

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ROBERT W. LEVY  
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Thursday, February 5, 2015, 7:15 pm  
Juliani Meeting Room  
Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker, Acting Chairman  
David G. Sheffield  
Robert W. Levy

### Public Meeting

#### ZBA 2014-13, BIKE REALTY LLC, 951 WORCESTER STREET

Present at the meeting were Joe Murray and Bill Donovan, Bike Realty, LLC.

Mr. Murray said that the request is for a minor change to the curb. He said that when they opened up the drive-through lane for Dunkin Donuts, they noticed that the turning radius at the back of the building for deliveries was tight. He said that they wanted to do a slight modification to be able to pull the trucks out back. He said that they submitted a plan. He said that they did not have to put in a transformer pad, so they gained some green space. He said that whatever they are taking away by adding the turning radius will be partially mitigated by the loss of the transformer. He said that all of the other requirements for the Site Plan Approval have been met and they received a temporary Certificate of Occupancy from the Building Inspector.

Mr. Sheffield said that had this been recognized at the time of the original approval, it would have been approved.

Mr. Sheffield said that he went to the property after it opened. He said that the business does attract oversized vehicles such as utility trucks. He said that when they use the parking lot they tend to take up more room, diminishing the turning radii. He said that is something that they may want to monitor. Mr. Murray said that they are trying to get them to go around to the back of the building. He said that there is plenty of room to get around. Mr. Sheffield said that what he saw may have been a utility truck that was working on the property. He said that it is worth monitoring.

Mr. Becker asked if there was anyone present at the public meeting who wished to speak to the petition.

Mr. Levy moved and Mr. Sheffield seconded the motion to consider the proposed changes as minor modifications that do not require a public hearing. The Board voted unanimously to approve the changes as minor modifications that do not require a public hearing. Mr. Levy moved and Mr. Sheffield seconded the motion to approve the revised plans. The Board voted unanimously to approve the revised plans, dated February, 2014, revised, 4/1/14 & 1/26/15 and January, 2015.

ZBA 2008-19, WASHINGTON GROVE LLC, 53 GROVE STREET

Present at the public meeting were Peter Tamm, Esq. Jordan Warshaw, Developer, Washington Grove LLC, and Chris Fee, Landscape Architect, Stantec.

Mr. Tamm said that they were before the Board a few weeks ago with other minor modifications. He said that the Building Inspector said that they should come back before the Board to address the issue of a wall on the Grove Street portion of the property. He said that this is an immaterial change that was not reflected on the foundation plan.

Mr. Warshaw said that the change relates to how they will be handling drainage to the building. He said that originally there was direct grading down to the back of the building and now there is a retaining wall that is lower than the height of the driveway. He said that there is a drainage swale at the bottom. He said that they believe the revised plan will be a better way to keep water out of the basement.

Mr. Sheffield asked about the outlet of the swale shown as Section 2. Mr. Fee said that there is an underground pipe that connects to the drainage system. He said that the swale runs along the face of the building between the wall and the building. He said that water will collect in the swale and percolate to a perforated pipe that goes around the building and connects to the drainage system.

Mr. Sheffield asked about the height of the proposed retaining wall. Mr. Fee said that the wall will be four feet tall and was designed by a structural engineer. Mr. Sheffield said that the plan does not show the actual structure of the wall. He confirmed that there will be tie backs or footings to prevent the wall from toppling over. Mr. Tamm said that the retaining is shown on the plan as 3 feet 11 inches.

Mr. Tamm said that the purpose of the retaining wall bylaw was to protect adjoining properties. He said that, in this instance, you will not see the wall.

Mr. Levy moved and Mr. Sheffield seconded the motion that the Board find that the proposed change is a minor modification that does not require a public hearing. The Board voted unanimously to approve the change as minor modification that does not require a public hearing. Mr. Levy moved and Mr. Sheffield seconded the motion to approve the revised plans. The Board voted unanimously to approve the revised plans, dated 2/7/14, revised 3/28/14, 10/27/14 & 1/22/15.

As there was no further business to come before the Board, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary