



February 6, 2019

Ref: 14401.00

Mr. Richard Seegal, Chair
Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: Supplemental Transportation Peer Review Commentary
Proposed Residential Development
16 Stearns Road
Wellesley, Massachusetts

Dear Mr. Seegal and members of the Zoning Board of Appeals:

VHB/Vanasse Hangen Brustlin, Inc. (VHB) has performed a technical 'peer' review of the updated site plans for the proposed residential development to be located at 16 Stearns Road in Wellesley, Massachusetts. The project known as 16 Stearns Road as proposed is a development of 24 apartment units being serviced by 51 parking spaces on a site located off of Stearns Road (the "Project"). As part of this review effort, VHB reviewed the following documents:

"16 Stearns Road, Wellesley MA Engineering Plan Set"; originally dated January 12, 2018 and prepared by Hayes Engineering, Inc, with several revised dates, including the most recent updated revision date of December 21, 2018.

Noted Changes on the Site Plan

In reviewing the revised site plan from a transportation and circulation perspective, the only noted change on the plans from a traffic and circulation perspective appears to be the provision of designated snow storage areas. There was additional detail provided on this set of plans as well which VHB has also reviewed. The following four comments are offered on the revised site plans:

- **Comment #1:** The revised plan set decreased the number of proposed parking spaces by 1 from 51 total spaces to 50 revised spaces. *VHB finds the revised parking ratio of 2.1/unit is still reasonable given the nature of the project.*
- **Comment #2:** The revised plan set decreased the width of the eastern driveway from 24-feet to 20-feet. Previously, this driveway was indicated to provide access to fire vehicles; however, the revised plans only provide Vehicle Tracking for fire vehicles in and out of the western driveway.

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Please confirm if fire vehicles will still be able to access the eastern driveway or provide affirmative confirmation from the Fire Department that this change is acceptable.

- **Comment #3:** The applicant proposes two compact parking spaces on the entrance driveway to the garage which are dimensioned at 7.5' x 15' along an entrance way dimensioned as a 20-foot circulation aisle. While the compact space size is allowed in Wellesley's Zoning By Laws, the minimum circulation aisle accessing these spaces should be 24' in width. *The applicant should increase the entrance way to provide for a 24 foot aisle.*
- **Comment #4:** For the parking located on the traffic circle, because the parking stripes are perpendicular to the curbline, the spaces get narrower as they approach the center of the circle. *The applicant should note that the minimum width of the parking space at any point should be 8.5 feet in width (7.5 feet for designated compact spaces).*

In addition to the comments stated above, there are a number of outstanding Site Plan comments from previous review memos that have not been addressed. These outstanding comments are provided below.

- The Applicant has provided a Vehicle Tracking© for SU-30 delivery vehicles entering the Site. While this sized vehicle can accommodate a wide range of standard delivery and small move in vehicles, the Applicant should demonstrate how a slightly larger WB-40 vehicle (which is a more common vehicle in the moving industry) could be accommodated on the site.
- The Applicant should provide information on how and where refuse/garbage pickup for the Apartment units will take place. A Vehicle Tracking© (or similar) turning radius assessment for refuse/garbage trucks should be identified on the plan.
- A narrative as to how the Applicant intends to stage the construction of the facility in the residential neighborhood with limited on-street parking should be considered. Given the limited available roadway width surrounding the site, staging of equipment and contractors will be challenging. Where will the contractors park and where/how will deliveries be made as the site without disrupting the overall flow of traffic through the neighborhood would be helpful to understand.
- The Applicant should provide some insight on the discussions with the Town of Wellesley regarding the provision of a gated access to the Sprague School at the end of Stearns Road.

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Please call if you have any questions or require additional information on the comment noted above. I will be available at the next Zoning Board of Appeals hearing on February 13, 2019 to discuss in greater detail these findings if needed.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "R. Nagi, PE".

Robert L Nagi, PE

Principal

cc: Michael Zehner, Town of Wellesley