

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

September 13, 2018

7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present:

J. Randolph Becker, Acting Chairman
Robert W. Levy
Walter B. Adams

Richard L. Seegel, Chairman
J. Randolph Becker
Walter B. Adams

Robert W. Levy, Acting Chairman
David G. Sheffield
Walter B. Adams

ZBA 2018-53, STEVEN WELLS, 24 CAVANAGH ROAD

Present at the public hearing were Bob Williamson, Architect, David Himmelberger, Esq., Eric Rockwood, and Steven Wells, the Petitioner.

Mr. Becker said that the Board had concerns about the garage and the location of the ac condensers at the August 2nd hearing. He said that Proponent has provided additional documentation.

Mr. Himmelberger said that among the issues for the garage were the stairs to the rear of it and two shed dormers front and back. He said that the Applicant has repositioned the garage to increase the right side yard setback from 9.85 feet to 11.42 feet, reoriented the roof so that the gable now faces the street, and eliminated exterior stairs to the rear of the garage. He said that one of the two dormers was eliminated. He said that the only side with a dormer is the interior, left side so that when you look down the driveway you will see the gable but not the dormer. He said that the Applicant thinks that these changes are significant and address the concerns of the Board. He said that the garage appears as more of a traditional one story garage and the stairs have been brought inside. He said that the ac condensers will be on a pad immediately to the rear of the existing one story, proposed to be two-story structure. He said that the Applicant believes that the

proposed changes to the house and the garage shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure and requests that the Board grant a special permit.

Mr. Adams said that the Applicant has responded to the Board's concerns and made some changes. He said that he did not see a dimension that shows that the ac condensers will be at least 20 feet from the side lot line. Mr. Himmelberger said that the Applicant is willing to accept a condition that a revised plot plan be submitted that shows that the ac condensers will be located outside of the setback area.

Mr. Levy asked about the use on the second floor of the garage. Mr. Williamson said that they reduced the interior height to 7.5 to 8 feet for a small section that is 2 to 3 feet wide. He said that it will slope down to a short knee wall. He said that there will be a wider dormer on the side that is facing in. He said that TLAG will be 244 square feet on the second floor, which was reduced from 400 square feet.

Mr. Levy asked if a TLAG affidavit was submitted. Mr. Williamson said that TLAG will be 3,723 square feet. He said that they increased the footprint of the garage to accommodate the stair. Mr. Adams said that the depth of the garage has not changed but the length has slightly.

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

The Board discussed conditions to the special permit.

Mr. Levy moved and Mr. Adams seconded the motion that the Board make a finding that the proposed structure shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure and allow a special permit with conditions that a revised plot plan be submitted that indicates that the setback of the ac condensers shall be at least 20 feet from the side property line, that there shall be no water service inside the garage, and that a TLAG Affidavit that be signed and filed that indicates that TLAG shall not exceed 3,725 square feet. The Board voted unanimously to grant a special permit.

ZBA 2017-99, DELANSON REALTY PARTNERS, LLC, 8 DELANSON CIRCLE

Present at the public hearing were Victor Sheen and Dartagnan Brown.

Mr. Sheen updated the Board on the current status of the project, including revised plans and a change to the entrance, meeting with the Town Engineer regarding stormwater, meeting with the town's peer reviewer for architecture, further review of parking, Construction Management Plan (CMP), and emergency vehicle access.

Mr. Brown discussed the revised plans, including moving the garage entry to Linden Street and aligning it with the entrance to the Tailby Lot, a drop off area on Hollis Street, loading zone on Hollis Street, surface visitor parking spaces, pushing the front of the building back along Hollis and Linden streets, increase of fire lane to 20 feet, landscape plan, topography, and automated parking system.

Mr. Brown said that the parking ratio will be 1.4. He said that the affordable units will be evenly spaced throughout the building.

Michael Zehner, Planning Director, asked about the retaining wall on the north side. Mr. Brown said that it will be a maximum of eight 8 feet that tapers down to six, then four feet. He said that the topography will be maintained.

Mr. Brown discussed architectural details. Mr. Adams asked about recessing the top floor. Mr. Sheen said that they will look at that with the town's peer reviewer.

Mr. Adams asked about triple stacking the cars and ceiling heights.

Mr. Becker asked about a drainage study. He said that the study should include comments from DPW.

Mr. Adams asked about additional sections and a model. Mr. Brown said that they have modeled the neighborhood.

Mr. Seegel said that the Board will need to see more information about snow storage, emergency access during the winter, and a shadow study.

Anne Marie Towle, 7 Oakencroft Road, asked about time for public input.

The Board discussed continuing the hearing to October 16, 2018. Mr. Zehner said that the last extension that was granted by the Applicant extends to January, 2019.

ZBA 2018-25, NORTHLAND RESIDENTIAL LLC, 135 GREAT PLAIN AVE

Present at the public hearing were Peter Crabtree, Peter Tamm, Jeremy Lake, Christina Carlson, Alan Aukeman, Curtis Quitzav and Giles Ham.

Mr. Tamm discussed redesigned plans. He said that the Developer decided to change to a gravity sewer.

Mr. Crabtree described the current design of the units, setbacks, parking spaces, recreation area, porous asphalt, and gravity sewer.

Michael Zehner, Planning Director, discussed the need for additional information about the sewer system, the need to work with the Health Department and the Municipal Light Plant (MLP), and alternative plans for the electric service.

Mr. Crabtree discussed the easement and connection to abutters.

Mr. Levy discussed concerns that the Design Review Board had regarding windows, dormers, porch columns, brackets on columns, landscaping, screening, pedestrian circulation, adding more connection, berm, expanding the pathway, and greenspace.
Split rail fencing – Lake – no on plan

Ms. Carlson discussed architectural details.

Mr. Aukeman discussed landscaping, screening on Great Plain Avenue, town right of way, planting program, and pedestrian paths.

Mr. Sheffield asked about changing the access point at the far southeast corner of the site to make it a node rather than an intersection. He suggested putting a bench there.

Mr. Levy asked about landscaping in the town right of way. Mr. Zehner said that the Developer will work with DPW staff. The Board discussed enforcement of the Tree Bylaw.

Kien Ho. BETA Group, Inc., discussed relocation of the existing crosswalk close to Brook Street, future capital improvement for new sidewalk from Brook Street to Wellesley Avenue on the south side of Great Plain Avenue, the need for safety improvements, ADA compliance, proper signage, sight line restrictions, crosswalk to Boston Sports Club, and recommended improvements.

Mr. Levy said that the Board received additional comments from the Planning Board. Mr. Lake said that the recommended changes would be easy to accommodate.

Mr. Levy discussed inserting a condition that restricts the use of pesticides.

Mr. Levy asked about the proposed play area. Mr. Crabtree said that the space will not be a formal play area but will allow for creative play that is not age specific. He said that the surface has not been chosen yet.

Mr. Sheffield asked about pets.

Mr. Sheffield asked about shifting the brick house. Mr. Crabtree said that it can be done.

Mr. Adams said that dramatic changes and small tweaks have improved the arrangement of the complex.

Mr. Zehner suggested that the hearing be continued to September 25, 2018 to allow time to resolve MLP, Health Department and DPW comments. He said that he will work with the Applicant to figure out a potential contribution to transportation improvements and how to address DRB and Planning comments.

Mr. Levy asked about requests for waivers.

Sheila Dinsmoor, 128 Great Plain Avenue, said that her driveway is across from the entrance to the site. She said that she is also a member of the DRB. She said that she did not want vegetation thinned or removed from the front of the site. She said that this area is a gateway to Wellesley from Needham and has always been tree lined. She said that the adjacent properties have thick screen plantings in front of the homes. She said that the proposed buildings will be close to street. She asked that the buffer be enhanced and maintained. She said that she has seen an increase in traffic over the past 40 years.

Elaine Gillim, 16 Fuller Brook Road, asked that the town look into a new crosswalk in the area of Brook Street and Route 135. She said that it is a dangerous area that they will be adding traffic to. She asked what will be done to mitigate additional traffic. She said that traffic backs up at the u-turn. She said that there will be a lot of people coming out of this development. She said that the current crosswalk is not appropriate. She said that lights at the crosswalk would be helpful. She said that traffic is a real concern that has not been addressed.

Susan Mucci, 53 Eisenhower Circle, expressed concerns about traffic, the number of unit, safety concerns, screening, and maintenance of trees.

Rachel Cottone, 117 Great Plain Avenue, encouraged cooperation between the Developer and the Town. She said that she has followed the project for years. She said that the neighbors want to improve safety in the area.

Mr. Adams moved and Mr. Sheffield seconded the motion to continue the hearing to September 25, 2018. The Board voted unanimously to continue the hearing.

As there was no further business to come before the Board, the hearing was adjourned at 8:30 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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