



February 7, 2019

Wellesley Zoning Board of Appeals  
Chairman Richard L. Seegel  
525 Washington Street  
Wellesley, MA 02482

Re: 16 Stearns Road 40B Application – Pending Items

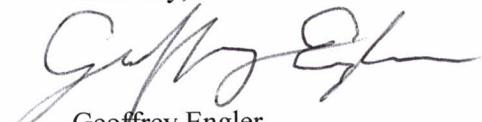
Dear Chairman Seegel,

For the benefit and convenience of the Zoning Board of Appeals, and for its municipal departments, we have attempted to provide a list of the remaining town concerns as we understand them.

Open Item/Concern as Identified by the Town	Applicant Response
1. Question on the minimum separation distance between the two driveway entrances; although the Engineering Department acknowledged the proposed distances conform to the Town bylaw.	On a low speed roadway such as Stearns Road, the minimum separation between access points is a function of line of sight. As long as motorists exiting both driveways have clear line of sight such that both can observe exiting maneuvers from the driveways, the access points can function in a safe manner. And the proposed lines of sight provide that visibility.
2. Concern that the proposed driveway entrance is 20' and not 24'	Vanassee and Associates indicated that a 20-foot wide driveway is sufficient to convey two-way traffic in a low-speed, low-volume environment, consistent with the context of this proposed Project.
3. The town expressed a concern that there could be conflicts between the two compact spaces and the garage entrance.	The Applicant has proposed eliminating those two parking spaces
4. The town expressed concern about the amount of earthwork required to construct the site	The Applicant has performed additional soil testing on site. It is estimated that there will be approximately 2,600 cubic yards of blasting which will produce approximately 3,000 cubic yards of material leaving the site along with the estimated 10,200 cubic yards of overburden for a total of 13,100 cubic yards of material leaving the site. The removal of this material will require approximately 38 days of trucking spread over the initial construction activities.

A similar list of open items for the 680 Worcester Road application has also been provided. We look forward to discussing these items with you at the public hearing on February 13<sup>th</sup> 2019.

Sincerely,



Geoffrey Engler  
SEB, LLC  
Consultant to 16 Stearns Road, LLC