, signed by Deborah Carpenter, Vice Chairman, Jeanne Conroy & Catherine Johnson, Planning Board
- Correction to Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/12/14, signed by Michael Zehner, Planning Director
- Approval Agreement for LHR 14-03 6 Lilac Circle, dated 8/7/14
- Email to Ethan Parsons, dated 8/7/4, re: LHR 14.03, 6 Lilac Circle, from David Himmelberger
- Staff Report for Case Number LHR 14-03
- Email to Ethan Parsons, dated 8/4/14, re: 9 Lilac, from Lenny Izzo
- Memorandum to Michael Zehner, dated 8/1/14, re: Large House Review (LHR) 14-03 – 6 Lilac Circle, from George Saraceno, Senior Civil Engineer
- Heat, rainfall affect pathogenic mosquito abundance in catch basins, 7/5/12, Mackenzie Dankle, New Bureau Intern
- West Nile Virus and Stormwater Facilities – Frequently Asked Questions, Clean Water Services

RECEIVED
TOWN CLERK'S OFFICE
WELLSLEY MA 02488
2014 SEP 23 P 3:10

- Can catch basin maintenance lead to more mosquitoes, Justin Harbison, PhD, Department of Public Health Sciences, Loyola University of Chicago, August 2013
- Pollution Prevention Fact Sheet: Catch Basins
- Email to Michael Zehner, dated 8/1/14, re: LHR-6 Lilac Circle, George Saraceno
- Email to Michael Zehner, dated 7/31/14, re: 6 Lilac, from Theodore Spielberg
- Email to Michael Zehner, dated 7/28/14, re: Levine's at 9 Pinewood Circle, from Donald Levine
- Drainage Report, dated 7/28/14, stamped by Peter Gammie, P.E.
- Neighbor Contours, G3.1, prepared by Timothy Burke Architecture
- Exterior Elevations – Colored, A9.1, dated 7/29/14, 10:07:27 am, prepared by Timothy Burke Architecture
- Exterior Elevations, A2.1, A2.2, A2.3, dated 7/29/14, 10:04:08, 10:04:10 am, prepared by Timothy Burke Architecture
- Exterior Elevations – Colored, A9.1, dated 7/29/14, 10:02:06 am, prepared by Timothy Burke Architecture
- Exterior Elevations, A2.1, A2.2, A2.3, dated 7/29/14, 9:59:31, 9:59:33, 9:59:34 am, prepared by Timothy Burke Architecture
- Proposed Site Plan, C-1, 5/29/14, stamped by Peter Gammie, P.E.
- Landscape Plan, L1.0, dated 7/24/14, prepared by Timothy Burke Architecture
- Operation & Maintenance Plan, Stormwater Management
- Photographs
- Narrative of Design Changes for 6 Lilac Circle, dated 7/29/14, from Timothy Burke, Architect
- Email to Michael Zehner, dated 7/31/14, re: 6 Lilac Large House Review – Plan Revisions Narrative, from Adam Zaiger
- Email to Erin Heacock, dated 7/17/14, re: 6 Lilac Circle, Wellesley, MA, from Donald Levine
- Section XVID Review Affidavit, dated 5/20/14
- Letter to Michael Zehner, dated 5/30/14, re: 6 Lilac Circle, from David Himmelberger, Esq.
- Wellesley Planning Board Large House Review Application, dated 5/30/14
- Large House Review Statement of Intent, 6 Lilac Circle
- Storm Drainage Report for 6 Lilac Circle, Wellesley, MA, dated 5/16/14 (Rev 1 6/25/14), prepared by Peter Gammie, P.E.
- Design Review Record Findings, dated 6/11/14
- Letter of support for 6 Lilac Circle, dated 6/9/14, from Ernesto Giugli, 15 Lilac Circle
- Letter of support for 6 Lilac Circle, dated 6/4/14, from Robert Murphy, 17 Lilac Circle
- Letter of support for 6 Lilac Circle, dated 6/4/14, from Eugenio DeLuca, 10 Lilac Circle
- Letter of support for 6 Lilac Circle, dated 6/5/14, from Robert Rendell, 5 Lilac Circle
- Memorandum to Michael Zehner, dated 6/20/14, re: Large House Review (LHR) 14-03 – 6 Lilac Circle, from George Saraceno
- Peter Gammie's response to Memorandum to Michael Zehner, dated 6/20/14, re: Large House Review (LHR) 14-03 – 6 Lilac Circle, from George Saraceno
- Email to Michael Zehner, Erin Heacock, dated 6/30/14, re: LHR-6 Lilac Circle, from David Hickey
- Email to Erin Heacock, dated 7/17/14, re: 6 Lilac Circle, Wellesley, MA, from Donald Levine

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
2014 OCT 2 P 3:00

ZBA 2014-93
 Appeal of Theodore & Deanna Spielberg &
 Richard & Joanne Zaiger
 6 Lilac Circle

- Email to Erin Heacock, dated 7/14/14, re: Large House Review-6 Lilac Circle Wellesley Ma, from Theodore Spielberg
- Email to Erin Heacock, dated 7/16/14, from Adam Zaiger
- H5501CAT, Halo ML56 LED, High Efficacy LED Housing
- Portfolio 11.5-in H Black Motion Activated Outdoor Wall Light
- Cascadia Lighting 75-ft Ultra Warm White LED Rope Light

| Plan Number | Drawing Title | Date of Issue | Prepared By | Date of Revision |
|-------------|-------------------------------|--------------------|----------------------------|------------------|
| GL1 | Neighborhood Delineation Plan | 5/29/14 | Timothy Burke Architecture | |
| G1.2 | Contextual Views | 5/29/14 | Timothy Burke Architecture | |
| X0.1 | Existing Site Plan | 5/29/14 | Timothy Burke Architecture | |
| X1.0 | Existing Floor Plans | 5/29/14 | Timothy Burke Architecture | |
| A0.2 | TLAG Diagrams | 5/29/14 | Timothy Burke Architecture | |
| A1.0 | Proposed Plans | 5/29/14 | Timothy Burke Architecture | |
| A1.1 | Proposed Plans | 5/29/14 | Timothy Burke Architecture | |
| A2.1 | Exterior Elevations | 5/29/14 | Timothy Burke Architecture | |
| A2.2 | Exterior Elevations | 5/29/14 | Timothy Burke Architecture | |
| A2.3 | Exterior Elevations | 5/29/14 | Timothy Burke Architecture | |
| A3.1 | Building Sections | 5/29/14 | Timothy Burke Architecture | |
| A9.1 | Exterior Elevations – Colored | 5/29/14 2:47:28 | Timothy Burke Architecture | |
| C-1 | Proposed Site Plan | 5/29/14 | Peter Gammie, P.E. | |
| L1.0 | Landscape Plan | 6/13/14 | Timothy Burke Architecture | |
| E1.0 | Lighting Plans | 5/29/14 | Timothy Burke Architecture | |
| E1.1 | Lighting Plans | 5/29/14 | Timothy Burke Architecture | |

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2014 OCT 23 P 3:10

ZBA 2014-93
Appeal of Theodore & Deanna Spielberg &
Richard & Joanne Zaiger
6 Lilac Circle

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The appeal of the decision of the Planning Board to approve the Large House Review application for the proposed addition to the existing structure at 6 Lilac Circle is denied and the decision of the Planning Board is upheld.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 OCT 23 P 3:11

ZBA 2014-93
Appeal of Theodore & Deanna Spielberg &
Richard & Joanne Zaiger
6 Lilac Circle

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 OCT 23 P 3:11

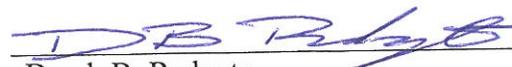
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm