

DEVELOPMENT NARRATIVE

1. Applicant and Development Overview

Cedar Place LLC (the "Applicant"), has been organized under the General Laws of the Commonwealth of Massachusetts and is qualified to undertake the planning and development of the proposed apartment community in Wellesley. The Applicant is proposing to permit and construct a new mixed-income development at 3 Burke Lane, Wellesley, MA of 16 rental units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

While 2 Burke Lane is included in the development site, it will remain vacant. The development site is comprised of two parcels of land and will be built on a portion of assessor's Parcel ID 010-73, 010-42, totaling approximately 41,307 square feet of land. The site currently has a single-family home with an accessory unit and vacant land. The property is located just off Worcester Street (Route 9) on the Wellesley Needham border and a short distance to Route 128/ 95 and I 90. Eliot Station on the Riverside Green line is approximately 1.6 miles from the proposed development. The Wellesley Hills Community Rail Station is approximately 2.3 miles from the site.

The development site abuts a lot to the North, 7 Burke Lane, that will be converted to parking that will serve a two-story office building, a 1-4 family home to the west, a single-family home to the south and is across the street from a wooded area to the east which includes 2 Burke Lane.

The property is zoned SR 15,000, which allows one-family dwelling units, religious uses, child care, home occupancy and community group residences.

The development, as currently proposed, will consist of 16 rental units. Fifteen units will be newly built in a 2.5 story walk up building containing approximately 17,430 square feet plus a basement containing mechanical systems/storage. The single-family home will be preserved as a market rate three-bedroom unit. The accessory unit will be converted to an onsite management office. There will be 2 one-bedroom units, 12 two-bedroom units and 2 three-bedroom units. The site will have 24 surface parking spaces and 2 garage parking spaces. This will result in a total of 26 parking space or 1.5 spaces per unit. These 26 parking spaces will include a car charging station, 6 compact care spaces, 4 visitor parking spaces and 2 handicap parking spaces.

All first-floor units of the new building will be visitable and will be adaptable for handicapped use. The property will offer an outdoor amenity area that might include a fire pit and picnic tables for residents. In addition, there will be a doggie station and enclosed dumpster/recycle area.

Energy conservation measures include meeting the Town of Wellesley Stretch Code and current energy code for building envelope: All exterior lighting will be LED; all interior light fixtures will be Energy Star. Appliances will be Energy Star as applicable. High efficiency gas hot water heater for domestic water and hydronic heat in each unit. Energy Star rated A/C condensers for each unit. Individually metered utilities (elec/gas/water). It will have no VOC interior paint / low VOC interior finish materials - Low flow toilets/sinks/showers and tubs.

In addition, the property will utilize a pervious popcorn concrete driveway to provide natural drainage.

The proposed design is of residential scale and character similar to small multi-family developments in residential districts. The building façade elevations feature one, two and three storied portions of the building to limit the building height and visual impact, much in keeping with the existing two-family residential dwelling remaining on the site. Sixty (60%) percent of the proposed building is two stories or less in height in a scale in keeping with the existing residential structure on the site.

This new proposed building at 3 Burke Lane will be in keeping with the aesthetics of other residential properties on Burke Lane and other similar residential neighborhoods. The proposed building is sited on a low lot with a 20' to 30' high tree covered embankment separating the lot from the nearest adjacent residential property. This tree covered embankment affords an excellent natural screen between properties.

The existing location of the two-story residence on the site at 3 Burke Lane with a foot print of 2,880 sq. ft. effectively screens the view of the proposed new structure from Burke Lane. The main access to the new apartment building will be provided by a 24-foot wide paved access driveway on Burke Lane. The existing garage will be taken down and rebuilt to face the access driveway. This will eliminate the existing curb cut and allow for additional plantings for curb appeal.

Sidewalks are proposed around the new building to allow for easy pedestrian access to all buildings and parking areas. In addition, a new sidewalk will be added along the front of the property on Burke Lane. This sidewalk will connect to a to sidewalk that will be added to 7 Burke Lane.

The proposed building style and character is modern colonial wood framed, vinyl (clapboard) siding with 6 over 6 divided lite windows, and asphalt shingled roofs. The total proposed building foot print is 7,545 sq. ft., irregular in plan to add to the historic characteristics of the design through the expression of multiple additions or expansions to an original structure. This design criteria was determined in an effort to be similar to the existing residential structure on

this site and residences of surrounding neighborhoods. The existing site does also border on a business use parking lot to the north.

The development will include 12 market rate units and 4 units will be income restricted in perpetuity for households earning at or below 80% of the Boston-Quincy-Cambridge Area Median Income (the "Affordable Units"). The Affordable units will be comprised of the following:

Table 1 Affordable Unit Detail

| Income | Bedrooms | Baths | Size (sq. ft)* | # Units | Gross Rent | UA | Net Rent |
|---------|----------|-------|----------------|---------|------------|--------|----------|
| 80% AMI | One | 1 | 722 | 1 | \$ 1,518 | \$ 122 | \$1,396 |
| 80% AMI | Two | 2 | 1040 | 2 | \$ 1,825 | \$ 182 | \$1,643 |
| 80% AMI | Three- | 2 | 1544 | 1 | \$ 2,108 | \$ 235 | \$1,873 |

The utility allowance is for the tenant's portion of gas heat and hot water, electricity for lights and cooking and domestic water and sewer.

All 16 units will be eligible to be counted on the Town of Wellesley Subsidized Housing Inventory.

The development is consistent with the newly approved Town of Wellesley Housing Production Plan. It will be the preservation of an existing 1880's home and construction of new mixed income apartments located next to a commercial district in an area designated by the Town of Wellesley as an area they would like to see growth (i.e. Worcester Street/Route 9, East Wellesley, Cedar/Worcester Street). The plan calls for preserving existing small homes, allowing more housing choices in established neighborhoods, such as the ability to convert existing single-family homes to two-family or small multi-family dwellings and siting more densely developed housing in and near the business districts, e.g. mixed-use buildings or multifamily buildings adjacent to commercial buildings. The development will provide units and amenities that are appropriate for young professionals, families, seniors and / or disabled persons.

2. Fire Protection & Public Safety

Fire sprinkler systems will be provided for the new building per code. Communication Systems within the new building will also be coordinated with the Police and Fire Departments to ensure that the systems meet the specifications of each department. Fire trucks will be able to reach the building from the main driveway.

3. Landscape/ Surroundings

The developer has placed the building as far as possible from the adjacent single-family home and the new 2.5 story building may serve to buffer the noise from Route 9. In addition, the developer has worked hard to disturb as little of the existing landscape buffer as possible.

Choosing to build minimal retaining walls and have as much cut and fill on site as possible. Both the front of the site on Burke Lane and the interior of the site will be tastefully landscaped.

4. Utilities

Public water and sewer service from the Town of Wellesley is available at Burke Lane. **We have attached correspondence with the Town of Wellesley Water and Sewer division noting excellent fire flow on Burke Lane dated March 15, 2019.** Natural Gas is available in Burke Lane. Pole mounted utilities exist along Burke Lane. They include electric, cable tv, telephone, and other communications.

5. Wetland Resources

The Massachusetts Division of Fisheries and Wildlife's Natural Heritage Atlas (13th Edition) as well as the Division's MassGIS Online Mapping Tool indicate that the development site contains no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A review of the FEMA Flood Insurance Rate Maps also shows that there are no flood hazard areas on the property.

6. Stormwater Management

The project will be designed to meet the Department of Environmental Protection's (DEP's) Stormwater Management Standards as outlined in DEP's Stormwater Handbook. When a project complies with these standards, the presumption is that the project is protecting public and private water supply, groundwater supplies, providing for appropriate flood control and storm damage prevention, preventing pollution, protecting fisheries, and protecting wildlife habitat. As previously noted, the development will seek to use new technology in the form of pervious popcorn pavement for natural drainage.

7. Traffic

Although the development is projected to generate less than 50 vehicle trips in a single hour, the applicant did commission a traffic impact analysis. The study focused on two intersections agreed to by the former Planning Director. We have included a summary of the report in our application. The exhibits to the report can be provided electronically upon request.

8. Construction Management

The developer is also the property manager of the adjacent 7 Burke Land. The owner of 7 Burke Lane has consented to allow construction parking and materials storage, on an as needed basis, to support the development of 3 Burke Lane.

9. Previous Interaction with the Town and Neighbors

- The owner met with the former assistant Town Administrator and Town Planner in October 2018.

- The development team held a site walk for MassHousing on December 19, 20198 which was attended by many neighbors.
- The development team was invited to a January 22, 2019 joint BOS and Planning Board meeting and was then not allowed to speak or present.
- The proposer has had numerous conversations with the direct abutters.

10. Qualification as a M.G.L. Chapter 40B Development

The development qualifies as assisted “low or moderate income housing” within the meaning of Massachusetts General Laws Chapter 40B, Section 20 and will provide four (4) units or 25% of all units which will services households earning at of below 80% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines o the MassHousing New England Fund Program administer by MassHousing under which a site approval letter has been granted.

11. Local Need

According to figures compiled by the Massachusetts Department of Housing and Community Development (“DHCD”) as of the date of this application, Wellesley’s subsidized housing inventory represents less than 10% of its total housing stock as establish under M.G.L. Chapter 40B.

CONCLUSION

For all the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Applications, the Applicant respectfully requests the Wellesley Zoning Board of Appeals, after complying with the procedural requirements as set forth in M.G.L. Chapter 40B and 760 CMR 56 issue to the Applicant a Comprehensive Permit for the Development.

From: Chisholm, Sarah <schisholm@wellesleyma.gov>
Sent: Friday, March 15, 2019 11:58 AM
To: John Federico <JFederico@gandhengineering.com>
Cc: Furdon, Robert <rfurdon@wellesleyma.gov>; Shaughnessy, Bill <bshaughnessy@wellesleyma.gov>; MacDonald, Mike <mmacdonald@wellesleyma.gov>; VanHouten, Joshua <jvanhouten@wellesleyma.gov>; Digiandomenico, Charles <cdigiandomenico@wellesleyma.gov>; Condon, Meghan <mcondon@wellesleyma.gov>
Subject: Burke Lane Hydrant Flow Information

Thank you for your inquiry regarding hydrant flow/water main pressure information for the area of Burke Lane in Wellesley.

I have attached hydrant flow information from 2003 that is still accurate, and fully supported by the Town of Wellesley for your purposes especially in a high pressure area such as Burke Lane. I have also attached a close up of our Estimated Water Main PSI indicating the more than sufficient pressure in the area.

Many engineers and insurance companies would like hydrant flow information within a year, but we cannot provide this information as performing hydrant flow test disrupts our day to day drinking water quality as well as the fact that the pressure and flow in that area is very high.

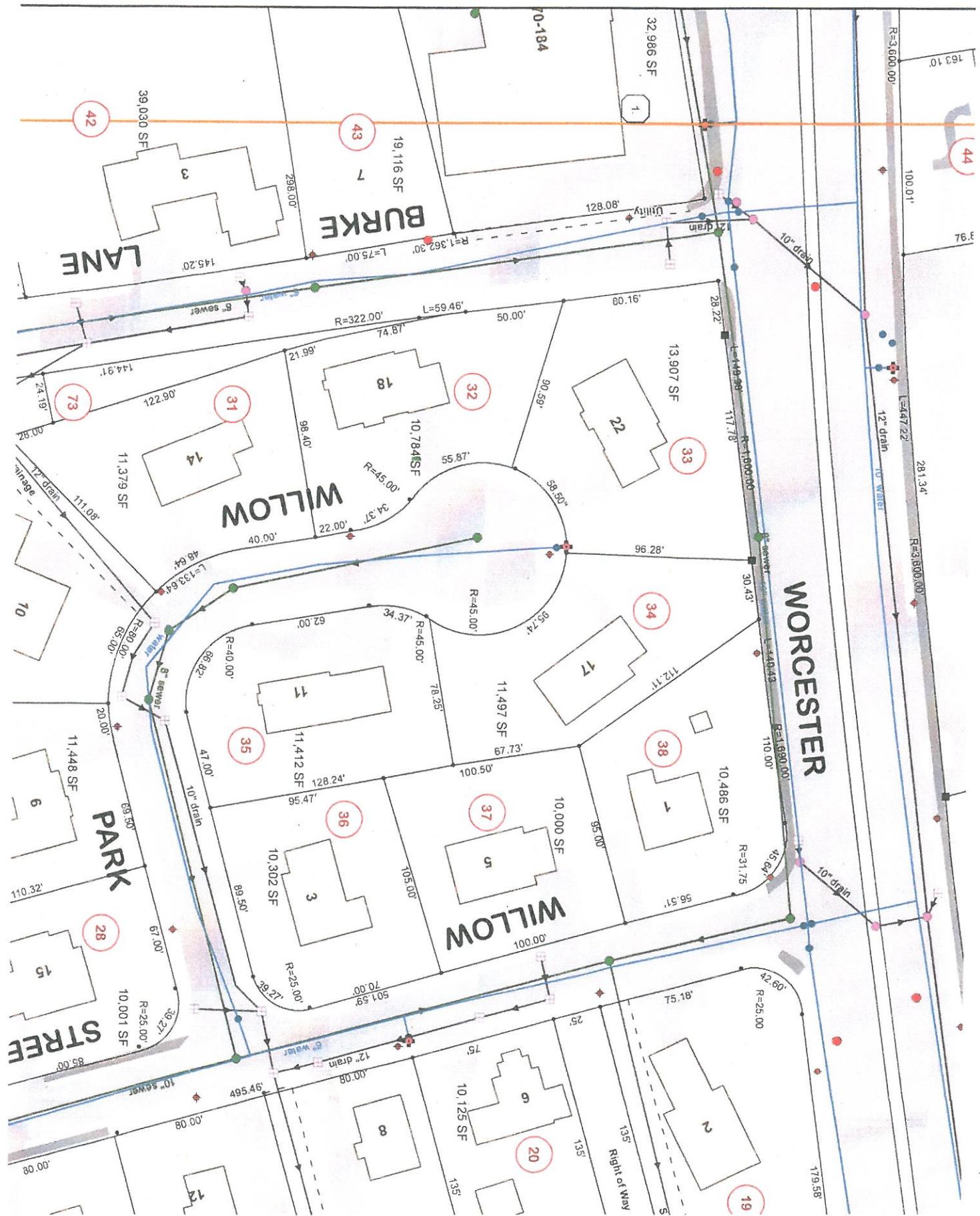
The Water Division stands behind this information. The Wellesley Fire Department is well aware of this stipulation and have been included in this email.

Please inform your engineers and/or insurance company of this information. Certainly feel free to contact me if you have any further questions or need more information.

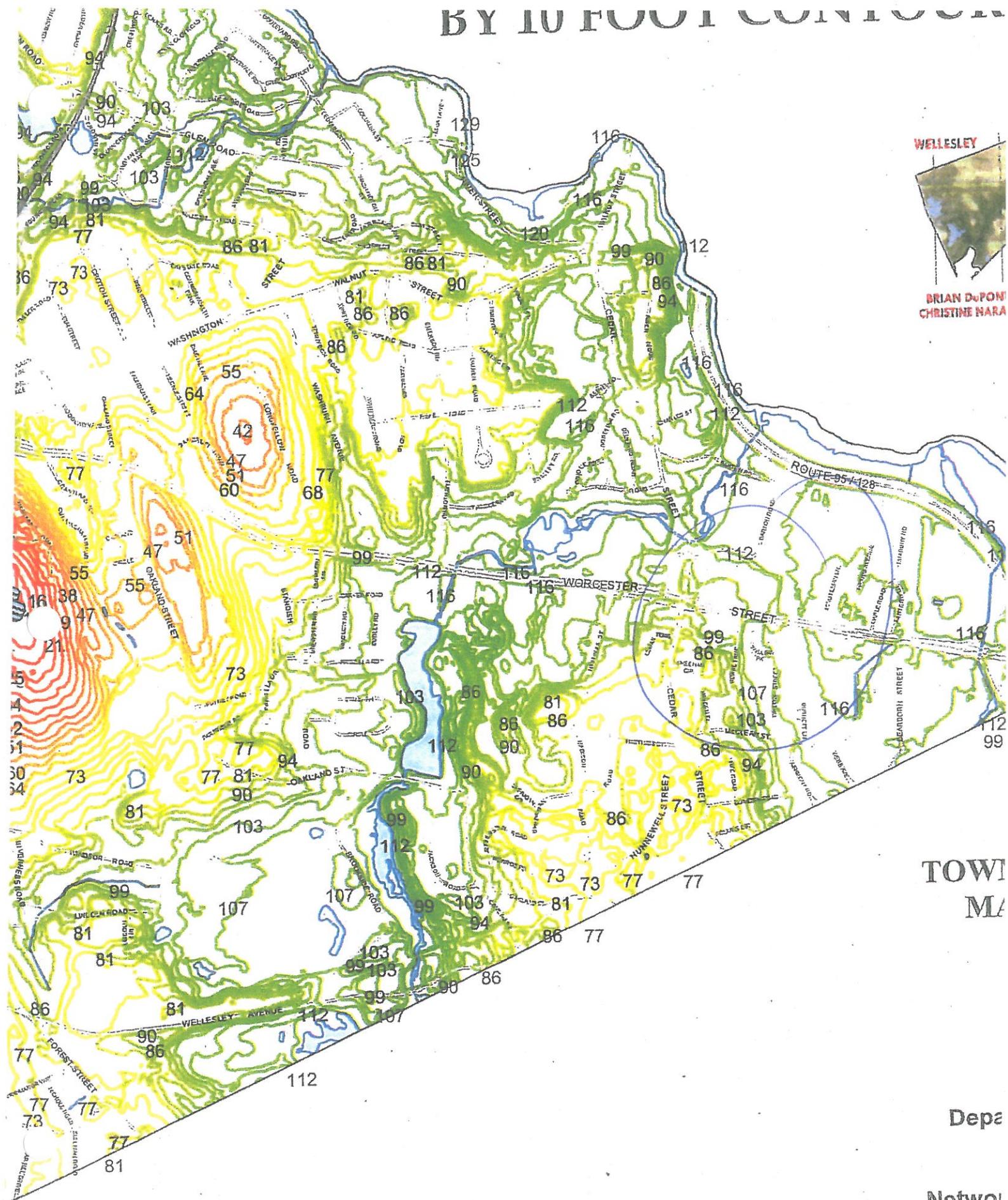
Sarah E. Chisholm
Office Administrator
Water and Sewer Division
20 Municipal Way
Wellesley, MA 02481
781-235-7600 ext. 3355
781-489-7755 Fax

Think Green! Please don't print this e-mail unless it is absolutely necessary.

When responding, please be advised that the Town of Wellesley and the Office of the Secretary of State for the Commonwealth of Massachusetts has determined that e-mail could be considered a public record.



BY 10 FOOT CONTOUR



INSURANCE SERVICES OFFICE, INC.

HYDRANT FLOW DATA SUMMARY

City Wellesley
County Norfolk

State MA
Witnessed by Insurance Services Office, Inc.

Date May 7, 2003

| TEST NO. | TYPE DIST.* | TEST LOCATION | SERVICE | FLOW - GPM $Q = 29.83(Cd^2)P^{0.5})$ | | | PRESSURE PSI $Q_{n} = Q_f(d_R^{0.54}h_f^{0.54})$ | | | FLOW - AT 20 PSI $Q_{n} = Q_f(d_R^{0.54}h_f^{0.54})$ | REMARKS |
|----------|-------------|----------------------------------|---------|---|-------|--------|---|--------|----------|---|---------|
| | | | | INDIVIDUAL HYDRANTS | TOTAL | STATIC | RESID. | NEEDED | AVAIL.** | | |
| 14A | Comm | Oakland Street @ Mass Bay Campus | Main | 960 | 960 | 840 | 80 | 70 | 2000 | 2250 | 1400 |
| 15 | Comm | Wellesley Ave. @ Forest Street | Main | 840 | 840 | 76 | 44 | 750 | 1400 | | |
| 16 | Res | Sheridan Road @ Jefferson Road | Main | 1060 | 1060 | 1400 | 108 | 96 | 2500 | 4100 | |
| 17 | Comm | Cedar Street @ Schofield School | Main | 1400 | 1400 | 1190 | 108 | 102 | 750 | 5100 | |
| 18 | Res | Indian Springs Way @ Glen Road | Main | 1190 | 1060 | 94 | 90 | 2250 | 5100 | | |
| 19 | Comm | Cedar Street "Ramp" @ Rte. 9 | Main | 1060 | 1110 | 1110 | 112 | 108 | 5000 | 6000 | |
| 20 | Comm | Rte. 9 @ Sunlife | Main | 1110 | 1110 | 1110 | 112 | 108 | 5000 | 6000 | |
| 20A | Comm | Rte. 9 @ Sunlife | Main | 1110 | 1110 | 1110 | 112 | 108 | 3500 | 6000 | |
| 21 | Comm | Rice Street @ Smith Street | Main | 2260 | 2260 | 2260 | 92 | 74 | 4500 | 4800 | |
| 21A | Res | Rice Street @ Smith Street | Main | 2260 | 2260 | 2260 | 92 | 74 | 1000 | 4800 | |
| 22 | Res | Dover Street @ Belair Road | Main | 1010 | 1010 | 1010 | 78 | 52 | 750 | 1600 | |

(A) - Limited by available hydrants to gpm shown

(B) - Available facilities limit flow to gpm shown plus consumption for the needed duration of 3 hours.

THE ABOVE LISTED NEEDED FIRE FLOWS ARE FOR PROPERTY INSURANCE PREMIUM CALCULATIONS ONLY AND ARE NOT INTENDED TO PREDICT THE MAXIMUM AMOUNT OF WATER REQUIRED FOR A LARGE SCALE FIRE CONDITION. THE AVAILABLE FLOWS ONLY INDICATE THE CONDITIONS THAT EXISTED AT THE TIME AND AT THE LOCATION WHERE TESTS WERE WITNESSED.

*Comm = Commercial; Res = Residential.

**Needed is the rate of flow for a specific duration for a full credit condition. Needed Fire Flows greater than 3,500 gpm are not considered in determining the classification of the city when using the Fire Suppression Rating Schedule.

From: [Dennis DiSchino](#)
To: [Lynne Sweet](#)
Cc: [John Federico](#)
Subject: FW: Burke Lane Electricity
Date: Thursday, April 11, 2019 3:47:28 PM

From: Joyce, Dick [mailto:djoyce@wellesleyma.gov]
Sent: Thursday, April 11, 2019 2:02 PM
To: dennis@equitypartners.us
Cc: Newell, Donald; Allen, David
Subject: Burke Lane Electricity

Good Afternoon Dennis –

As a follow-up to our earlier telephone conversation, this email is intended to serve as confirmation the Wellesley Municipal Light Plant's ("WMLP") is capable of serving the proposed multi-family development at Burke Lane. The WMLP's existing distribution infrastructure can easily accommodate the additional electricity requirements.

Should you have any questions or require any additional information please don't hesitate to let me know.

Best regards,
Dick

Richard F. Joyce, Director
Wellesley Municipal Light Plant
4 Municipal Way, Wellesley, MA 02481
781-235-7601