

**ZONING BOARD OF APPEALS**

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WALTER B. ADAMS  
DEREK B. REDGATE

July 18, 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 Lynne Sweet, Development Consultant, LDS Consulting Group, Dennis DiSchino, owner, and Neil Dixon, Architect.

Present on behalf of the town were Christopher Heep, Town Counsel and Cliff Boehmer, the town's peer review Architect.

Ms. Sweet discussed meeting with Engineering, Police, MLP and the Fire Department on July 2, 2019. Mr. Seegel requested a copy of the minutes from that meeting. Ms. Sweet said that the Applicant hopes to have a revised site plan in the next couple of days that address the concerns that were discussed at the July 2, 2019 meeting concerning cut and fill analysis, retaining wall and impact on soils and slopes, tapping location of water surface, added sewer manhole on Burke Lane right of way, added existing sewer, water gas lines locations and sizes, infiltration, photometric landscape plans, revised sidewalk, adding a six foot black chain link fence on top of the retaining wall, adding outdoor bicycle storage, no bicycle storage inside the building because there is no way to make the basement accessible, and all first floor units being accessible at grade.

Mr. Adams asked about affordable units in the facility. Ms. Sweet said that 25 percent will be affordable, with two on the first floor and two on the second floor. Mr. Seegel said that none of the affordable units go up to the third floor. He said that is not acceptable because there needs to be equality in the distribution of units between affordable and market rate. Mr. DiSchino said that they can take one of the interior units on the second floor and make it an affordable unit. Ms. Sweet said that these are preliminary locations. She said that they thought that the corner units would be more desirable because they have more windows.

Mr. Heep said that Mr. Nagi, the town's traffic peer reviewer's work should be completed by August 6, 2019.

Mr. Boehmer said that the subsidizing agency makes the final determination of unit locations. He said that there should be equal representation of unit distribution of affordable and market rate units.

Mr. Boehmer said that the new civil engineering drawings need to address Group 1 units. He discussed overall siting strategy, development pattern in the neighborhood, development in the interior of the lot, terracing, preservation of existing historic home, improvements to streetscape on Burke Lane, and house serving as screening of larger building. He said that he would need to see more site sections that show context that goes in both directions, more accurate building elevations and better information for the new building. He said that he understood the minimal amount of usable outdoor space due to topographical constraints. Ms. Sweet said that they had more usable land in previous plans but the neighbors requested that it be reduced. Mr. Becker said that he would like to see those plans.

Mr. Boehmer discussed the Tree Preservation Plan, Board of Selectmen recommendation for more outdoor space, getting the garage doors off the street, and change of location for bicycle storage. Mr. Seegel asked if there will there be a roof over the bicycle storage area. He asked if there is any room for bicycle storage in the garages.

Mr. Adams asked what the basement will be used for. Ms. Sweet said that it will be for mechanicals and pipes, etc. Mr. Adams said that the basement will start to be used by tenants for storage unless they are locked out. Mr. Boehmer said that the Applicant should get an advisory opinion from the Accessibility Board. He said that they will need guidance on the accessibility of the existing building. Mr. DiSchino said that the Management Office is on the first floor. He discussed possibly requesting a variance to allow bicycle storage in the basement. Mr. Boehmer said that the civil engineer should look at all site amenities to see which ones need to be accessible.

Mr. Boehmer said that the location of the dumpster close by the neighbor to the south could have a negative impact on the neighbor. Ms. Sweet said that the location of the dumpster has to do with safety issues on the site for fire trucks, moving trucks, etc. Mr. DiSchino said that it was moved from the original location to make it less visible to the neighbors.

Mr. Boehmer discussed van accessible space. Ms. Sweet said that both spaces are wide enough for vans, per the civil engineer. Mr. Boehmer said that the dimensions should be added to the plans.

Mr. Boehmer asked about mail delivery. Mr. DiSchino said that mail delivery will be outside.

Mr. Boehmer discussed condensing the units in the attic, transformer location, sprinklering the buildings, and change in use from single family with accessory office.

Mr. Boehmer asked for a sketch up model. He said that the building is very monumental and not in keeping with homes in the Wellesley/Weston area. He said that the Applicant should try to create a more organic feeling to the building, tweak the massing of the building, ease the scale of the building, and address add on pieces. He said that the use of vinyl siding on a building this size is not a good idea because of long term maintenance issues. He said that most homes in Wellesley do not have vinyl siding. He said that the massing issue is more important than the vinyl siding.

Mr. DiSchino discussed the height restriction in Wellesley of 45 feet.

Ms. Sweet discussed the goal to have the market rate units more affordable than similar units.

Mr. Boehmer discussed the units on the north side of the building, having enough area for adequate foreground, more three dimensional landscape plans, and mixing trees that provide color with conifers that provide year round screening.

Mr. Seegel asked if there will be a full-time manager on site. Ms. Sweet said that there will not.

Ms. Sweet said that headlights will be screened from the parking lot by planned landscaping. Mr. DiSchino said that the north side of the commercial lot will have a retaining wall with a six foot fence on top and landscaping to shield headlights.

Ms. Sweet discussed an application to the MLP that is in process that will tell the Applicant the size of the transformer that is needed.

Mr. Adams said that he agrees with Mr. Boehmer's assessment of the massing. He said that plantings could soften the symmetry. Mr. Becker said that Mr. Boehmer's comments about site sections is important to the Board as well.

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

Gary Miller, 150 Cedar Street, discussed PVC and plumbing vents and surrounding homes at higher elevations looking down on the roof of the new structure. Mr. Adams discussed the possibility of using black PVC or painting it black.

Mr. Miller discussed the 4 inch gas main on Burke Lane, 6 inch gas service line, and plan review by Gas Company. Ms. Sweet said that the civil engineer will answer utility related questions at the August 6, 2019 public hearing.

Mr. Miller asked if the trees will be planted year round.

Mr. Boehmer discussed a sidewalk on the south side, no crosswalk, and increased pedestrian traffic with kids.

The Board said that it will discuss traffic and civil plans at the next hearing.

Mr. Adams moved, Mr. Seegel seconded the motion, and the Board voted unanimously to continue the hearing to August 6, 2019 at 7:30pm.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary