



November 20, 2018

Katharine Lacy
MHP
110 Federal Street
Boston, MA 02110

Re: Delanson Circle/Wellesley, MA
Request for Project Modification

Katharine:

We are writing to notify you of a project change in our above-referenced 40B development which received a Project Eligibility Letter from MHP on November 8, 2017. According to 760 CMR 56.04(5), this notification is necessary if the proposed change might affect the project eligibility requirements set forth in 54.04(1). We do not believe that these fundamental requirements are affected, but since the PEL was based on our original development proposal which now has different characteristics, we believe this notification is appropriate. A copy of this request is being sent to the Chairman of the Board of Selectman and the Zoning Board of Appeals in Wellesley. We await your decision within 15 days whether you deem these changes substantial or not.

The changes result from the purchase of two (2) adjacent lots to the northeast of our 40B parcels, each of which contain a two-family structure. The addresses are 12-14 Hollis Street and 16-18 Hollis Street. Only the immediately adjacent parcel – 12-14 Hollis Street – will be added to our 40B land area so that we can increase our parking spaces to accommodate more visitor parking and can widen our access driveway to the rear of the site for fire truck access. The existing two-family structure will be added to our rental housing total but we will eliminate two (2) units from the main building to maintain the same unit count and unit mix as originally approved. This change also allows for an increased buffer to the single family houses to the north of the site. This change has been viewed as a positive one by the ZBA’s peer review architect as well as by the ZBA itself in discussions thus far. We trust you will find that it does not require an independent review at this point by MHP but will be reviewed as part of your final approval process subsequent to receipt of a comprehensive permit.

Respectfully submitted,

Robert Engler
40B consultant