

**ZONING BOARD OF APPEALS**

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WALTER B. ADAMS
DEREK B. REDGATE

June 4, 2019

7:30 pm

Juliani Meeting Room

Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker
Richard L. Seegel
Walter B. Adams

ZBA 2019-53, CEDAR PLACE LLC, 3 BURKE LANE

Present at the public hearing on behalf of the Applicant were Dennis DiSchino, owner, and Lynne Sweet, LDS Consulting

Mr. Becker displayed a Comprehensive Permit Process PowerPoint presentation. He discussed the timeline to close a comprehensive permit public hearing unless the Applicant agrees to grant an extension, the form of public hearing that the Board typically follows, comments from the public, related documents available on the ZBA website, ways to provide input to the Board, and protocol for speaking. He discussed the professional backgrounds of the three Board members present at the hearing.

Ms. Sweet submitted a handout to accompany the Applicant's presentation. She discussed the Development Team and experience, where they are in the process, site eligibility process, submittal of comprehensive permit application to the Zoning Board of Appeals, comprehensive permit timeline, affordable and market rate housing, unit mix, amenities, and lottery.

Mr. DiSchino gave a development overview including, the number of units, preservation of the house at the front, parking spaces, layout of units, building height, density, green features, setbacks, topography, trees, screening from commercial buildings, and traffic. He compared the density of the proposed project to other Chapter 40B projects in town. He discussed traffic comparison with similar size developments in town. He discussed the advantages of having a brand new building.

Mr. DiSchino said that they will be using porous pavement. He said that there will be an electric car charging station, bicycle storage and all LED lighting.

Mr. Seegel asked about deliveries, parking layout, guest parking, turning radius for trucks, and management company dealing with moving trucks. Ms. Sweet said that there will be four visitor and six compact car

parking spaces. She said that a Civil Engineer reviewed the turning radii and emergency vehicle access. She said that the driveway coming in will be 24 feet wide.

Mr. DiSchino discussed sidewalks. Mr. Adams asked for clarification of sidewalk design on the site plan. He discussed safety concerns near the garage.

Mr. Adams asked about the retaining walls. Mr. DiSchino said that the hill is steep and the wall should help to save trees. He said that it will be a gravity wall with decorative block. He said that there will be no special engineering needed for it.

Mr. DiSchino said that they relocated the trash and recycle area away from the western part of the property to a more central location to address neighbors' concerns.

Mr. Adams and Mr. Becker discussed the proposed porous pavement and stormwater management. Mr. Adams requested clarification about the retention system shown on Sheet 507 of the engineering plans. Mr. Becker requested that the connection between the plan and the detail sheet be clearer.

Mr. DiSchino said that they will be submitting a Construction Management Plan. He discussed the architectural plans. Mr. Adams asked why the basement is 11 feet, floor to ceiling. He said that Mr. DiSchino mentioned that you will have to go outside of the building to get to the basement. Ms. Sweet said that the basement will be for storage for tenants, bicycle storage and mechanicals. Mr. Adams confirmed that it will be a hybrid steel and wood frame building.

Mr. DiSchino discussed the height and setbacks of the building and the advantage of having a commercial parking lot next door.

Mr. DiSchino said that a detailed lighting plan will be submitted, along with a detailed landscaping plan.

Mr. Becker discussed peer reviews for architecture, traffic, stormwater, and civil plans. He said that the consultants are funded by the Developer.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Brita Heimarck, 24 Burke Lane, discussed concerns about safety, multiple projects on Burke Lane, closing Burke Lane to through traffic, traffic from the commercial development next door, and lack of sidewalks on Burke Lane.

The Board discussed the large project that was approved at 170 to 184 Worcester Street and working with the State to make some changes at the corner of Route 9 and Burke Lane.

Joseph Zani, 19 Burke Lane, discussed concerns about excess guests parking at 184 Worcester Street, what could happen if the property is sold in the future, trucks and buses using Burke Lane, sidewalks, and disagreement with the report that specified the number of vehicles traveling on Burke Lane. He asked about permeable pavement freezing in the winter. Mr. Becker said that stormwater management will be discussed at a subsequent hearing. Mr. Zani discussed concerns about pedestrian safety in parking lots and transportation assessments on previous accidents on Burke Lane. Mr. Becker said that traffic will be discussed at a subsequent hearing.

Caitlin Linder, 15 Burke Lane, asked about sending questions to the Board via email.

Mr. Adams encouraged the public to attend the public hearings so that they have an opportunity to ask questions and provide comments.

The Board discussed continuing the hearing. Mr. Adams moved, Mr. Becker seconded the motion, and the Board voted unanimously to continue the hearing to June 19, 2019.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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