

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

October 30, 2018
7:30 pm
Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman
David G. Sheffield
Robert W. Levy
Walter B. Adams
Derek B. Redgate

BUSINESS MEETING

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

Present at the meeting were Tom Harrington, Esq., Town Counsel, Michael Zehner, Planning Director, and Peter Tamm, Esq., representing Wellesley Residential, LLC, the Applicant.

The Board reviewed the through draft decision. The Board asked for clarification about the identity of the Applicant. The Board confirmed that Wellesley Residential is the fee owner of the property.

The Board discussed the list of waivers. The Board said that there was no discussion at the public hearing about signage. Mr. Zehner discussed the proposed signage.

Mr. Harrington discussed proposed conditions.

The Board discussed the Regulatory Agreement and Monitoring Agent.

The Chairman discussed the Construction Management Plan.

The Board discussed access to the walking trails.

The Chairman said that although the public hearing had been closed, he would allow public comment.

Walter Miller, 8 Skyline Drive, asked about the \$75,000 payment by the Applicant after the 20th unit is build. He said that having trailers on the property for up to four years sounds excessive. Mr. Harrington said that the Developer has four years to complete the construction. Mr. Miller asked about height requirements and reasonable profits.

Elaine Gillim, 16 Fuller Brook Road, said that the hearing process was hard to follow. She expressed concerns about water issues.

Susan Mucci, 53 Eisenhower Circle, asked about affordability restrictions, vegetative screen, and rights of property owners.

Rudy Hohenberg, 43 Skyline Drive, expressed concerns about the impacts on town services, including water pressure, water supply, sewage, and roads.

The Board said that the meeting would be adjourned until Thursday, November 1, 2018, at 7 pm.

As there was no further business, the meeting was adjourned at 7:50 pm.

ZBA 2018-24, WELLESLEY PARK, LLC, 148 WESTON ROAD

Present at the public hearing were Victor Sheen, Principal, Wellesley Park, LLC, Tom Harrington, Esq., Town Counsel, Cliff Boehmer, Architect, Michael Zehner, Planning Director, and David Hickey, Town Engineer.

Mr. Sheen said that they received Design Review Board (DRB) and Engineering Department comments. He said that the intent is to have a working session to discuss revisions.

Mr. Boehmer discussed his site visit, his experience with 40B developments, and his approach to conduct his peer review. He discussed building siting, density and massing, enhancement to the neighborhood, buffering, comparison with other 40 B projects, future development to the north and west, and the amenity building. He discussed open space and plans for a playground.

Mr. Boehmer said that the bulk, form and scale of the building are out of scale with the smaller residential buildings to the north. He discussed the lack of articulation and minimal attempt to address how the building will be perceived from the street. He said that it does not tie in with the smaller scale. He said that he had no issues with the building materials.

The Chairman said that the building looks commercial. He asked Mr. Boehmer what could be done to make it look more residential. Mr. Boehmer said that there should be more visual motion with bays, roof extensions and porches.

Mr. Sheffield discussed concerns about shadows and buildability of the project with it being so tight up against the property lines.

Mr. Hickey discussed concerns regarding density, proximity to setbacks, parking ratios, ability to turn, move and navigate the site, impact of a foundation within five feet of the property on the substantial trees beyond the lot, drainage, 12 inch pipe around three sides of the building, re-routing natural drainage patterns, servicing the drainage system, offsite impacts of stormwater system, need for more analysis of traffic

concerns on Weston Road, sidewalk on Weston Road, pedestrian amenities and connections, and Construction Management Plan (CMP).

Mr. Redgate said that a common theme seems to be that the density creates technical and safety issues.

Mr. Sheffield asked about trash truck circulation, its impacts on Weston Road and the Linden Street/Weston Road intersection. Mr. Hickey said that the spaces at the front could accommodate Fedex and UPS trucks but not trash trucks. He said that trash trucks will likely have to back out onto Weston Road.

The Board asked about fire truck and moving van turning radii.

The Chairman said that the CMP should discuss how material and heavy equipment will be brought to the site, where the workers will park, and stockpiling materials.

Mr. Sheen said that he will meet with Mr. Boehmer to clarify design items and issues and will come back with updated plans to address setback comments, building treatment, and stormwater management. He said that he will work with town peer reviewers.

Mr. Sheffield said that he would like to see more information about the types of vehicles on the site during and after construction, and plans that show that the circulation on the site will support those vehicles.

The Chairman asked if the building could be pulled away from the lot lines.

Mr. Harrington discussed a deadline for submitting revised materials.

Mr. Seegel moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to continue the hearing to December 4, 2018.