

Catherine Johnson, Chair
Kathleen Woodward, Vice Chair
Patricia Mallett, Secretary
James Roberti
Tom Taylor
Sheila Olson, Associate Member



Town Hall, 525 Washington Street
Wellesley, MA 02482
Tel. (781) 431-1019 ext. 2232

Donald S. McCauley
Planning Director

PSI-20-02
1-3, 2-4, 5-7, 6-6A, 8 DELANSON CIRCLE
APPROVAL AGREEMENT

Date Approved: Monday, November 2, 2020

Date Filed: Thursday, December 3, 2020

Date to be Released: Monday, January 2, 2021 (30 days)

Point of Contact: Don McCauley (x2234)

Further Instructions:

Before releasing to the Applicant, please make a copy of the signed and notarized decision for the Planning Department.

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Donald S. McCauley
Planning Director

**PROJECT OF SIGNIFICANT IMPACT
SPECIAL PERMIT**

Application:	PSI-20-02 - Project of Significant Impact Special Permit Application for Multifamily Residential Project
Subject Property:	1-3, 2-4, 5-7, 6-6a, 8 Delanson Circle (PID#s: 123-13; 123-9; 123-12; 123-10; 123-11) 12-14, 16-18 Hollis Street (PID#s: 123-14-12; 123-14-14; 123-14-16; 123-14-18)
Applicant:	Delanson Realty Partners LLC
Property Owner:	Delanson Realty Partners LLC
Date:	November 30, 2020

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OVERVIEW

The subject application is a Project of Significant Impact (“PSI”) Special Permit application for a construction of a 3 story, 35 unit, multifamily condominium with a building area of 93,729 sq. ft. and a total floor area of 77,863 sq. ft.-on the north side of Linden Street and the west side of Hollis Street. Four affordable units are to be constructed in rehabilitated homes with an aggregate size of 6,295 sq. ft. at 12-14 and 16-18 Hollis Street.

The project site has an area of 81,774 sq. ft. with frontage on Linden Street and Hollis Street. The site is comprised of seven (7) parcels, 1-3, 2-4, 5-7, 6-6a, 8 Delanson Circle and 12-14 and 16-18 Hollis Street. The Delanson Circle parcels are to be consolidated into one parcel prior to construction and have an aggregate size of approximately 61,774 sq. ft. The two Hollis Street lots have an aggregate size of approximately 20,000 sq. ft.

The property is located within the General Residence District and the Residential Incentive Overlay District. The project is subject to a Development Agreement dated April 22, 2019, between the Town of Wellesley and the Applicant.

A PSI special permit is required for any construction project (except for one-family or two-family dwellings) having an aggregate total of 1) newly constructed floor area of 10,000 or more

square feet, or 2) renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use.” Standard 1 is applicable to the subject project.

APPLICATION SUBMITTAL DOCUMENTS AND PLANS

The PSI application was submitted on March 2, 2020, in accordance with the Rules Relative to the Issuance of Special Permits (adopted by the Planning Board on September 18, 1990 and revised March 10, 2008). On August 31, following the Planning Board’s approval of the RIO Permit, the Applicant resubmitted many portions of the PSI Application. Revised documents were also submitted in response to comments from the Town’s reviewers, the public, and the Board. The documents submitted by the Applicant are set out in Attachment 1.

PUBLIC HEARING

The PSI application was initially submitted on March 2, 2020, together with an application for a Special Permit under the Residential Incentive Overlay District.

In accordance with the Zoning Bylaw the Planning Board first considered the RIO application. At its meeting on August 19, 2020, the Planning Board approved the RIO permit.

On August 31, following the Planning Board’s approval of the RIO Permit, the Applicant resubmitted many portions of the PSI Application. The Planning Board commenced the PSI hearing on September 8, 2020. At that meeting the PSI Hearing was continued to September 21, 2020. That meeting discussed issues raised by Engineering in comments received at the beginning of the meeting and the hearing was continued to October 19, 2020 for further consideration of the issues, and further continued until November 2, 2020.

Catherine Johnson, Kathleen Woodward, James Roberti, and Thomas Taylor were present for all sessions of the public hearing. Patricia Mallett was present for all sessions of the public hearing but absent for the September 21, 2020 hearing but has certified that she has met the requirements of M.G.L. c. 39, §23D and §6.8A of the Town Bylaws for such meeting and is able to vote on the Special Permit.

After comments were concluded on November 2, 2020, James Roberti made a motion to close the public hearing. Kathleen Woodward seconded the motion. The Board voted 5-0 to close the public hearing.

After closing the Public Hearing, the Board at the November 2, 2020 hearing, James Roberti made a motion to grant the PSI Special Permit based on the following Application Submittal Documents and Plans: Town Review Comments, Reports, and Recommendations; Findings; and Conditions. Kathleen Woodward seconded the Motion. The Board voted 5-0 to approve the motion.

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As a result of the COVID 19 emergency the PSI Hearings were held as remote meetings using a Zoom Webinar platform. All sessions of the public hearing were recorded by Wellesley Media and are available at www.wellesleymedia.org.

TOWN REVIEW COMMENTS, REPORTS, AND RECOMMENDATIONS

In accordance with Zoning Bylaw 16A PROJECT APPROVAL the PSI application was referred to the Town's Department of Public Works, Fire Department, Municipal Light Plant, and Board of Selectmen. The Planning Board received reviews, reports and recommendations from Town Departments set forth in Attachment 2.

PSI REQUIREMENTS

Section 16A, *Project Approval*, of the Zoning Bylaw, requires the Applicant to “submit...a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling.” The intent of the analysis by the Applicant, Review Departments, and the Planning Board being to “determine the impact on the Town's existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities which will benefit a PSI.”

FINDINGS

Based on the aforementioned *Application Submittal Documents and Plans* and the *Town Review Comments, Reports, and Recommendations*, along with the consideration of information received at the public hearing sessions, the Wellesley Planning Board has made the following findings:

1. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to WATER service, as specified in Section 16A.C.3.e;
2. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to SEWER service, as specified in Section 16A.C.3.e;
3. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to STORM DRAINAGE service, as specified in Section 16A.C.3.e;
4. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to ELECTRIC service, as specified in Section 16A.C.3.e;

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5. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to TRAFFIC, PEDESTRIAN AND BICYCLE SAFETY, as specified in Section 16A.C.3.e;
6. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to FIRE PROTECTION AND LIFE SAFETY service, as specified in Section 16A.C.3.e; and
7. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to the REFUSE DISPOSAL SYSTEM, as specified in Section 16A.C.3.e.

CONDITIONS

This decision is made based on the Applicant, the Project, their successors and assigns complying with the following conditions:

1. The owner/developer shall construct all improvements in substantial accordance with the following plans and materials set forth in Attachment 1.
2. Modifications or material changes to the Project shall be presented to the Planning Board for review. The Planning Board shall determine whether such changes generate an intensification of use. If such changes generate an intensification of use, the owner/developer shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements or conditions cannot be completed, the owner/developer shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.
3. Prior to the issuance of Site Plan Review approval by the Zoning Board of Appeals, or the issuance of permits by the Building Department, the Department of Public Works shall confirm their approval of all planned work associated with the municipal water system, sewer system, storm drainage system, and refuse disposal system, both on and off-site. Prior to the issuance of a Certificate of Occupancy for the first residential unit within the project, the owner/developer shall submit to the Department of Public Works as-built plans for all applicable utilities and systems installed, and the Department of Public Works shall confirm that all work has been completed to the Department's satisfaction.

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4. All work regarding the municipal electric system, both on and off-site, shall be completed to the satisfaction of the Municipal Light Plant prior to the issuance of a Certificate of Occupancy for the first residential unit within the project.
5. All refuse and recycling from the Project shall be handled by private haulers in accordance with Town regulations and shall not be the responsibility of the Town. Residents should not utilize the Town of Wellesley RDF for trash disposal. However, the provisions of this Condition 5 shall not apply to the existing units at 12-14 and 16-18 Hollis Street which already use the Town of Wellesley RDF.
6. The Applicant shall undertake the following traffic, pedestrian, and bicycle safety measures:
 - a. Project site driveways should be a minimum of 18-feet wide and a maximum of 24-feet wide to accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle as defined by the Wellesley Fire Department. Truck-turning templates shall be provided.
 - b. Parking maneuvering aisles shall comply with zoning requirements as detailed in Section 21 of the Town of Wellesley Zoning Bylaw.
 - c. Signs and landscaping to be installed as part of the Project within intersection sight triangle areas shall be designed and maintained so as not to restrict lines of sight. Sight triangles shall be provided for the proposed driveways on the site plans.
 - d. Conduct a Roadway Safety Audit (RSA) for Weston Rd. and Linden St., and Weston Rd. and Central St. intersections and establish an escrow account to make a financial contribution towards the long-term transportation improvements identified for consideration within the RSA and ultimately selected by the Town. Such review shall be done in coordination with the review under PSI 20-01 of the project proposed for 148 Weston Road by the applicants for such project. Expenses for the RSA and the selected contributions for the transportation improvements designed by the Town shall be shared equally by both this project and the project subject to PSI 20-01. Based upon the Town-designed improvements, the Planning Board will establish the required escrow amount in consultation with Environmental Partners Group, Inc. The escrow amount for the subject project is to be established prior to the issuance of Certificate of Occupancy.
 - e. The applicant shall review the signal timing and phasing plan for the intersections of Linden Street at Crest Road and Linden Street at Everett Street prior to the Certificate of Occupancy and shall re-optimize if necessary; this shall include the yellow and all-red vehicle clearance intervals and the timing for the pedestrian phase and shall conform to MUTCD standards.

- f. Following the issuance of a Certificate of Occupancy, the applicant shall perform follow-up traffic studies; the timing of such shall be at 6 months from the date of the Certificate of Occupancy. Following the initial study, a secondary study shall be conducted no later than 1 year following the issuance of a Certificate of Occupancy. Such study shall include, but not be limited to the following:
 1. The total number of vehicles entering and exiting the site during the weekday AM and PM peak, and Saturday mid-day peak to determine the 10% increase in trip generation; and
 2. The study shall include capacity, queuing, and delay analysis of the critical locations listed below:
 - i. Linden Street/Everett Street;
 - ii. Linden Street/Hollis Street
 - iii. Linden Street/Crest Road
 - iv. Linden Street/Weston Road
 - v. Weston Road/Central Street
 - g. The PSI standards for pedestrian and bicycle circulation require sidewalks within a walking distance of 600 feet of the Project to be provided along walking routes to the nearest public transportation station(s) or boarding point(s) if such facilities exists within one mile of the development site as well as identification of sidewalk links or connections to surrounding neighborhoods. The Selectmen recommend the following sidewalk mitigation:
 - h. All pedestrian ramps on the project site should be complaint with Americans with Disabilities Act (ADA)
 - i. Provide a crosswalk with ADA-compliant wheelchair ramps and a pedestrian-actuated Rectangular Rapid Flashing Beacon aka "Pilecki Light" to accommodate the pedestrian demand created by the project for crossing Linden Street between the Project site and the Tailby Parking Lot to access the Wellesley Square Commuter Rail Station.
 - j. Provide a cement concrete driveway apron at the driveway entrance to highlight pedestrian travel along the Linden Street sidewalk.
7. [reserved]
 8. Linden Street should be milled and repaved along the frontage of the lot at any areas affected by utility work for the project.
 9. A two deep sump catch basin and manhole should be installed at the corner of Linden and Hollis to the satisfaction of the Department of Public Works;

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10. Hollis Street should be widened to a uniform 18'.
11. A new ADA compliant sidewalk with a minimum width of 5' shall be installed on the west side of Hollis Street and if the Board of Selectmen after proper notice and hearing determine that a sidewalk shall be installed on the east side of Hollis Street, the Applicant or its successor shall reimburse the Town for all costs associated with such installation.
12. Utility poles should be removed along the frontage of Hollis Street and Linden Street and the overhead utilities relocated underground, such work to be performed by the Municipal Light Plant with the consent of Comcast and Verizon, with the Applicant reimbursing the Municipal Light Plant for the cost of such installation, and if requisite permissions are not obtained for such work or Applicant determines the cost of such work to be prohibitive, then the Applicant shall propose alternate arrangements for overhead utilities to the Planning Board to be approved by the Planning Board prior to the issuance of a building permit. With the consent of the Department of Public Works, the Applicant may dig trenches and install conduits at its own cost but to the Town's standards.
13. The applicant shall perform or reimburse the Town of Wellesley for all costs incurred or to be incurred in connection with:
- a) improvement, repair, and/or replacement of water lines, hydrants, and associated facilities serving the project if the Department of Public Works determines that any changes need to be made to the same to accommodate additional demands of the project.
 - b) installation of Infiltration/Inflow mitigation work with respect to increased sewer flows of 11,752 gpd as agreed with the Department of Public Works to decrease sewer flow at a 4:1 ratio, such work to be in the vicinity of the Project unless otherwise agreed by DPW and in accordance with mitigating impact standards as set forth in 314CMR Division of Water Pollution Control Scope defined in 13(b) shall be credited against the overall I&I mitigation work as determined by DPW.
14. Prior to issuance of a Building Permit for the Project, the Applicant shall prepare a site plan for the Project showing the combination of the Delanson Circle lots into one lot and the extinguishing of Delanson Circle such plan to be acceptable to the Planning Board, the DPW. Prior to the issuance of a Certificate of Occupancy for the Project the Applicant shall take all action necessary for the removal of existing utility easements across the Delanson Circle lots, subject to approval by the Select Board and Town Meeting.
15. The Crosswalk across Linden Street shall be located as shown in C-1 Site Development dated February 21, 2020, revised 7/10/2020, 8/12/2020, and 10/27/2020 prepared by EMBARC:

16. An emergency generator shall not be installed on any exterior portion of the site; any backup electricity needs shall be supplied with approval by the MLP and the Fire Department, by batteries installed inside the building if the same are feasible, or if batteries are not feasible (due to costs that are a 2.0 multiple of a generator's cost), an internal generator exhausted to the roof of the building following applicable codes and screened in the same manner as rooftop condensing units shall be acceptable.
17. DPW should review and approve a plan for removal of ledge prior to any such work being performed
18. DPW shall review the installation of on-site infiltration systems to ensure adequate separation between the bottom of such systems and underlying ledge.
19. Additional off-site parking should be provided for workers during construction.
20. Signage limiting use of spaces on Hollis Street to short term pick up/drop off parking must be approved by the Board of Selectmen
21. There shall be no storage on or obstruction of Linden or Hollis Streets during construction
22. A new fire hydrant shall be installed on either Hollis Street or Linden Street to the satisfaction of DPW and the Fire Department. The location of the new hydrant will be finalized in writing prior to or during Site Plan Review.
23. A hydrant flow shall be conducted and show to the satisfaction of DPW that there is sufficient water pressure, including for fire protection system
24. Retaining walls shall have a minimum of a 2 to 3-foot setback from the property line
25. DPW shall review and approve plans for retaining walls to review constructability including need for shoring and pinning and replacement of any trees damaged during construction
26. All utility work on Linden Street shall be done during off-peak hours and with a police detail
27. Prior to the issuance of any permits from the Building Department and prior to the issuance of any and all Certificates of Occupancy for residential units within the project, the Planning Director shall be responsible for determining the compliance of the project, and any plans therefor, with the PSI special permit and these conditions. During the course of construction, the Planning Director shall have access to the project site with reasonable notice to the owner/developer.

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ADDITIONAL PROVISIONS

The issuance of this permit does not in any way modify or release any obligations of the Applicant/Owner and its successors and assigns under the Development Agreement with the Town regarding the project.

The issuance of this permit does not in any way modify or release any obligations of the Applicant/Owner and its successors and assigns under the Residential Incentive Overlay District Special Permit issued by the Planning Board for the project.

The Planning Board retains the right to submit to the Zoning Board of Appeals or other applicable boards or commissions any comments deemed appropriate by the Planning Board in connection with Site Plan Approval under Section 16A PROJECT APPROVAL of the Town's Zoning Bylaw or any other permits or approvals required in connection with the Project.

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Appeals from this decision, if any, shall be made pursuant to general laws, Chapter 40A, Section 17, M.G.L. and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk, subject to any extensions or stays of such filing or appeal periods including any extensions or stays set forth in applicable legislation, executive orders, or rules or orders of the Supreme Judicial Court pertaining to COVID - 19.

This special permit shall be recorded at the registry of deeds in accordance with the provision of Chapter 40A, Section 11, M.G.L.

WELLESLEY PLANNING BOARD

By: Catherine L. Johnson
Catherine L. Johnson, Chair

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with the Town of Wellesley Zoning Bylaw, I hereby certify that thirty (30) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

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ATTACHMENT 1
SUBMITTALS AND PLANS

1. Application Form for Review of Project of Significant Impact, dated 2/28/2020 revised June 16, 2020
2. Municipal Systems Impact Analysis dated July 7, 2020, prepared by Wozny/Barbar & Associates, Inc.
3. Municipal Systems Impact Analysis prepared by McKenzie Engineering Group
4. Town of Wellesley Municipal Systems Impact Analysis: Refuse and Recycling Plan dated August 28, 2020, prepared by EMBARC
5. Construction Management Plan dated October 23, 2020, prepared by RISE Construction Management
6. Town of Wellesley Construction Management Plan prepared by Nitsch Engineering:
 - a. TR-001 Cover Sheet
 - b. TR-002 General Notes
 - c. TR-003 Site Work, Foundations, and Podium
 - d. TR-004 Superstructure and Finishes
 - e. TR-005 Truck Turning Maneuvers
 - f. TR-006 Truck Turning Maneuvers
 - g. TR-007 Truck Turning Maneuvers
 - h. TR-008 Truck Turning Maneuvers
 - i. TR-009 Truck Route
7. Photometric Plan and Lighting Cut Sheets prepared by Reflex Lighting
8. Drainage Calculations and Stormwater Management Plan dated February 21, 2020, revised July 10, 2020, Revised August 12, 2020, prepared by McKenzie Engineering Group
9. Letter dated February 24, 2020, by John J. Del Tufo, Wozny/Barbar & Associates, to National Grid regarding Natural Gas Requirements
10. Municipal Systems Impact Analysis prepared by McKenzie Engineering Group
11. Project Plans Permit Set for Wellesley Square Residences prepared by EMBARC:
 - a. A00 Cover Sheet dated August 12, 2020
 - b. A00-1 List of Changes dated August 12, 2020

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- c. EX-1 Existing Conditions Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- d. B-1 Boring Log Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- e. C-1 Site Development Plan dated February 21, 2020, revised 7/10/2020, 8/12/2020, and 10/27/2020
- f. C-2 Grading and Drainage Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- g. C-3 Utility Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- h. C-4 Site Cross Section A-A Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- i. C-5 Site Cross Section B-B Plan dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- j. C-6 Drainage Plan & Profile dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- k. C-7 Drainage Plan & Profile dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- l. C-8 Drainage Plan & Profile dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- m. C-9 Sewer Plan & Profile dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- n. C-10 Turning Movement Plan Passenger Car dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- o. C-11 Turning Movement Plan Passenger Car dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- p. C-12 Turning Movement Plan Fire Truck dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- q. C-13 Turning Movement Plan Ambulance dated February 21, 2020, revised 7/10/2020 and 8/12/2020
- r. C-14 Construction Details dated February 21, 2020
- s. C-15 Construction Details dated February 21, 2020
- t. C-16 Construction Details dated February 21, 2020
- u. C-17 Construction Details dated February 21, 2020
- v. C-18 Construction Details dated February 21, 2020
- w. C-19 Construction Details dated February 21, 2020
- x. L1 Landscape Plan dated August 12, 2020
- y. L2 Landscape Plan Enlargement dated August 12, 2020
- z. L3 Landscape Plan Enlargement dated August 12, 2020
- aa. L4 Landscape Plan Roof Plan dated August 12, 2020
- bb. L5 Landscape Plan Roof Plan Enlargement dated August 12, 2020
- cc. L6 Wall Types dated August 12, 2020
- dd. L7 Sections & Materials dated August 12, 2020
- ee. L8 Sections dated August 12, 2020
- ff. A04 Site Plan dated August 12, 2020 revised 10/27/2020
- gg. A05 Site Lighting Plan dated July 10, 2020
- hh. A10 Basement Parking Plan dated August 12, 2020 revised 10/27/2020

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- ii. A11 1st Floor Plan dated August 12, 2020
 - jj. A12 2nd Floor Plan dated August 12, 2020
 - kk. A13 3rd Floor Plan dated August 12, 2020
 - ll. A14 Roof Plan dated August 12, 2020
 - mm. A20 South Elevation – Linden Street dated August 12, 2020
 - nn. A21 East Elevation – Hollis Street dated August 12, 2020
 - oo. A22 North & West Elevations dated August 12, 2020
 - pp. A23 Courtyard Elevations dated August 12, 2020
 - qq. A30 Building Sections dated August 12, 2020
 - rr. A91 Rendering View 1 dated August 12, 2020
12. Memorandum dated October 13, 2020 from Susan B. Spratt, P.E. McKenzie Engineering Group to George J. Saraceno Regarding Drainage Recommendations
 13. Memorandum dated October 13, 2020 from Ryan Noone, EMBARC, to Donald McCauley re: Acoustic Performance attaching:
 - a. SK-1 Transformer & Generator Enlarged Plan
 - b. SK-2 Transformer & Generator Enclosure Section
 14. Memorandum dated October 9, 2020, from Jeff Fullerton, Intertek, to Ryan Noone, EMBARC, re: Acoustics – Generator Sound Level Predictions
 15. Transportation Impact Assessment prepared by Vanasse & Associates, Inc. for Delanson Realty Partners dated March 2020
 16. Letter dated May 27, 2020, from Jeffrey S. Dirk, Vanasse & Associates, Inc. to Meghan Jop re: Response to Transportation Impact Assessment Peer Review Wellesley Square Residences.
 17. Transportation Impact Assessment prepared by Vanasse & Associates, Inc. for Delanson Realty Partners dated March 2020
 18. Letter dated May 28, 2020 from Jeffrey S. Dirk, Vanasse & Associates, Inc. to Meghan C. Jop, Executive Director, re Response to Transportation Impact Assessment Peer Review.
 19. Transportation Impact Assessment prepared by Vanasse & Associates, Inc. for Delanson Realty Partners dated July 2020
 20. P-1 Preliminary Utility Pole Relocation Plan dated August 14, 2020, prepared by McKenzie Engineering Group
 21. Delanson Circle responses to DPW comments updated 10/27/2020

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ATTACHMENT 2
REPORTS FROM
TOWN OF WELLESLEY DEPARTMENTS AND CONSULTANTS

1. Memorandum dated May 4, 2020, from Brandon Schrenker, Walker Consultants, to Meghan Jop regarding parking
2. Letter dated June 3, 2020, from Deputy Chief Stephen Mortarelli, Town of Wellesley Fire Rescue Department, to Don McCauley
3. Memorandum received August 5, 2020, from George Saraceno, Senior Civil Engineer, Town of Wellesley Department of Public Works, to Don McCauley, Planning Director
4. Memorandum dated August 20, 2020 to Meghan C. Jop from James D. Fitzgerald of Environmental Partners re: Wellesley Square Residences Transportation Impact Assessment Peer Review
5. Memorandum dated August 26, 2020, from Marjorie Freiman, Chair of the Board of Selectmen, to Catherine Johnson, Chair of the Planning Board
6. Memorandum dated September 9, 2020, from Daniel Trant, Wellesley Municipal Light Plant, to Don McCauley
7. Memorandum received September 17, 2020, from George Saraceno, Senior Civil Engineer, Town of Wellesley Department of Public Works, to Don McCauley, Planning Director
8. Memorandum received October 16, 2020, from George Saraceno, Senior Civil Engineer, Town of Wellesley Department of Public Works, to Don McCauley, Planning Director

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