

**ZONING BOARD OF APPEALS**

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LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

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

January 15, 2019
7:30 pm
Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Robert W. Levy, Acting Chairman
J. Randolph Becker,
Derek B. Redgate

ZBA 2018-64, 680 WORCESTER ROAD LLC, 680 WORCESTER STREET

Present on behalf of the Town of Wellesley were Christopher Heep, Town Counsel, Dave Hickey, Town Engineer, and Judi Barrett, Consultant.

Present at the hearing were Geoff Engler, SEB, and Bill Bergeron, Hayes Engineering, representing the Applicant.

The Chairman said that the Board received revised engineering plans from the Applicant but has not had a chance to review them. Mr. Engler said that he received written comments from Engineering and met with them last week. He said that the architecture and massing is under review but there will be no impact to the ground plan or civil engineering.

Mr. Engler discussed plan revisions including trash relocation, lowering doors to provide more access for trash vehicles, roll out containers manually put in back of the trash vehicles, SU30 vehicles, scheduling by management team, space and scheduling for moving vehicles, and small delivery trucks. He discussed snow storage and extending the retaining wall. He said that they eliminated the deck at the bottom right. He discussed the existing sanitary sewer, connection to Francis Drive, proposed new manhole, possible removal of a section of sewer line, and access to the sewer line. Mr. Bergeron discussed providing access for the Town through the building to the easement.

Mr. Bergeron discussed fire truck and SU 30 vehicle access. He discussed access to all of the stacker spaces. Mr. Redgate asked that the car movements be demonstrated.

Mr. Bergeron discussed the curb cut that the Engineering Division asked for, State and local approval.

Mr. Bergeron discussed the retaining wall that is shown on Plan C8.

Mr. Bergeron discussed stacker spaces, height clearance, typical vehicles that can fit, and outlets for electric cars.

Mr. Bergeron discussed inside and outside bike storage.

Mr. Bergeron discussed the Engineering Division's request to upgrade the sanitary sewer, peak flow, offer to tv, repair, seal and maintain the line. He discussed the Applicant's decision to not upgrade the system. He said that they will leave the easement as is and work around it.

Mr. Levy asked if additional waivers will be needed.

Mr. Hickey discussed Engineering concerns that there will be a lot going on close to the property lines on all sides. He discussed concerns about the footing for foundation wall hovering on top of the sewer easement, concerns about the easement, the stormwater system at the edge of the easement, higher level construction details, access to the manhole and getting an excavator into the garage area. He discussed changes in subdivision standards.

Mr. Hickey discussed snow management, turning movements, trash collection and level of activity within 30 feet of Route 9. Mr. Engler said that the project will be reviewed by DOT and VHB.

Mr. Levy asked about trash trucks blocking parking spaces. Mr. Hickey said that a truck will not fit in the spaces and will have to extend into the aisle areas. He recommended that the drive aisles be 24 feet.

Mr. Hickey discussed concerns about constructability, access, methods of construction, stacking, storage, cranes, deliveries, impacts to neighbors, and safety.

Mr. Engler and Mr. Hickey further discussed the town easement. Scott Fraser, 4 Stearns Road, asked about obligations to restore backyards and expenses incurred by taxpayers if the town has to access the manhole from Francis Road. Mr. Becker said that the easement has not changed. Mr. Hickey said that access from a single family house with a driveway would be easier than from a 20 unit complex.

ZBA 2018-65, 16 STEARNS ROAD LLC, 16 STEARNS ROAD

Mr. Bergeron discussed changes to the driveway, approval by the Fire Department, no encroachment onto the easement, sidewalk, emergency access, access off of public way, driveway configurations meeting standards, fire truck access and increasing pavement width of cul de sac to 24 feet, driveway at end of Stearns Road into the garage, need for retaining wall, decorative wrought iron fence on top of the wall and guardrail, addition of compact parking spaces, net loss of one parking space, accommodation for moving vehicles, delivery and mail truck area.

Mr. Bergeron discussed test pits and ledge excavation, relocation and redesign of stormwater management, and need one more test pit at 680 Worcester Street.

Mr. Levy confirmed that the revised plans were reviewed with the traffic consultant and Fire Department.

Mr. Hickey discussed tree clearing, pie shaped land that the town owns, concerns about ledge, cross sections to show construction around the building, foundations and stormwater systems. He said that it would be helpful to understand the amount of ledge that will be removed.

Mr. Hickey discussed the driveway to the underground parking, width of access way and concerns that it is at an odd angle that could cause congestion and potential for other issues.

Mr. Hickey discussed concerns about intense use, staging, materials storage and cranes.

Mr. Hickey discussed extending the water line to the school.

Mr. Levy, Mr. Hickey and Mr. Bergeron discussed 24 foot wide drive aisles.

Mr. Becker asked about ledge excavation possible versus blasting. Mr. Bergeron said that blasting will be required for portions of the foundation, overblast for the footings and plumbing. He said that it appears to be solid bedrock.

Scott Fraser, 4 Stearns Road, asked about asbestos. Mr. Bergeron said that there are no known concerns. He said that there are several notes on the plan and a procedure has to be followed.

Peter Buehler, 10 Stearns Road, discussed concerns about deliveries trucks, new position of the driveway, multiple construction trucks and turnaround, emergency access to Francis Road, helicopter landing on school field, snow storage, meeting spot for emergency evacuation from Sprague School, level of lighting, drainage, stacker parking, density, request made at the first hearing that information be provided for developer experience and execution of the plans. He asked that the developer grant an extension so that more information can be provided.

Mr. Engler said that the developer's architect, town representatives and Cliff Boehmer, peer reviewer for the Town held extensive working group sessions. He said that the Applicant will submit revised architectural plans for 680 Worcester Street within the next two weeks and the Board will have time to review them. He said that the plans for 16 Stearns Road will not change, as the peer reviewer was comfortable with them. He said that it does not make sense to submit landscaping and engineering plans while the other plans are being revised. He said that many things have to be done sequentially. He said that they will submit extensive details when they are at a point where they can produce detailed plans. He said that the Applicant should have a lot more information available by the next hearing.

Mr. Levy asked that the Applicant provide background information on the developers' experience. He said that these are two substantial projects that will impact the neighbors. He said that it is appropriate for the Board to have an opportunity to speak with the person who will develop and manage the properties.

Mr. Heep said that the public hearing is scheduled to close by March 5, 2019. Mr. Levy said that the Board had been anticipated that architectural as well as engineering plans would be discussed at this hearing. He asked if, with the holidays ahead, the Applicant would grant a 30 day extension. Mr. Engler said that they will work in good faith with the Board. He said that he was not willing to grant an extension tonight.

The Board and Mr. Engler discussed expectations for the next hearing. Mr. Levy asked that a Construction Management Plan for both sites, and updated stormwater that has been reviewed by VHB for 680 Worcester Street be submitted. He asked said that blasting at 16 Stearns will need to be addressed. He asked for a more detailed review of the site and circulation. Mr. Becker asked for more information on traffic calming and pedestrian safety at 16 Stearns.

Mr. Engler said that they expect to have detailed architecture plans for 680 Worcester Street that will have been have peer reviewed, landscaping, and Construction Management Plans at the next hearing.

Mr. Heep discussed the timing involved to close the hearing by March 5th. He said that the Board has to hear all of the evidence and will need full draft decision with conditions. He said that the Board should expect to have all of the information in the record by the next meeting unless an extension is granted. Mr. Engler said that they will work in good faith with the Board. He said that he can get architectural plans to Mr. Boehmer by January 31, 2019 in advance of a continued hearing on February 13, 2019. Mr. Levy said that the balance of the evidence must be submitted at the next hearing or an extension will need to be granted.

Mr. Becker moved, Mr. Redgate seconded the motion, and the Board voted unanimously to continue the hearing to February 13, 2019 at 7:30 at location to be determined, and will be posted on the website and in the lobby of Town Hall.

As there was no further business to come before the Board, the hearing was adjourned at 9:09 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT