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Mr. Eric Arbeene, Senior Planner  
Town of Wellesley  
888 Worcester Street  
Wellesley, MA 02482

Re: Revisions to LHR, 112 Abbott Road

Dear Mr. Arbeene:

With the electronic submittal today, and the impending delivery of 11 hard copies of numerous revised materials in support of the LHR application for 112 Abbott Road, I am writing to provide a brief overview of the revised materials to assist the Planning Board in its review.

On Thursday, August 25th, the applicant met with the Wetlands Protection Committee (WPC). The WPC voted unanimously to approve work proposed within the local wetland bylaw's "25-foot No Disturbance Zone." This includes the proposed drainage improvements and other proposed site modifications. The WPC agreed to move forward with drafting an Order of Conditions approving the project. We expect to receive from WPC staff a Draft Order of Conditions for review and comment. This is the WPC's ordinary procedure, and helps to catch scriveners' errors and the like before an approval is formalized. The public hearing was continued until 9/15 at which time we anticipate a vote of the WPC approving the Order of Conditions for the project.

In light of the fact that the WPC will not vote the Order of Conditions until its September 15, 2022 meeting, we would like to request a continuance of the continued Large House Review hearing, presently scheduled for September 6, 2022, continuing the hearing until the Board's meeting on September 19, 2022. If my presence is required in order to authorize an extension of the action deadline, please advise.

The revised documents include the following, which we believe address various issues and concerns raised during the review process.

To address concerns regarding a monoculture of five red maples to be planted along the common property line with 108 Abbott, the applicant has now substituted 2 Honey Locusts for two of the red maples.

The Tree Protection Plan has been enhanced with greater setbacks of protective fencing from the protected trees. The cultec system in the side yard has now been spilt into two smaller systems, allowing for greater distance from a tree in the side yard. Architectural revisions include the removal of balustrades from the addition, and from the right side bump out. The renderings and the elevations have been revised accordingly. The removal of the balustrades further minimizes the front façade impact as viewed from Abbott Road.

The materials can be broken down as follow.

- **Landscape Package** - revised trees (added two Honey Locust) to avoid monoculture, updated tree protection plan as requested, and prepared individual 8.5x11 pages outlining the tree and plantings and highlighting the replacement dbh for the trees.
- **Engineer Package** - Revised Proposed Conditions for previous modifications and revised cultec design. Recalculated impervious with 112 Lot and the 25' Buffer for WPC.
- **Architectural Package** - Revised front elevations showing removal of balustrade except for over the main entrance consistent with the historical photo. Additionally colored renderings have been updated to show changes to landscape / driveway and will hopefully be updated to show the balustrade change as well.

Thank you for your consideration of the revised submittal materials, and I look forward to learning whether the Board would want me present to seek an extension of the action deadline and continuance of the LHR hearing until September 19, 2022.

Very truly yours,



David J. Himmelberger