

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ROBERT W. LEVY
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DEREK B. REDGATE

September 25, 2018

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

Present at the public hearing were Geoff Engler, SEB, LLC, 40 B Consultant, William Bergeron, Hayes Engineering, Inc., Jim Velleco, Architect, Jeffrey Dirk, Traffic Consultant, and Jay Derenzo, Applicant.

Mr. Engler said that 680 Worcester Road and 16 Stearns Road are two separate projects with two legally distinct applications but will be discussed together due to their geographic proximity. He said that the project at 680 Worcester Street will consist of 20 rental units and the project at 16 Stearns will consist of 24 home ownership units.

Mr. Bergeron discussed the location of the site and surrounding properties. He said that he had spoken with the Town Engineer regarding easements. He discussed the topography of the site. He said that a water main was connected to property last year. He said that the plan is to relocate the driveway to the west side of the site. He said that having a garage underneath the building will reduce the impacts of cars going in and out for neighbors. He said that the curb cut was designed to meet State requirements. He said that the Applicant wants to get local approval first, pre-approved with conditions.

Mr. Bergeron discussed setbacks, open garage, outdoor parking, deck for recreation. He said that the Fire Department recommended changes to accommodate fire and pump trucks and their maneuverability on the site.

Mr. Bergeron discussed grading and a retaining wall, two drainage systems, subsurface stormwater management and maintenance plan, fire connection, hydrant, floor drains, and discharge to sanitary sewer pump system. He discussed electric and gas utilities.

Mr. Bergeron said that the Applicant received a determination from the Wetlands Protection Committee (WPC) that there are no wetlands on or adjacent to the site.

Mr. Bergeron discussed the nine stacker parking spaces and clearance height.

Mr. Bergeron said that they met with the Town Engineer several times and with the Fire Department.

Mr. Dirk discussed compliance with guidelines, lack of public transportation, volume of traffic on Route 9, U-turn and impacts, driveway, level of service, geometry and line of sight, intersections, hours and results of data measurement, speed on Route 9, vehicle crash information, PSI requirements, pedestrian and bicycle accommodations, sidewalks, 7 Year Plan Horizon, traffic growth rate with and without the project, levels of service at the intersections, signals, and recommended improvements.

Michael Zehner, Planning Director, discussed existing flag down bus service and work to add a stop. He said that the Planning Board has a set of recommendations for Route 9.

Mr. Levy asked about a school bus stop. Mr. Dirk said that he will speak with the School Department about that.

Mr. Velleco discussed his professional experience, fencing along the back and side, parking on the first level, main entrance to the building, strong image from Route 9, and building lobby. He discussed area under the building, and described the size and composition of the floor levels and roof area. He described the exterior finishes and sidewalk area.

Mr. Bergeron said that Stearns Road is a 45 foot wide public way that terminates at school property. He said that the 44,578 square foot property has no easements, drains towards school property, has sanitary sewer, gas, water and electric, and no wetlands. He discussed fire and ADA access, and parking. He discussed deeding a propose T turnaround to the town for emergency vehicles, snow plows and rubbish trucks. He said that they spoke with the Fire Department about gated emergency access to school property and providing a paved sidewalk to the school. He discussed topography of the site, excavation for the roadway, proposed retaining wall for a grass area, and subsurface stormwater management. He discussed utilities, sanitary sewer, gas trap for garage, water line, existing hydrant, and sprinkler system. He discussed the erosion control plan and NPDES. He discussed the photometric plan and fire access plan. He discussed bike racks and emergency gate with lock box.

Mr. Dirk discussed pedestrian connections to the school and the lack of sidewalk. He discussed vehicle trips during peak times based on the number of units.

Mr. Valleco discussed architectural design, parking, greenspace and access to the rear patio. He said that the design respects the neighboring properties and the spaces will be handicapped accessible.

A Board member asked that the two projects be shown on one plan.

The Board discussed what it would like to see in the Construction Management Plan(CMP). The Board asked about snow storage plans, tandem parking spaces on Worcester Street, mail and delivery operations. The Board confirmed that no State permits are required. The Board asked to see more documentation of coordination with the Fire Department, including ladder truck access.

The Board asked about the Developer's experience with similar projects. The Board asked about construction materials and staging.

The Board discussed uses along Route 9.

Dan Hill, Esq., said that he is a 40B attorney representing the closest direct abutters. He discussed requested waivers and economic feasibility of the project. He discussed bylaw requirements, off-street loading, and traffic trip generation calculations.

Pete Buhler, 10 Stearns Road, asked for a show of hands from members of the public attending the public hearing who support affordable housing but not the two projects at 680 Worcester Street and 16 Stearns Road. He said that the neighbors met as group in 2016 to educate themselves. He described the history of the properties since they were purchased by the Developer. He expressed concerns about the restructuring of Stearns Road, traffic, children and safety, additional vehicles and foot traffic, blasting, street parking, hazards on Route 9, construction route, vehicle queues on Francis Road, egress from neighborhood, water table, soil removal, former landfill, shadow and lighting effects, and proximity to a playground.

Scott Fraser, 4 Stearns Road, discussed concerns about excavation and blasting.

The Board said that information regarding ledge removal and construction vehicle parking should be included in the CMP. The Board asked to see a shadow study and a model to see how the projects fit into the community. The Board said that ledge removal should be discussed with DPW Engineering Department and the Fire Department.

The Board discussed peer reviews.

Mr. Becker moved, Mr. Redgate seconded the motion, and the Board voted unanimously to continue the public hearing to November 1, 2018.

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

Presenting the case at the public hearing was Peter Tamm, Esq.

Michael Zehner, Planning Director, discussed the revised concept, proposed layout for the project, and gravity sewer system. The Board discussed inserting a condition that requires approval of the sewer system by DPW. The Board discussed recreation areas, landscaping and hardscaping. The Board discussed MLP's concern about conflict with overhead utility lines west of the site and inserting a condition for the service to be approved by MLP. The Board discussed a potential mitigation contribution for traffic and safety and improvements recommended by BETA.

Mr. Levy said that the applicant name appears to be changed from Northland Residential, LLC, who the Mass Housing eligibility letter is addressed to and the current applicant name of Wellesley Residential, LLC. Mr. Tamm said that the correct name will be clarified.

Mr. Levy discussed rental of affordable units and possible restrictions in the Regulatory Agreement or as conditions.

The Board discussed proposed conditions including wheel washes, direction of construction traffic from Needham, refueling of construction vehicles, construction sign, posting a phone number, and website.

Mr. Adams discussed cost reductions related to sprinklering and gravity sewer designs.

Mr. Zehner discussed asking for a contribution versus a bond.

The Board further discussed inserting a condition for a play structure. Mr. Zehner discussed conditions requiring a revised plan for planting and screening within the ROW, supplemental plantings and final approval by DPW Park and Tree Division. He said that the sewer and driveway work will require approval of a curb cut. Mr. Tamm said that the applicant be held to conditions that they cannot control. He said that if DPW is not in agreement with a condition, the applicant should not be held to it. He said that the applicant submitted responses to DPW comments and has done due diligence on the gravity sewer. He said that the applicant was comfortable with conditions for traffic and pedestrian safety and the commitment of a \$75,000 payment to the town.

The Board discussed relocating the stone building. Mr. Crabtree said that he spoke with a building mover and there is some concern. He said that they will do a structural assessment. He said that if the building is compromised, they could recreate and emulate it with similar design features. He said that if they need to design a recreational out building, they will submit design plans to the Planning Director for approval. Mr. Zehner said that, due to the historic nature of the property and its use, the Planning Board asked that an attempt be made to preserve the stone building and the pillars.

Mr. Sheffield asked about security issues at the intersection of the sidewalks and the walking path. The Board discussed putting a bench or a stone wall there.

The Board discussed the revised list of waivers.

Catherine Johnson said that she was speaking on behalf of the Historical Commission. She discussed working with the BOS and the Historical Commission because the pillars are located on town property. She discussed numbering the stones to reconstruct the pillars.

Walter Miller, 8 Skyline Drive, asked about waivers and affordable housing. Mr. Heep said that 25 percent of the units must be affordable for as long as the project is not in compliance.

Victoria Osler, 115 Great Plain Avenue, expressed concerns about the density for the site and difficulty for the public to follow the key issues. Mr. Levy said that all of the issues have been discussed at public hearings.

Mr. Adams said that it is a large site. He said that the developer made significant changes in how they formulated arrangement and size of the units as individual buildings, changed units to two families and moved them around, spread them out where they were too close, and made some units smaller. He said that the developer did major rethinking of the project in response to comments. He said that the site can handle 44 units.

Mr. Sheffield said that the site is not flat. He said that there is symmetry to the organization of the site. He said that the developer alleviated a lot of the special problems from the initial plan. He said that the site can handle this number of units at the current size.

Susan Mucci, 53 Eisenhower Circle, said that she had hoped for reduction in units. She said that she is concerned about traffic congestion with 44 units and 88 cars. She said that safety is a concern. She said that as an abutter on Eisenhower Circle, she would prefer that the natural view of screening and trees on the back remain. She said that she hoped that steps will be taken during the construction process to mitigate noise, blasting, and debris. Mr. Tamm said that there will be no blasting. He acknowledged that there will be impact to the neighbors. He said that Northland owns the construction company and will be accountable.

The Board discussed closing the public hearing and convening a business meeting at a date to be determined to vote approval after review. Mr. Heep said that Town Counsel's office would prepare a draft decision and conditions.

Mr. Sheffield moved, Mr. Adams seconded the motion, and the Board voted unanimously to close the public hearing and post a business meeting at least 48 hours in advance to vote approval of the decision and conditions.

As there was no further business to come before the Board, the hearing was adjourned at 11 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT