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Refer to File # WEL-0012

December 26, 2018

Lenore Mahoney  
Zoning Board of Appeals  
525 Washington Street  
Lower Level  
Wellesley, MA 02482

RE: Comprehensive Permit  
Redevelopment of 16 Stearns Road (40B Project)

Dear Members,

Hayes Engineering, Inc. is providing revised plans in response to the comments that were raised in the November 19, 2018 letter from the Wellesley Engineering Division as well as comments relative to the site vehicular access in addition to other comments made at the last hearing. The major change was the adjustment of the site access locations to be located only on the accepted section of the Stearns Road public right of way.

Based upon the concerns expressed at the last public hearing relative to the status of the end of Stearns Road an alternate site design was developed that would eliminate any access work in the utility easement section of Stearns Road. This design was reviewed with Fire Prevention Deputy Chief Charles DiGiandomenico to determine if the access would be acceptable prior to reengineering the entire plan. He did approve the modified design that allowed the full development of this revised set of plans. Listed below are the major modifications that have been made to the plans in addition to the technical corrections that were requested by the Engineering Division.

1. The garage access driveway has been relocated to be from the accepted Public way section of Stearns Road. This has eliminated the emergency access and sidewalk section from the plans previously submitted.
2. There will be a retaining wall with a decorative fence required between the new garage access and the prior circular driveway.
3. The adjusted layout includes the addition of 6 compact spaces and a total of 50 spaces for the site.
4. Provisions for interior and exterior bicycle storage areas have been added to the plans.
5. Supplemental traffic movement plans have been added to the set to demonstrate that full

access is available. Very truly yours.

6. In response to the request an additional 24 soil test pits were conducted on the site to further define the potential areas that will require blasting. These results are shown on a new plan that has been added to the plan set.
7. The drainage system has been adjusted to reflect the information obtained with the supplemental soil testing in addition to the new site layout requirements. The full HydroCad file is being submitted to the Engineering Division.



William R. Bergeron, P.E.  
Project Engineer

WRB/dab  
Enclosures