

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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### Record, Decision and Site Plan Approval

ZBA 2015-35  
Petition of Robert & Elin Paltrineri  
22 Pleasant Street

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On April 30, 2015, Robert & Elin Paltrineri, (the Petitioner) filed a petition requesting Site Plan Approval pursuant to the provisions of Section XVI A and Section XXV of the Zoning Bylaw for demolition of an existing one-story structure and construction of two (2) two-story townhouse condominium structures, with each structure consisting of three units, that will meet all setback requirements, with a total footprint of 9,630 square feet and total floor area of 15,000 square feet, on a 48,510 square foot lot, in a General Residence District, at 22 PLEASANT STREET.

### Public Hearing

Presenting the case at the hearing were David Himmelberger, Esq., Bill DiPietri, Ronald Labadini, Richard Juliani, and Peter Bemis.

Mr. Himmelberger said that the project consists of six townhouse condominium units located in two buildings of three units each. He said that the matter has previously been through PSI permitting, favorable review from the Design Review Board (DRB), and a favorable recommendation from the Planning Board subject to submittal of plans that include a stop sign and stop bar at the bottom of the driveway. He said that those plans have been submitted.

Mr. Himmelberger said that he submitted a Construction Management Plan (CMP).

Mr. Himmelberger said that one of the early concerns in the project was voiced by the Westerly Condominiums, which are to the left rear of the property. He said that an agreement was made with them to install a hedgerow of arbor vitae and a black chain link fence.

Mr. Himmelberger said an abutter at 16 Pleasant Street was concerned about a stone wall that is buried in forsythias on the left hand property line. He said that Mr. Labadini spoke with the neighbor. Mr. Labadini submitted photographs of the stone wall.

The Board asked about the grade change on either side of the arbor vitae. Mr. Himmelberger said that it is a level area.

Mr. Himmelberger said that the Westerly Condominium Association had concerns about maintaining the existing fence that is not in the best condition. He said that, if after planting the 43 arbor vitae the Westerly Condominium Association still wants to have a black chain link fence tandem to the arbor vitae, Pleasant Street LLC will install it on the Westerly Condominium Association property. He said that there is a letter from Pleasant Street LLC to the Westerly Condominium Association regarding that. Mr. Juliani said that Westerly Condominium Association was concerned about children running through the bushes. Mr. Himmelberger said that Westerly Condominium Association will be responsible for the fence.

The Board said that it will need to see plans that show all of the landscaping.

The Board said that the Traffic Study with BETA talked about site lines, bushes and walls. Mr. Juliani said that the yews are located on the Pleasant Street Townhouse property.

The Board asked about the distance from the right property line to the driveway. Mr. Bemis said that the new driveway will be five feet from the property line.

The Board asked about pedestrian and vehicular circulation on the site. The Board discussed potential problems with cars blocking garages. Mr. Bemis said that they will have to deal with that issue in the Condominium Documents.

The Board asked about the separation between Units 22-2 and 22-3. Mr. Bemis said that there are flush stone paver beds that will serve as overflow area.

The Board asked about the dimensions of the garage doors. Mr. Bemis said that each of the openings will be 18 feet with no post in the middle. The Board asked how much the proposed wall and stone beds will narrow down the entrance to the garage.

The Board asked about the general plan for runoff from the roofs and from the rest of the property. Mr. Bemis said that the water currently drains from the north to the south and then to east to Pleasant Street. He said that the proposed system will mimic that pattern and then tie into drainage in Pleasant Street. He said that the plan is to collect all of the roof runoff and infiltrate it into the ground. The Board asked about overflow from the Cultec Systems. Mr. Bemis said that the system was designed for the 100-year storm event.

The Board said that, at Unit 22-2, a large portion of the recharge is under the stone pavers. The Board asked how the water will get in to recharge. Mr. Bemis said that the roof drainage will be collected in a gutter system. He said that everything will be contained on site.

The Board asked about maintenance of the Cultec System. Mr. Bemis said that there is an O & M Plan. He said that the Condominium Association will be the responsible party. The Board asked about the maintenance costs. Mr. Bemis said that there should not be a great deal of expense associated with the maintenance. He said it should mainly involve cleaning the gutters. He said that he would recommend a gutter guard system.

2015 JUN 19 P 02  
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The Board asked about adding a pedestrian walkway along the driveway. The Board asked about the number of bedrooms in the units. Mr. Bemis said that there will be three per unit. The Board asked if it is anticipated that children will live there. The Board said that there is a long driveway. Mr. Bemis said that there is a sidewalk on Pleasant Street. He said that when they looked at adding a narrow footpath, there were a lot of competing interests. The Board said that it should be delineated on the driveway where the pedestrians should walk. Mr. Himmelberger said that they can stripe it.

The Board asked about snow storage and removal in the winter. Mr. Bemis said that is part of the O & M Plan. The Board asked about the location of the snow storage areas relative to the water collection areas to see what impact the snow will have on the drainage system. Mr. Bemis said that there is a limited footprint for snow storage. The Board said that the logical place to put the snow is on the impermeable area but that will limit the ability to collect the runoff, which means that more runoff will be going down the driveway. Mr. Bemis said that the drainage will not be blocked from getting to the collection point.

The Board asked if the grassed areas will be plowed when there is insufficient snow to warrant removal. The Board said that not removing snow there could inhibit turning radii for the garages. The Board said that maneuvering at Units 22-1 and 22-2 could be difficult if there are snow banks there. Mr. Bemis said that the snow will be stored elsewhere on the site or removed from the site.

The Board asked if the expectation is that the owners of the six units here will pay for the snow removal. The Board asked about the deposit the developer will make to the Condominium Reserve Fund. The Board said that the developer cannot saddle the unit owners with potentially outrageous costs for snow removal.

The Board said that the parking requirement for this project is 12 spaces. The Board said that the plans state that there are 12 parking spaces in the garages with 12 additional spaces. Mr. Bemis said that the additional spaces are outside of the doors, with two spaces inside each of the garages and two spaces outside of each unit.

The Board said that if there is a car outside at Unit 22-2, one of the cars at Unit 22-1 car will not be able to get out. The Board said that the same issue is at Unit 24-1 and Unit 24-2 because of the same configuration.

The Board confirmed that there are no handicapped or compact parking spaces. Mr. Himmelberger said that the units are all second story bedrooms, so it is unlikely that there will be handicapped residents.

The Board said that, as part of the application, the developer discussed solid waste removal by private trash haulers. The Board said that it did not see any space on the plans for dumpsters. Mr. DePietri said that each of the units will get a 55-gallon drum with wheels that will be put outside of the unit once a week and stored inside the garage the rest of the week. He said that there is enough room in the garage for the containers, cars and storage. The Board said that garbage trucks are big. The Board questioned how they will maneuver the site. Mr. DePietri said that they will not use a typical garage truck but a smaller one that is approximately half that size. Mr. Juliani said that it will be landscape vehicle size. The Board said that there is no information on the drawings showing circulation. The Board said that it would be good to know what types of vehicles will be required to be on the site and what the circulation will be.

The Board said that the developer is locking the Condominium Association in to a trash hauler who has a smaller truck. Mr. Juliani said that there are several trash haulers in Wellesley that use smaller trucks. The Board said that the contracts will have to be limited to the companies that have the appropriate vehicles. Mr. Bemis said that trash removal will be on a smaller scale, similar to single residence pickup. He said that each unit will have two barrels, one for recycling and one for trash. Mr. Himmelberger said that the residents can also go to the RDF. He said that the trash pickup will be supplemental.

The Board said that if snow is not removed, the trash truck may find it difficult to maneuver the site. Mr. Juliani said that the condos to the right have 11 units. He said that they have trash pickup and snow removal. He said that they have much less space than the Pleasant Street Townhouses.

The Board said that there is no drain at the bottom of the driveway. Mr. Bemis said that there is a double catch basin shown on Sheet 2.

The Board said that the elevations were done on a flat line. The Board said that the height is not shown anywhere. The Board said that Unit 24 goes parallel with the contours but Unit 22 crosses the contours. The Board said that the floor levels are not at the same height. The Board said that the height from average grade was not shown. The Board said that the height was shown in the application but it is not in the plans anywhere. The Board said that there is not enough information to show that the height will comply with the bylaw requirements. Mr. Himmelberger said that they will submit a revised plan to show the height from average grade.

The Board asked for the location of the 178 contour at the back corner. The Board said that it seems to jump from 176 to 180. Mr. Bemis said that the 178 line is resolved at the building.

The Board asked about the target owner. Mr. Juliani said that it is a very convenient place with shopping, restaurants and the commuter rail close by.

The Board asked if the applicant has responded to George Saraceno's letter of April 21, 2015. The Board said that the Applicant needs to submit a written response to Mr. Saraceno and the Board will need to get a letter from DPW saying that they are satisfied.

The Board asked about blasting. Mr. Bemis said that there will be limited activity at the ledge outcrop and that it should break up easily. He said that the Fire Department will be involved. He said that it will be done under control. The Board asked if the blasting is covered in the Construction Management Plan (CMP). Mr. Juliani said that it is not but it can be added.

The Board said that the applicant should look at a typical CMP because the one that was submitted does not come close to the Board's requirements. The Board said that it should address compliance with Zoning requirements, construction traffic and how the neighbors can be informed about the project. The Board said that, because the site is located near a school zone, the Applicant should ask the Police to look at the CMP.

The Board asked where the other parking was located before the Planning Board got involved. The Board said that the Planning Board may have overstepped their bounds with the Project of Significant Impact

(PSI) because circulation and parking on-site is part of Site Plan Approval (SPA), not PSI. The Board said that it would like to see what the original site plan looked like before the Planning Board changes.

Mr. Himmelberger said that, prior to the changes, the applicant had to push hard to retain the 12 parking spaces that are shown on the plans because there was one Planning Board member who felt strongly that there should not be more than garage parking on the site. The Board said that this is not a single family residence. The Board said that there will be six residences here. Mr. Himmelberger said that he made that argument to the Planning Board and they were able to retain the 12 spaces, down from the proposed 19.

The Board said that as a general rule, anything off of the street is under the jurisdiction of the Zoning Board. The Board said that it does look at the CMP and its broader impacts including routes for delivery of materials and efforts to minimize impacts. The Board said that the assumption is that construction traffic will come off of Route 9 and use Pleasant Street. The Board said that the route can be modified when school is not in session.

The Board asked if there is a reason why the grass pavers are not shown on the landscape plan. The Board said that there looks to be some conflicts with trees in the grass paver areas. Mr. Bemis said that those areas a just lawn that someone can drive over.

The Board said that the Applicant should talk to the Engineering Division and the Board of Selectmen (BOS) about requirements for adding signs in the public way, which was discussed in the PSI. Mr. Juliani said that those suggestions came from the BOS. The Board said that the PSI addresses service impacts and signs are not service impacts. Imaikalani Aiu, Assistant Planning Director, said that the recommendation for the signs came from the BOS and was reviewed by BETA. He said that the Applicant will have to go to the BOS for final approval.

The Board asked about lighting on the site. Mr. Bemis said that lighting is shown on Sheet 4. The Board asked about lighting for the driveway. Mr. Bemis said that there is none. He said that the Applicant was given the impression that he should have low density lighting for the project. The Board said that lighting at the driveway can be low and directional.

The Board asked about projection of lighting at the garages and front doors. The Board said that because the guest parking is outside of the garages, the lighting needs to be sufficient for them to get up to the doorways. Mr. Bemis said that there will be sufficient lighting for that. He said that the light level is no different than lighting in a residential area.

The Board said that, on the northwesterly side, there needs to be a couple of lights that face into the property. The Board said that the lights do not have to be more than 3 feet high.

The Board asked about the lights over the garage door. The Board said that some garage doors appear to have soffits and some do not. Mr. Bemis said that the intent is to have soffits over the garage doors. The Board confirmed that it will be a single light under the soffits. Mr. Bemis said that they probably should have two lights. The Board said that those lights will help with the general ambience and since they are hidden, they will not project direct glare.

The Board said that the door lights really stand out. The Board said that it would rather see a different fixture but there is nothing in the bylaw that requires that. Mr. Bemis said that they can look at night sky lighting fixtures. The Board said that the real issue is direct glare going out. The Board said that there are a number of carriage lights that are similar but not as objectionable as the proposed fixtures. The Board said that the proposed 26 watt maximum is not a bright light.

The Board voted unanimously to continue the hearing.

**May 19, 2015**

Presenting the case at the hearing were David Himmelberger, Peter Bemis, Ronald Labadini and Richard Juliani.

Mr. Himmelberger said that since the last hearing they met with George Saraceno, the Town's Senior Civil Engineer, to go over a number of issues that he had raised in his April 21, 2015 memo. He said that they were responsive to all of his concerns and he has indicated that his concerns were addressed in his May 18, 2015 memo.

Mr. Himmelberger said that one of the other issues was the Board's desire to see an expanded and amplified Construction Management Plan (CMP). He said that they have submitted the revised CMP. He said that a revised set of plans was submitted to the Board.

Mr. Bemis displayed the revised floor plan that shows where the waste management systems will be located. He said that they will consist of two barrels, one for recycling and one for trash for each unit, as shown on Plan A1.1.

Mr. Bemis said that there were no revisions on the second floor, as shown on Plan A1.2.

Mr. Bemis said that on Elevation A2.1, as you first entered the property on the left there was a stepped elevation. He said that what had been submitted originally did not show that. He said that the plan has been modified to show the stepping of the units. He said that Elevation A2.3 shows the rear elevation as it steps down.

Mr. Bemis said that the Site Plans that were revised through May 4, 2015 were the result of a joint meeting with Dave Hickey, Town Engineer, Mr. Saraceno, Imaikalani Aiu and the Development Team.

Mr. Bemis said that the revised Existing Conditions Plan has a Professional Land Surveyor's stamp on it. He said that the Proposed Layout shows a driveway that was changed to 18 feet wide so that a sidewalk could be added on the left side. He said that to the right of the driveway is a stone filter strip for getting stormwater into the ground.

Mr. Bemis said that a turnout was added at the rear of the property in response to the Board's request.

Mr. Bemis said that they tightened up elevations on the finished grades for the buildings.

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Mr. Bemis said that the swale detail is on the Grading and Drainage Plan. He said that there is a pipe in the swale so that the filter will transfer water in overflow conditions. He said that it will tie into catch basins. He said that they changed the double catch basin to a single and added another basin in the driveway. He said that the first basin will capture most of the water and any bypassing water will go to the second basin. The Board asked about the grade from right to left. Mr. Bemis said that will be approximately 2.5 to 3 percent. He said that the filter strip will tie into the upper catch basin. He said that beyond that they will still carry the filter strip but it will then become a biofilter where there will be vegetation.

Mr. Bemis said that they stepped the grades for the building so that there is a slight raising of the lower unit to the upper unit. He said that they added more infiltration capacity for each of the buildings. He said that they each have eight chambers now for roof water and the foundation drain. He said that it will be a closed system.

The Board asked if there was a reason why the grass paved areas on were not shown on the plan. Mr. Bemis said that it would be too busy. He said that the details are shown on the plans with sufficient notes.

Mr. Bemis said that they did show that the old driveway from Pleasant Street will be closed off.

The Board asked if calculations were done to show how much water will be captured versus how much will be conveyed. Mr. Bemis said that they documented the carry capacity and the hydraulics of the system. He said that they did not take advantage of the added filtration and kept the numbers at what they were because they knew that they mitigated the peak rates.

Mr. Bemis said that Sheet 3 shows the standard curb cut details. He said that they also identified the construction apron. He said that there is a paved driveway there currently. He said that the goal was to keep that driveway in place as long as possible to minimize the amount of sediment that will be transported onto Pleasant Street. He said that they also added some slope stabilization details and inlet protection at the catch basins.

The Board asked about the upper reaches of the site where the trench begins. The Board said that the slotted pipe goes to the catch basin that is midway in the driveway. The Board asked about the pipe at the outlet. Mr. Bemis said that a solid pipe connects to the other catch basin.

Mr. Bemis said that the Board had wanted more lighting. He said that they added light fixtures. He said that there will be three wall mounted lights on each dwelling with two on either side of the garage and one at the back door. He said that soffit lighting will be above the front door. He said that there will be six post lights along the edge of the driveway and six fixtures that will be associated with the wall for the pedestrian traffic. He said that they will use LED's for low illumination light in the residential area. He said that a photometric was added on the plan that shows a level of 0.2. He said that they just redistributed the fixtures.

Mr. Bemis said that details were added for sewer and drainage.

Mr. Bemis said that on the Landscape Plan they moved some things wherever there was a conflict with the other modifications. He said that it will be the same amount of plant material.

Mr. Bemis said that they wrote a letter to Mr. Saraceno to address his comments and followed that up with a meeting. He said that, subsequent to that, Mr. Saraceno asked for some documentation on pipe hydraulics. He said that was provided to Mr. Saraceno who responded with a follow up memo.

The Board asked about blasting to impermeable surface and drainage. Mr. Bemis said that blasting is identified on the plan. He said that there is a note on Sheet 2 stating that any area blasted will be reduced 2 feet to assure that they have a permeable gravel material at the blasting area to pick up stormwater and lead it away properly.

Mr. Bemis said that, due to the slope of the property, the only area where they could potentially pick up groundwater would be on the site. He said that there is none there today. He said that they looked at the water condition in the existing house basement floor because it is similar to what is proposed. He said that Mr. Saraceno was concerned about putting water into the municipal system. He said that they created closed systems on the property. He said that there will be sump pumps in the basements. He said that if there is a seasonal groundwater problem, the water will be pumped up to the filtration system. He said that the ground is suitable for leaching water. He said that the grade is much lower to the north, so there is not a great deal of watershed that will be tributary to this if they are fracturing rock.

The Board asked about the sizing of the infiltration basins. Mr. Bemis said that they were oversized to begin with when they did their Stormwater Analysis. He said that they are 43 to 44 foot long, 10 foot wide, stone in chambers. He said that there is quite a volume there.

The Board asked about the blasting and grass paved area. The Board said that the rock surface will be taken two feet below the bottom of the finish. The Board asked if there is a way for water that sits on the rock to slide off and go elsewhere. Mr. Bemis said that they could accept a condition or add a detail about channeling the water.

The Board asked about the blasting procedure. Mr. Bemis said that the property will be identified by Dig Safe first. He said that they will then identify all of the properties within the circle of influence for the pre-blast surveys before getting on-site. He said that there will be communication with the Fire and Police Departments. He said that all of the initial documentation will be on file before going on-site for blasting. He said that emergency officials are then notified of the scheduled blast event. He said that all of the blasting will be done in a controlled fashion.

The Board said that there shall be no blasting allowed on Saturday or Sunday. Mr. Juliani said that they will follow the State Codes CMR 13.09 for hours when blasting is allowed. The Board said that it does not want any blasting while children are around. The Board said that the school gets out at noon on Wednesdays. Mr. Juliani said that there is a 250 foot setback that has to be monitored at all times during blasting during set hours. He said that there is a 300 foot radius that they have to keep seismic details of while they are blasting. He said that they have to do all of the inspections of the neighbors' properties ahead of time.

The Board asked when the neighbors will be advised about the blasting. Mr. Juliani said that they will go to the site and excavate to see what is there first. He said that notification to the neighbors is part of the

State Regulations. The Board said the plan says that the Wellesley Fire Department will be on-site during blasting.

The Board asked about the blasting process. The Board asked if they will have to drill holes in the rocks. The Board asked if they will use compressed air drills, which are noisy. The Board asked about jackhammers to clean up the rock at the end. The Board asked when during the day and what time of year will this occur so that it will minimize the impact on the neighbors. Mr. Juliani said that Captain Digiandomenico of the Fire Department will dictate the hours. The Board said that it is better for the school community to also know about the blasting schedule ahead of time. Mr. Himmelberger said that there could be a condition that, if the work is not completed prior to the start of school, notification will be given to Sprague School to pass along word to the parents.

The Board asked about the lighting under the canopies at the garages. Mr. Bemis said that was eliminated. He said that they substituted two lighting fixtures on either side of the garage doors and one light fixture at the rear door at the deck. He said that the only soffit light will be under the entry. The Board said that it looks like a tight fit for the light fixtures on the sides of the garage doors. Mr. Bemis said that the fixtures will be 6.5 to 7 feet off of the ground.

The Board said that Plan A2.3 has a dimension on the left side from the top of concrete to the highest ridge. The Board said that the Zoning Bylaw definition is height from average grade. The Board said that one side of this structure is at the elevation of 182 and the other side is at 176. Mr. Bemis said that he did not believe that they were going to have any height issues with this project. He said that the Board could make compliant height a condition. The Board said that calculations for height from average grade must be submitted.

The Board said that during the building demolition phase there will be a lot of dust happening, which was not addressed in the CMP. Mr. Bemis said that issue is addressed in the Stormwater Management Plan. Mr. Juliani said that on-site water will be provided. The Board said they will need to have a hose to wash down wheels. The Board said that something should be added into the plan regarding wetting down the property on a regular basis to keep the dust down. Mr. Himmelberger said that under Section 2B, second paragraph of the CMP, it discusses temporary water feed for dust and dirt control during demolition and site work phase. Mr. Labadini said that he met with the Water Department to discuss temporary water and electric service.

The Board asked about construction hours. The Board said that the days are long from 7 am to 5 pm and work on Saturdays. The Board said that it is a 52 hour work week. Mr. Himmelberger said that, under the Town's Noise Bylaw, the permissible hours are 7 am through 7 pm, Monday through Friday and 8 am to 7 pm on Saturdays. The Board said that there is a paragraph that talks about weather delays and other factors that may require construction work for longer days or on weekends. Mr. Himmelberger said that it can only be done within the timeframe. He said that nothing can go on outside of those hours without a special permit from the Chief of Police.

The Board discussed the duration of the project. The Board said that in one place in the CMP it says 29 weeks. The Board said that if you add up the separate parts they do not add up to 29 weeks. The Board said that in one place it sounds like the units will be done sequentially and in other places the units will be

done in parallel. Mr. Himmelberger said that the foundations will be done simultaneously and then the buildings will be done sequentially. Mr. Juliani said that the rear three will be constructed first.

The Board asked how they will keep the open foundations safe. The Board said that kids may come onto the property. Mr. Himmelberger said that the property will be fenced.

The Board said that Page 3 of the CMP discusses unit construction. The Board said that at the top of Page 6 of the CMP it states that the timing will be 16 weeks per building. The Board said that equals 32 weeks, which is longer than the plan says for the whole project. Mr. Himmelberger said that all of the site work, including the blasting and foundation work, will be done at the inception of the project this summer. He said that the work will not begin before the end of school. The Board said that the units will be done at the end of the year under winter conditions. Mr. Himmelberger said most of the work should be indoors at that time. He said that the landscaping work will take place in the spring. Mr. Bemis said that the arbor vitae could be planted in the fall.

The Board said that it would be helpful to have a job sign with telephone numbers for contacts in case a neighbor has a complaint. The Board asked if the plan is to establish a website. Mr. Juliani said that they can do that. He said that most of the neighbors currently know the Developers personally. He said that he and Mr. Labadini did go around to all of the abutters and condominium associations beforehand.

The Board asked why all of the units will be equipped with sump pumps. Mr. Bemis said that it is a precaution. He said that they committed to pumping any water to the infiltration system and not to the town system.

The Board said that the traffic management section of the CMP states that pedestrian traffic will not be changed. The Board asked about the plan for pedestrians when the street is opened up. Mr. Juliani said that they will adhere to town standards. Mr. Bemis said that typically there is a pedestrian passageway if the road has to be blocked off. He said that there is not a lot of activity that has to be done in the street.

The Board said that the Planning Board recommendation talked about a stop sign and a line across the driveway. Mr. Bemis said that they are in the plans. He said that they also added a note about the other S and speed limits signs. He said that they made inquiries when they met with Dave Hickey and he confirmed that they are administrative signs that can be installed without BOS approval.

### **Submittals from the Applicant**

- Application
- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus, dated 2/10/15
- Abutters List
- Letter to Planning Board from Engineering Design Consultants, Inc., dated 2/23/15, re: Municipal Impact Analysis summary for Pleasant Ridge LLC, Residential Development, 22 Pleasant Street, EDC Job No.: 3417
- Drainage Calculations, revised 9/5/14, revised 11/3/14 & 11/26/14, stamped by Walter M. Lewinski, Profession Engineer

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ZBA 2015-35  
 Petition of Robert & Elin Paltrineri  
 22 Pleasant Street

- Letter to Mr. William Depietri, Capital Group Properties, dated 9/9/14, from Rebecca L. Brown, PE, PTOE, Senior Traffic Engineer, TEC, re: Residential Condominium Development – 22 Pleasant Street, Wellesley, Massachusetts – Traffic Impact Evaluation
- Letter to Mr. William Depietri, Capital Group Properties, dated 9/18/14, from Rebecca L. Brown, PE, PTOE, Senior Traffic Engineer, TEC, re: Residential Condominium Development – 22 Pleasant Street, Wellesley, Massachusetts –Response to Comments
- Letter to Hans Larsen, Executive Director, Town of Wellesley, dated 11/10/14, from Rebecca L. Brown, PE, PTOE, Senior Traffic Engineer, TEC, re Response to Comments from Peer Review Consultant, BETA Group, Inc.
- Letter to Peter Bemis, Engineering Design Consultants, Inc., dated 11/9/14, from Thomas Duross, CPD, The Fire Pump Testing Company, re: Hydrant Flow Testing
- Construction Management Plan, dated 1/16/08, revised 4/21/15
- Response to George Saraceno's memo dated 4/21/15, from Peter Bemis, Engineering Design Consultants, Inc., dated 5/11/15.
- Construction Management Plan, dated 5/11/15, prepared by JBJ Construction
- Photographs

2015 JUN 19 P 2:03  
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 WELLESLEY MA 02482

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Page	9/5/14	Walter Lewinski, PE	9/18/14, 9/26/14 11/3/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15
Sheet 1	Existing Conditions & Layout & Materials, Lots 96, 97 & 98	9/5/14	Walter Lewinski, PE	9/18/14, 9/26/14 11/3/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15
Sheet 2	Grading & Utilities, Lots 96, 97 & 98	9/5/14	Walter Lewinski, PE	9/18/14, 9/26/14 11/3/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15
Sheet 3	Details, Lots 96, 97 & 98	9/5/14	Walter Lewinski, PE	9/18/14, 9/26/14 11/3/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15
Sheet 4	Lighting, Lots 96, 97 & 98	9/5/14	Walter Lewinski, PE	9/18/14, 9/26/14 11/3/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15

Sheet 5	Landscape Plan, Lots 96, 97 & 98	9/5/14	William Fleming, RLA	9/18/14, 11/26/14, 2/23/15, 4/8/15 & 5/4/15
Sheet 5	Landscape Plan, Lots 96, 97 & 98 – Colored Rendering	9/5/14	William Fleming, RLA	9/18/14 & 11/26/14
SK-1	Concept Rendering	9/9/14	HPA Design, Inc.	
A1.1	First Floor Plan	11/3/14	F. Paul Frederick, RA	2/3/15, 4/6/15 & 5/11/15
A1.2	Second Floor Plan	11/3/14	F. Paul Frederick, RA	2/3/15, 4/6/15 & 5/11/15
A2.1	Elevations	11/3/14	F. Paul Frederick, RA	2/3/15, 4/6/15 & 5/11/15
A2.2	Elevations	11/3/14	F. Paul Frederick, RA	2/3/15, 4/6/15 & 5/11/15
A2.3	Elevations – Building 24	11/3/14	HPA Design, Inc.	2/3/15, 4/6/15 & 5/11/15
A2.4	Elevations – Building 24	11/3/14	HPA Design, Inc.	2/3/14, 4/6/15 & 5/11/15
A3.1	Building Sections	11/3/14	F. Paul Frederick, RA	2/3/15, 4/6/15 & 5/11/15
A4.1	Wall Sections	11/3/14	F. Paul Frederick, RA	2/3/15
Sheet 1 of 1	Permeable Lawn Pavers, Lots 96, 97 & 98	12/8/14	Engineering Design Consultants, Inc.	
Sheet 1	Demolition % Tree Protection Plan – Lots 6, 97 & 98	4/22/15	Walter M. Lewinski, P.E.	

2015 JUN 19 P 2:03  
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On March 26, 2015, Pam Helinek, Wetlands Administrator, stated that there are no wetlands or other resource areas protected by the Wetlands Protection Act or municipal Wetlands Protection Bylaw at the project site.

On March 27, 2015, Jim Verner, Superintendent, Wellesley Municipal Light Plant (MLP), stated that the Municipal Light Plant has checked the electrical infrastructure in the area of 22 & 24 Pleasant Street and found that the MLP could adequately provide electric service for the project.

On April 8, 2015, the Design Review Board reviewed the plans and voted unanimously to recommend approval of the project.

On April 21, 2015 and May 18, 2015, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, submitted comments.

On April 22, 2015, the Planning Board reviewed the project and recommended that the ZBA defer action on the Site Plan Approval until the applicant submits plans showing the planned location of a stop sign and stop bar.

On May 5, 2015, Deputy DiGiandomenico, Wellesley Fire Department, reviewed and approved the project. The Fire Department reserves the right for final approval at time of issuing a building permit.

The Board voted unanimously to approve the Site Plan Approval. 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

Site plan approval for the construction of the residential condominiums located at 22-24 Pleasant Street 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 on the first anniversary of the date of this Site Plan Approval 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 June 19, 2015. 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 materially 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 Inspector of Buildings, 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.

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WELLESLEY MA 02482

5. The Applicant will establish a website, or use an existing website, 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, the traffic on Pleasant Street, or the normal school activities at the Sprague School. Such scheduled activities shall be shown in a two-week or three-week (whichever the Applicant normally uses in its project planning and construction management) look-ahead schedule that shall be updated not less than bi-weekly, and such notifications shall be posted not less than 14 calendar days prior to the referenced events. In addition to the website, the Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public from Pleasant Street, and published once in the Townsman prior to or concurrent with the start of construction.

#### Design Conditions

6. 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.
7. During the post-construction period, all parking for residents, guests, and any employees shall be within the Site. The Project shall include parking spaces in accordance with the Plans submitted, and the final Plans shall have no fewer than 24 parking spaces without the consent of the Board.
8. The final Site lighting design shall not result in light levels outside of the Site boundary higher than those shown on drawing Sheet 4 submitted with the Site Plan Application.
9. In the event that the Applicant wishes any signage on the Project site beyond directional signs, such signs shall be authorized under a separate Sign Permit, not this Site Plan Approval.

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10. Along the northern-most and southern-most boundaries of the Site, the Applicant shall provide the trees and plantings as shown on the Sheet 5 to provide screening of the Project from the adjacent properties on Pleasant Street. The final landscaping plans shall use no trees smaller in caliper and shorter in height than those shown on the Sheet 5 without the consent of the Board.

**Construction Conditions**

11. The Applicant shall implement its Construction Management Plan as specified in its submittal dated May 11, 2015, as modified by these Conditions.
12. During the period of construction, all construction equipment and material deliveries and personnel traffic shall utilize: (1) Route 9 to Oak Street, to Ivy Street, to Pleasant Street to the Site; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
13. 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 Pleasant Street, or any other public way of the Town, or in any public parking lot within 600 feet of the Site, except that construction workers may park in the lot at One Hollis provided that the Applicant shall have the prior written consent of the owner of such lot. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
14. 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., except that when the Sprague School is in session such deliveries shall not be made between 8:00-9:00 a.m. or 2:30-3:30 p.m. Monday through Friday. 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. In the event that the Applicant determines that construction work is required to be performed on Saturday, such work may be performed between the hours of 8:00 a.m. and 4:00 p.m., provided that the Applicant notifies the Inspector of Buildings at least three days prior to such work, and the Inspector of Buildings, in conjunction with the Wellesley Police Department, consents to such work. If, after completion of the buildings' 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 a noise level of 45 dBA at the property lines. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.

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15. Blasting within the limits shown on Sheet 2 is specifically permitted, provided that the Applicant is required to comply with 527CMR1.00 requirements for blasting. Further, neither blasting nor noisy operations such as rock drilling or rock excavation shall be permitted to commence prior to 8:00 a.m. Monday through Friday, and such operations shall be completed by 4:00 p.m. Monday through Friday. For those days in which the Sprague School is in session, blasting shall be prohibited during the hours of 8:00-9:00 a.m. Monday through Friday or 2:30-3:30 p.m. Monday, Tuesday, Thursday and Friday. On each occasion, at least two hours advance notice of blasting shall be given to all abutters and such other neighbors as the regulations may require.
16. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash until the paved areas are in place.
17. Street cleaning is required one to two times a week until the paved areas are in place.

**Use Conditions**

18. 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".
19. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant or by the Condominium Association. For the plantings along the southern-most boundary, especially those that comprise the screening with the adjacent properties on Pleasant Street, in the event that construction activities cause any of the existing trees or plantings to die within two years of the completion of construction, the Applicant will replace the failed tree(s) with the tree in the Plant Schedule shown on Sheet 5 that is closest in species and closest in size to the tree or planting that died. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.

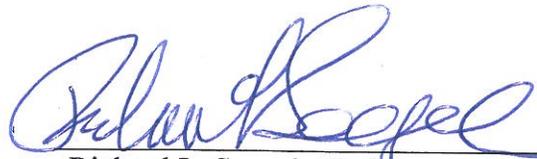
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ZBA 2015-35  
Petition of Robert & Elin Paltrineri  
22 Pleasant Street

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LITTLETON, MA 02462  
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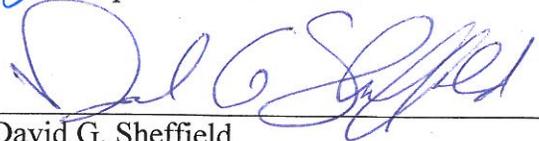
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman

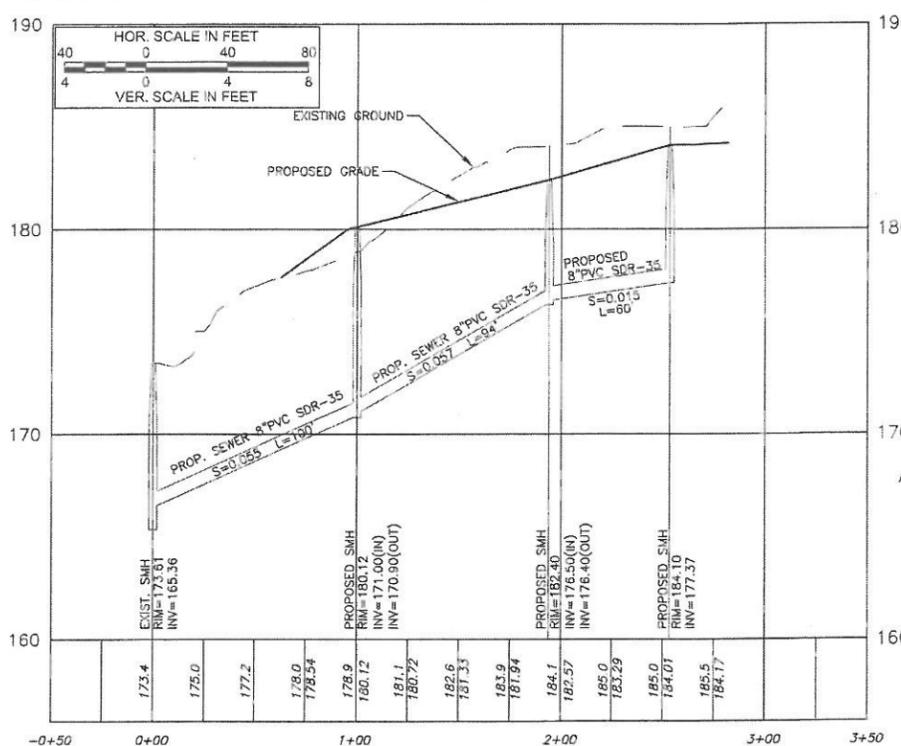


J. Randolph Becker



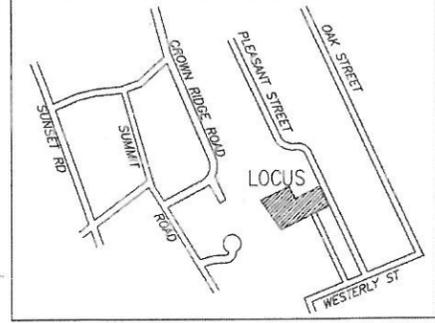
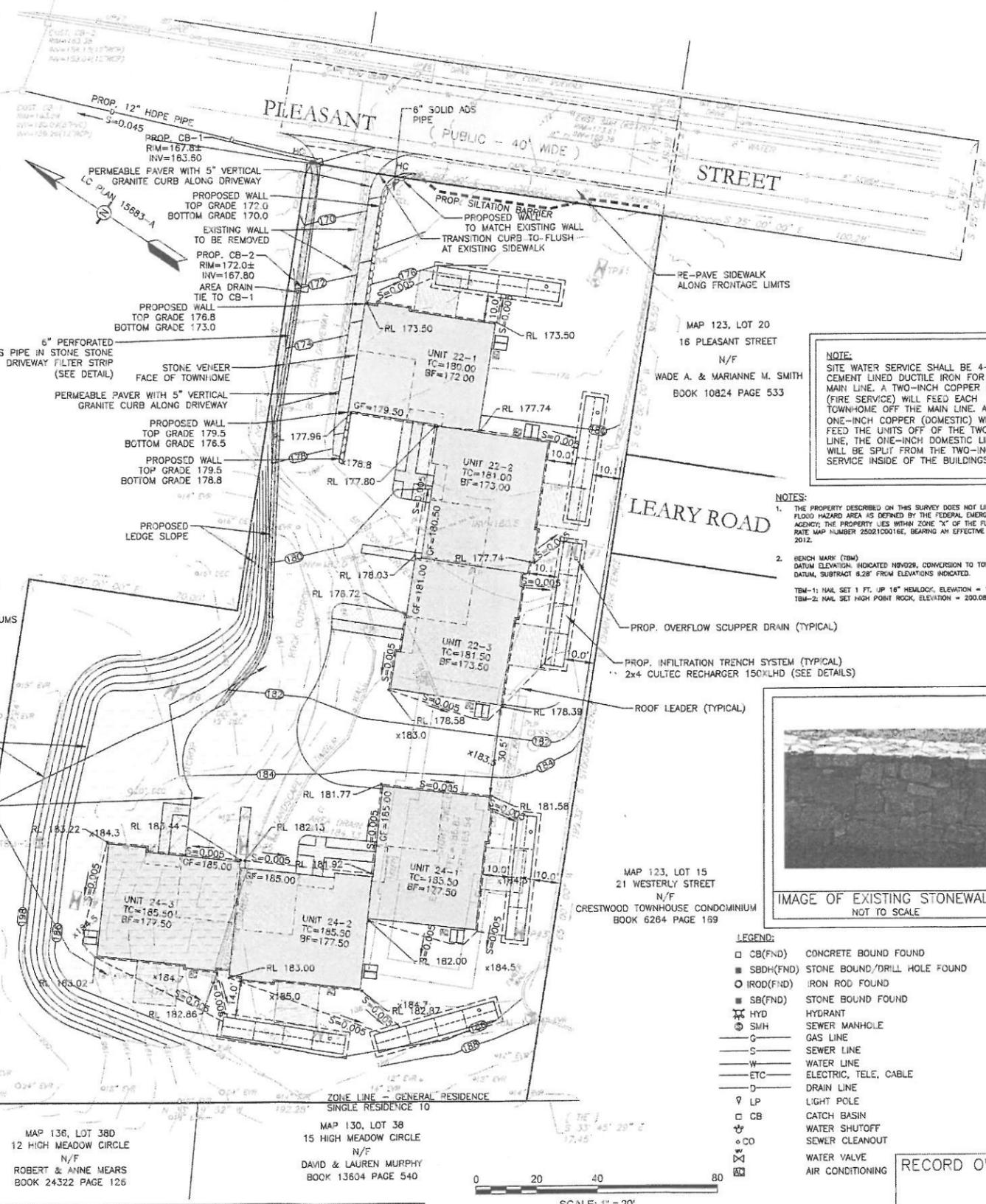
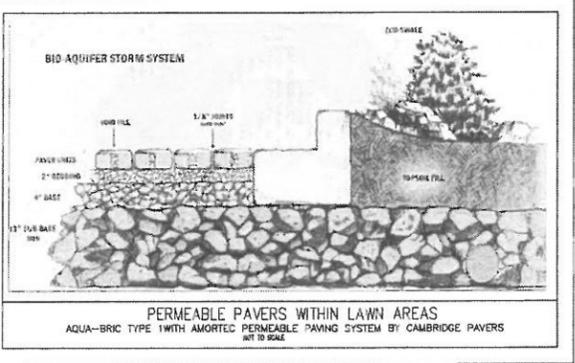
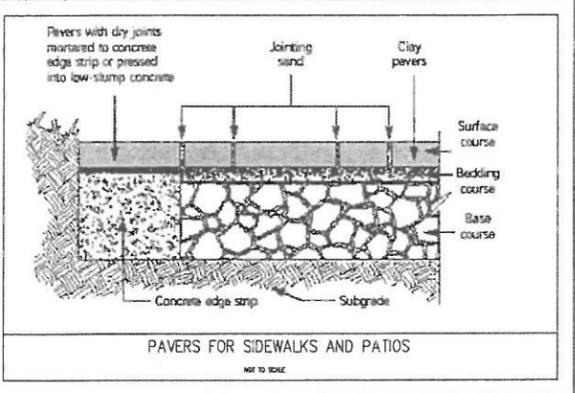
David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
lrm



**PROPOSED SEWER**

- NOTES:**
- BLASTING: THE CONTRACTOR SHALL OBTAIN ALL LEGAL PERMITS AND FOLLOW MASSACHUSETTS STATE REGULATIONS 527CMR1.00 FOR BLASTING. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TOWN OF WELLESLEY FIRE DEPARTMENT FOLLOW ALL LOCAL AND STATE REGULATIONS.
  - APPROXIMATE LEDGE REMOVAL AREA SHALL BE EXCAVATED TO A MINIMUM OF 2- FEET BELOW PROPOSED GRADES. (SEE HATCHED AREA FOR BLASTING LIMITS)
  - ALL ROOF LEADERS TO BE 6" DIAMETER ADS SOLID PIPE CONNECTED TO INFILTRATION SYSTEMS WITH MINIMUM SLOPE OF 0.5%.
  - ALL FOUNDATION DRAINS TO BE CONNECTED TO INDIVIDUAL BUILDING UNIT SUMP PUMP SYSTEM THAT SHALL BE CONNECTED TO THE INDIVIDUAL UNIT INFILTRATION SYSTEM. (SEE PLAN FOR LAYOUT & DETAILS)
  - CONTRACTOR SHALL DESIGNATE AREA FOR WASHING CONCRETE MIXER TRUCKS, SAID LOCATION SHALL BE AWAY FROM ALL SURFACE DRAINS.
  - STOCKPILE AREAS SHALL BE RINGED WITH SILT FENCE PROTECTION AND BE LOCATED AWAY FROM SURFACE DRAINS.
  - SILT SACKS SHALL BE PROVIDED IN CATCHBASINS ON PLEASANT STREET NORTH AND SOUTH OF PROJECT LIMITS. CHECK SILT SACKS AFTER EVERY RAIN EVENT, CLEAN AND REPLACE AS NEEDED.



**ZONING:**  
GENERAL RESIDENCE DISTRICT

**SETBACKS:**  
FRONT YARD= 30 FT.  
SIDE YARD= 20 FT.  
REAR YARD= 18 FT.  
MAXIMUM HEIGHT= 36 FT.  
MAXIMUM LOT COVERAGE= 0.70 OR 2,500 S.F.

**FOR TOWNHOUSE OF THREE OR MORE UNITS:**

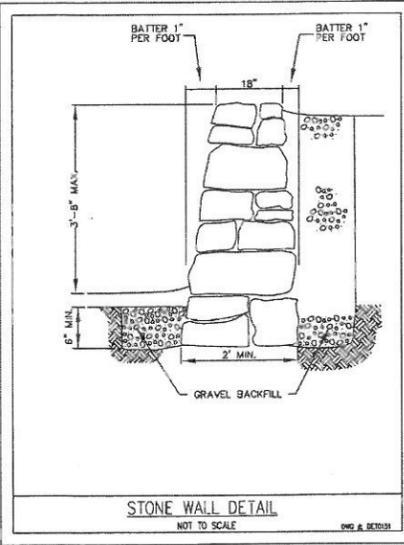
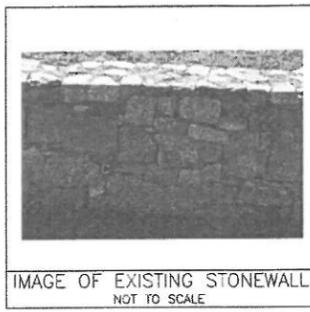
	REQUIRED	PROPOSED
DENSITY:	7,000 S.F./UNIT	8,085 S.F./UNIT
MINIMUM AREA	21,000 S.F.	48,510 S.F.
MINIMUM FRONTAGE	120 FT	120 FT (EXISTING)
MINIMUM OPEN SPACE	65%(31,331 S.F.)	31,568 S.F.
MAXI. BLDG. COVERAGE	20%(9,702 S.F.)	19.9%(9,630 S.F.)
MAXI. BLDG. HEIGHT	40 FT	40 FT
MIN. BLDG. SEPARATION	30 FT	30.5 FT

**SETBACKS:**  
FRONT=35 FT 42.3 FT  
SIDE=25 FT 25.3 FT  
SIDE=35 FT(ABUTTING SINGLE RESIDENCE ZONING)  
REAR=25 FT 37.4 FT  
REAR=35 FT(ABUTTING SINGLE RESIDENCE ZONING)

MINIMUM AND MAXIMUM UNITS IN A ROW=3-6 5

**NOTE:**  
SITE WATER SERVICE SHALL BE 4-INCH CEMENT LINED DUCTILE IRON FOR THE MAIN LINE. A TWO-INCH COPPER LINE (FIRE SERVICE) WILL FEED EACH TOWN-HOME OFF THE MAIN LINE. A ONE-INCH COPPER (DOMESTIC) WILL FEED THE UNITS OFF OF THE TWO-INCH LINE. THE ONE-INCH DOMESTIC LINE WILL BE SPLIT FROM THE TWO-INCH FIRE SERVICE INSIDE OF THE BUILDINGS.

- NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NUMBER 2502100016E, BEARING AN EFFECTIVE DATE OF JULY 17, 2012.
  - BENCH MARK (TBM) DATUM ELEVATION: INDICATED NVD28, CONVERSION TO TOWN OF WELLESLEY DATUM, SUBTRACT 8.28' FROM ELEVATIONS INDICATED.
- TBM-1: NAIL SET 1 FT. UP 16" HEALOCK, ELEVATION = 188.41'  
TBM-2: NAIL SET HIGH POINT ROCK, ELEVATION = 200.08'



- LEGEND:**
- CB(FND) CONCRETE BOUND FOUND
  - SBDH(FND) STONE BOUND/DRILL HOLE FOUND
  - IROD(FND) IRON ROD FOUND
  - SB(FND) STONE BOUND FOUND
  - ⊕ HYD HYDRANT
  - ⊙ SMH SEWER MANHOLE
  - GAS LINE
  - S SEWER LINE
  - W WATER LINE
  - ETC ELECTRIC, TELE, CABLE
  - D DRAIN LINE
  - ▽ LP LIGHT POLE
  - CB CATCH BASIN
  - ⊕ WWS WATER SHUTOFF
  - CO SEWER CLEANOUT
  - WATER VALVE
  - AIR CONDITIONING

**ASSESSORS REFERENCE:**  
MAP: 136 LOTS: 96, 97 & 98

**RECORD OWNER:** ROBERT V. & ELIN PALTRINERI  
22 PLEASANT STREET  
WELLESLEY, MA 02482

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
7	5/4/15	ADDRESS ZBA & ENGINEERS COMMENTS	WML	PSB	WML
6	4/8/15	TOWN COMMENTS - STOP LINE & SIGN	WML	PSB	WML
5	2/23/15	ISSUED FOR ZBA SITE PLAN APPROVAL	WML	PSB	WML
4	11/26/14	REVISED BUILDINGS & PAVED AREAS	WML	PSB	WML
3	11/3/14	DPW COMMENTS	WML	PSB	WML
2	9/26/14	REVISED WALL & DRAWING SHEETS NUMBERS	WML	PSB	WML
1	9/18/14	PLANNING COMMENTS	PSB	WML	PSB
0	9/5/14	ISSUED FOR PERMITTING	PSB	PSB	PSB

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.



**DRAWING TITLE:** GRADING & DRAINAGE  
LOTS 96, 97, & 98

**PREPARED FOR:** PLEASANT RIDGE LLC  
259 TURNPIKE ROAD  
SOUTHBOROUGH, MA

**SCALE:** 1" = 20'

**DATE:** SEPT. 5, 2014

**SHEET:** 2 OF 5

**PLAN NO.:** 3417 SITE PLAN/WORKING GRADING-DRAINAGE

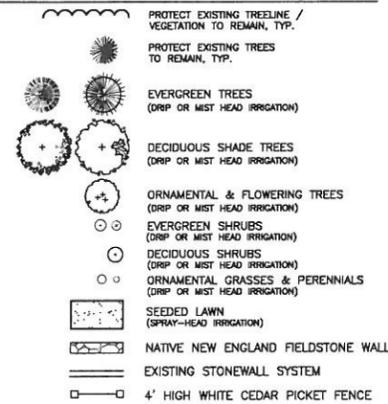
**PROJECT TITLE:** RESIDENTIAL DEVELOPMENT  
22-1,2,3 & 24-1,2,3 PLEASANT STREET  
WELLESLEY, MASSACHUSETTS

**PREPARED BY:** Engineering Design Consultants, Inc.  
32 Turnpike Road  
Southborough, Massachusetts  
(508) 480-0225

**SHEET NO.:** 2

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>EVERGREEN TREES</b>						
AF	12	ABIES FRASERI	FRASER FIR	8 -10'	B&B	NATURAL SHAPE, UNSHEARED
PPG	13	PICEA PLUMBOS 'GLAUC'	COLORADO BLUE SPRUCE	8 -10'	B&B	NATURAL SHAPE, UNSHEARED
TD	43	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8 -10'	B&B	NATURAL SHAPE, UNSHEARED
<b>DECIDUOUS AND ORNAMENTAL TREES</b>						
BNC	5	BETULA N. 'HERITAGE'	HERITAGE FIRMER BIRCH	10'-12'	B&B	(3) STEM TIGHT CLUMP SPECIMEN
AR	7	ACER RUBRUM	RED MAPLE	4-4 1/2'	B&B	8" HIGH BRANCHING
LT	2	LIRIODENDRON TULIPIFERA	TULAR TREE	4-4 1/2'	B&B	SPECIMEN
LS	3	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	3 1/2'-4'	B&B	8" HIGH BRANCHING
CK	4	CORNUS KOUSA	KOUSA DOGWOOD	7-8'	B&B	SINGLE-STEM SPECIMEN
<b>SHRUBS</b>						
CS	13	CORNUS SERICEA 'ALLEMANS COMPACTA'	ALLEMANS COMPACT DOGWOOD	2 1/2' -3'	CAN	3 GAL.
FG	35	FOTHERGILLA GARDNERI	DWARF FOTHERGILLA	2 1/2' -3'	B&B	
RB	10	RHOODOCHORON 'BOULE DE NEIGE'	BOULE DE NEIGE RHOODOCHORON	2 1/2' -3'	B&B	
TE	74	TAXUS M. 'EVER-LOW'	EVER-LOW YEW	2 1/2' -3'	B&B	
VC	7	VEURBURNI CARLESII	KORZANSKICE VEURBURNI	2 1/2' -3'	B&B	
BS	87	BURUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BURNING	2 1/2' -3'	B&B	
RA	22	RHOODOCHORON 'KALAMAZOO'	ELIZABETH GARDNER RHODY	2 1/2' -3'	B&B	
RC	4	RHOODOCHORON 'CUNNINGHAM WHITE'	CUNNINGHAM'S WHITE RHODY	2 1/2' -3'	B&B	
RH	12	RHOODOCHORON 'NOVA ZEMBLA'	NOVA ZEMBLA RHODY	2 1/2' -3'	B&B	
HO	4	HYDRANGEA P. 'QUICK FIRE'	QUICK FIRE HYDRANGEA	2 1/2' -3'	B&B	
<b>PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER</b>						
HH	5	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLIES	1 GAL.	GAL.	YELLOW
IS	14	IRIS SIBERICA 'CAESAR'S BROTHER'	CAESAR'S BROTHERS IRIS	1 GAL.	GAL.	PURPLE
YM	22	VINCA MINOR	MYRTLE	#2	POT	
HB	15	HELIOTROPICUM SEMPERVIRENS	BLUE CAT GRASS	1 GAL.	GAL.	
FO	28	FESTUCA OVINA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	1 GAL.	GAL.	
CA	28	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	#2	POT	

**GRAPHIC LEGEND**



**LANDSCAPE NOTES:**

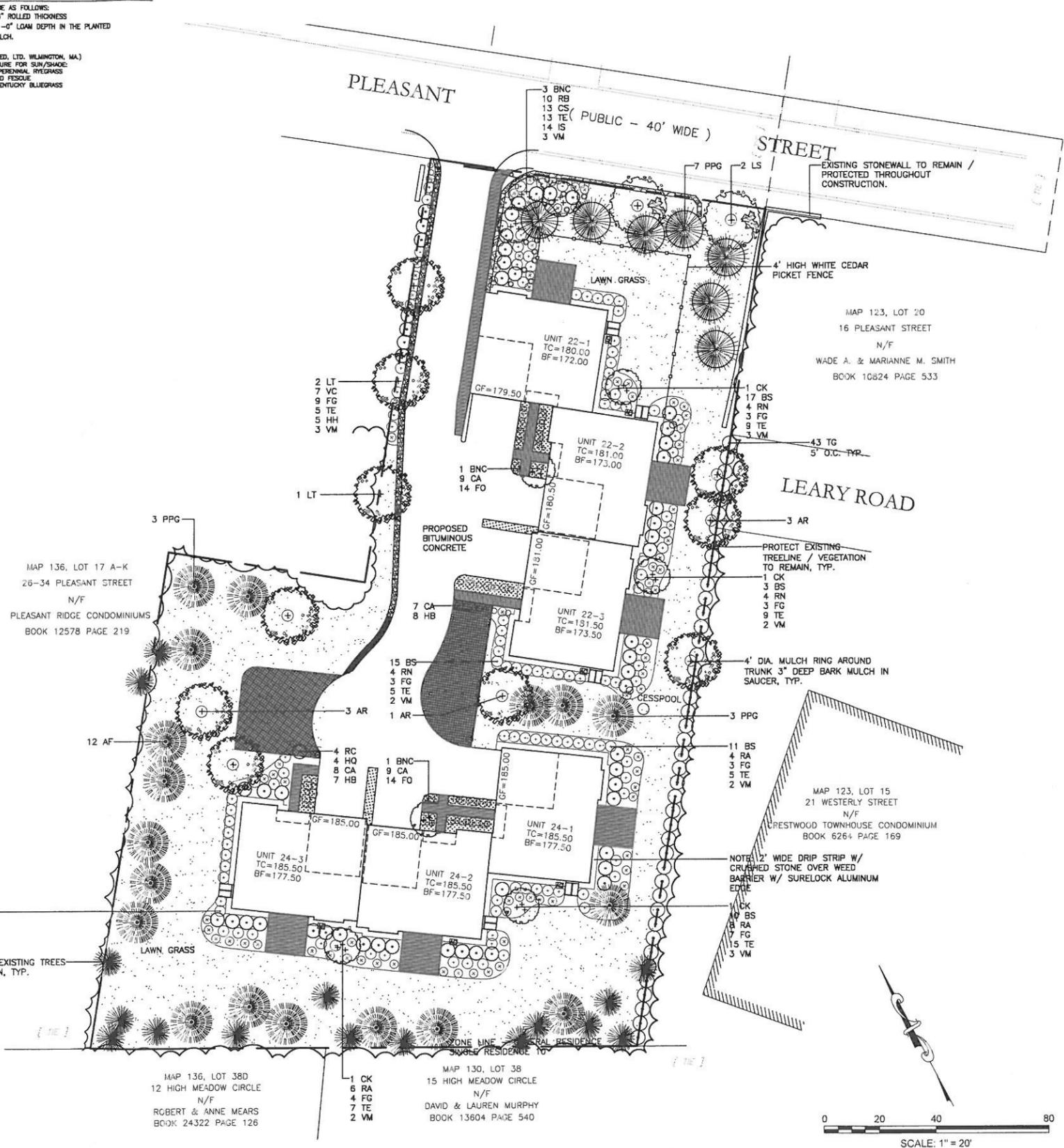
LOAM DEPTHS SHALL BE AS FOLLOWS:  
 A. LAWN AREAS - 6" ROLLED THICKNESS  
 B. PLANT BEDS - 1'-0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH.  
**LAWN GRASS**  
 (PACIFIC NORTHWEST SEED, LTD. WILMINGTON, MA)  
 LANDSCAPE/UTILITY MIXTURE FOR SUN/SHADE  
 40% ENCHANTED PERENNIAL PINEGRASS  
 40% CREEPING RED FESCUE  
 20% GOLDENSH KENTUCKY BLUEGRASS

**GENERAL NOTES:**

- CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FAMILIARIZE THEMSELVES W/ DESIGN DOCUMENTS NOTES & DETAILS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
- CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE TOWN OF WELLESLEY, PRIOR TO PLANT MATERIAL INSTALLATION.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WELLESLEY.
- PRIOR TO THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT THE SAFE # 1-888-344-7233 TO HAVE THE EXISTING UTILITIES MARKED.
- All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
- The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings. See specification.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1-Current Edition.
- All plants to be balled in burlap or container grown. No plastic burlap.
- All plants to be approved by the Landscape Architect.
- Stake location of all proposed plant material for approval of Landscape Architect prior to commencement of planting.
- The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- Heal all construction scars with naturalized grass, lawn or mulch as indicated by drawings and/or as directed by Landscape Architect.
- "Dry Roots" shall be added to all new tree planting pits. All new loam shall be tested and amended as stated in the loam report. Provided by loam supplier.
- Landscape Contractor shall submit a watering schedule program for the (60) day maintenance period for review by the Landscape Architect & to Owner for all proposed plant material.
- Protect existing plant material within construction limits. Provide watering program for all proposed plant material during construction.

**GENERAL IRRIGATION NOTES:**

- The design/build irrigation sub-contractor shall provide a complete system for the irrigation areas shown on the plan, which includes new and existing transported plant materials. Shop drawings shall be provided at a suitable scale to illustrate that the designated plant materials will be irrigated by either spray heads, mist heads or drip irrigation tubing.
- Irrigation to be coordinated with General Contractor to locate the necessary PVC sleeving to complete irrigation program.
- All lawn areas shall be spray head irrigated. The heads shall be located for head to head coverage with absolutely no over spray onto the pavement.
- All trees, shrubs and ground cover shall be drip irrigated / irrigated with shrub mist heads.
- The irrigation layout and all of the components shall conform to the specifications. The specifications call for shop drawings to be submitted for approval, as well as conformance to the materials specified.
- The Contractor shall be extremely careful during the installation process not to disturb new or existing plant materials. The Contractor is to coordinate his work with other sub-contractors. Sleeving under pavements must be available and in the proper location prior to pouring.
- The irrigation Contractor shall conform to any local codes or ordinances that may be required to complete the work.
- This irrigation alternate shall include the cost of connecting to either the building water mains down stream of the back flow preventer of the irrigation well.
- The irrigation contractor shall test water source for water quality including minerals that may cause staining of concrete and granite pavement and curbs.
- Irrigation Contractor shall coordinate with the Town of Wellesley for irrigation requirements prior to shop drawing preparation.



ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV. NO. DATE REVISION

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
4	05/04/15	ADDRESS ZBA & ENGINEERS COMMENTS	WFF	WJF	WJF
3	04/08/15	REVISED PER TOWN COMMENTS	WFF	WJF	WJF
2	11/26/14	REVISED LANDSCAPE, BUILDINGS & PAVED AREAS	WFF	WJF	WJF
1	9/18/14	PLANNING COMMENTS	WFF	WJF	WJF
0	9/5/14	ISSUED FOR PERMITTING	WFF	WJF	WJF

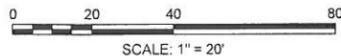
PREPARED BY: WILLIAM FLEMING ASSOCIATES	DRAWING TITLE: LANDSCAPE PLAN LOTS 96, 97, & 98	PROJECT TITLE: RESIDENTIAL DEVELOPMENT 22 PLEASANT STREET WELLESLEY, MASSACHUSETTS	SHEET NO.:
PREPARED FOR: CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD SOUTHBOROUGH, MA	SCALE: 1" = 20'	DATE: SEPT. 5, 2014	SHEET: 5 OF 5
PLANNING	DATE: SEPT. 5, 2014	PLANNING NO.:	LAND-METGSKLTDWG LANDSCAPE-LIGHTING



MAP 136, LOT 17 A-K  
26-34 PLEASANT STREET  
N/F  
PLEASANT RIDGE CONDOMINIUMS  
BOOK 12578 PAGE 219

MAP 136, LOT 38D  
12 HIGH MEADOW CIRCLE  
N/F  
ROBERT & ANNE MEARS  
BOOK 24322 PAGE 126

MAP 130, LOT 38  
15 HIGH MEADOW CIRCLE  
N/F  
DAVID & LAUREN MURPHY  
BOOK 13604 PAGE 540



**5**