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04/22/21

Don McCauley
Planning Director
Town of Wellesley - Planning Department
525 Washington Street
Wellesley, MA 02482

Re: 128 Cliff Road, Large House Review Application Waiver

Dear Mr. McCauley,

I am the Architect for a new garage proposed to replace an existing garage at 128 Cliff Road, Wellesley, MA 02481. On behalf of the Owners, Peter Lacaillade and Marjorie Lacaillade, I would like to make a request for waivers of the Large House Review Application Submission Requirements.

128 Cliff Road is in the SR-20 zoning district. The lot square footage is 51,631. The property is subject to Wellesley Wetlands Protection (WWPC) review per The Massachusetts Wetlands Protection Act.

The current proposal for this property is to remove the existing 2-car garage which is in serious need of structural and aesthetic repair and replace it with a 3-car garage. The proposed garage maintains the Southwest corner of the existing garage and expansion/additional length is added to the North towards the side yard setback. Proposed garage falls within all zoning setbacks. The garage location is at the back of a long driveway beyond the main house and visibility from Cliff Road is limited by both the distance of setback, slope of property and existing vegetation. The garage aesthetic matches materials and style of the main house. Roof pitch has been increased to accept slate tiles to match the main house and dormers added (with arched double hung windows) similar to the main house. New garage will also have copper gutter and downspouts similar to main house. The ultimate goal was to have a garage that mirrors the general aesthetic of the primary structure on site.

For lighting, there will be 1 additional light (2 lights currently exist on existing garage) for a total of 3 lights on proposed garage (<5 total fixtures; therefore, photometric plan and fixture specifications are not required).

The proposed garage and structure has been reviewed by the Wellesley Wetlands Protection Committee (WWPC) and has received approval with an 'Order of Condition'. Project Order of Conditions Exhibit A from the WWPC is identified as MA DEP# 324-0950. There is an existing stormwater management system that was installed as part of 2013 main house building expansion and landscaping project. As part of this project an additional dry well system will be added to the existing dry well system to control any addition runoff generated by the garage and additional pavement.

Currently, the TLAG of the property is 5,923 sf and will increase to 6,999 sf. Of the additional 1,076 sf increase, 322 sf is part of the extended garage footprint and 754 sf is additional attic area (ceiling height 5 Feet or greater) generated with the increased slate roof pitch and dormers).

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Due to the minimal impact of the proposed addition on the property, we respectfully ask the Board to consider a waiver of the following application requirements.

1. Design Review Board

The proposed garage has limited visibility, falls within all zoning setbacks, size and location approved by WWPC and majority of increased square footage falls within new attic roofline which is an aesthetic decision to mirror the architectural style/materials of the main house.

2. Landscape Plan

A full site survey has been completed and a site plan developed as part of the WWPC review/approval process. Property is well vegetated and was professionally landscaped in 2013 as part of a permitted site improvements. The landscape consists of a number of mature trees and hedges which limits visibility from Cliff Road and will not be impacted by the construction. One tree, at the Northeast corner of the existing garage, will be removed as part of this renovation. Proposed Site Plan as reviewed and approved by WWPC has approved the removal of this tree with the replacement of 2x Red Maple trees and 12 Red Osier Dogwood trees.

All remaining plantings and landscape features on site will remain in place. All work is limited to the existing garage location.

Respectfully,



Anne Snelling-Lee
Principal, a+sl Studios, inc.