



July 19, 2017

Existing conditions Narrative 16 Stearns Road, Wellesley MA

The existing site at 16 Stearns Road in Wellesley, is an empty lot found at the end of the road. This site consists of 44,578 square feet of land (1.02337 acres) lying within the Single Residence 10 zoning district. The site is surrounded on all sides by land owned by the Town of Wellesley, Massachusetts. Half of the existing frontage is currently improved and used as a roadway the remainder is unimproved and is only used for utilities and a mixed paved and unpaved path to the Sprague Fields beyond. On two sides of the property the property is abutted by the parking and driveway portions of the Sprague Fields, sports fields owned and operated by the Town of Wellesley. Across Stearns Road, lies the rear of the parking area of a medical facility operated under the name of Kindred Healthcare. Within Stearns Road the site is served by a variety of public utilities including water, sewer, natural gas, storm water, electric, telephone and cable.

Sincerely,

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