



**Town of Wellesley  
Planning Department**  
Lower Level - Town Hall  
525 Washington Street  
Wellesley, MA  
781-431-1019 x2232

**Wellesley Planning  
Board  
LARGE HOUSE  
REVIEW APPLICATION**

***Applicant, please complete this form and include it with your application for Large House Review. Please read the LHR Rules and Regulations and consult with Planning Department for application requirements.***

**Application Information:**

Property Address: 50 Longfellow Road, Wellesley, MA 02481

Area District: Single Residence 15 Project type (check one): New House  Addition

Proposed TLAG (sq. ft.): New House: 5,860 sq ft  
Addition: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ % Increase: \_\_\_\_\_

Property Owner Name: Eduardo and Rebecca Delgado

Owner Mailing Address: 50 Longfellow Road, Wellesley, MA 02481

Email Address: ed@delgado.com and daisy\_mae93@hotmail.com Phone: 508-782-0189 / 781-799-0755

Applicant Name: Eduardo and Rebecca Delgado

Applicant Mailing Address: 50 Longfellow Road, Wellesley, MA 02481

Email Address: ed@delgado.com and daisy\_mae93@hotmail.com Phone: 508-782-0189 / 781-799-0755

Fee: \$2,000 New House: \$2,000 for TLAG less than 5,900 sq. ft.; \$3,000 for TLAG of 5,900 sq. ft. or greater. Additions: total TLAG less than 5,900 sq. ft., % TLAG increase x \$2,000, not to exceed \$2,000; total TLAG of 5,900 sq. ft. or greater, % TLAG increase x \$3,000, not to exceed \$3,000.

**Application Authorization:**

*I give permission for Planning Department Staff to enter upon my land for purposes related to this application during regular business hours:*

Signature of Property Owner:  Date: 6/28/2022

**For Town Use Only**

Submission Date: \_\_\_\_\_ Case Number: LHR-\_\_\_\_\_

Action Required By: \_\_\_\_\_ DRB Review Date(s): \_\_\_\_\_

Planning Board Review Date(s): \_\_\_\_\_ Planning Board Action: \_\_\_\_\_

**Design Professionals (if applicable):**

<p>Name, Phone # and Email of Land Surveyor:</p>	<p><b>Field Resources</b> 281 Chestnut St Needham, MA 02492 Tel: 781-444-5936 Fax: 781-449-8475 Email: office@fieldresources.net</p>
<p>Name, Phone # and Email of Engineer:</p>	<p><b>Kevin Quetti</b> Quetti Design LLC 20 Sanger St #2 Boston MA 02127 Tel: 413-281-6615 Email: quettidesign@gmail.com</p>
<p>Name, Phone # and Email of Architect:</p>	<p><b>Keri Murray</b> Keri Murray Architecture 210 North Main Street Sharon, MA 02067 Tel: 617-840-3707 Email: keri@kerimurrayarchitecture.com</p>
<p>Name, Phone # and Email of Landscape Architect:</p>	<p><b>Sallie Hill</b> Sallie Hill Design, LLC PO Box 61 Lexington, MA 02420 Tel: 339-980-9058 Email: sallie@salliehilldesign.com</p>
<p>Name, Phone # and Email of General Contractor:</p>	<p><b>Joe Grignaffini</b> Grignaffini Construction 148 Linden Street Wellesley, MA 02038 Tel: 781-237-0328 Email: grignaffiniconstructionoffice@gmail.com</p>



**Town of Wellesley**  
**Planning Department/Building Department**  
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# Large House Review TLAG AFFIDAVIT

*Attachment 1 to the Large House  
 Review Rules and Regulations  
 Adopted 6/27/17; Effective 7/1/17*

### Instructions:

This Affidavit and the Directions on pages 3 thru 5 are used to determine the "Total Living Area plus Garage Space" or "TLAG" of single family dwellings and associated accessory structures. TLAG is a defined term in Section XVID, *Large House Review*, of the Zoning Bylaw, by which the floor area of single family dwellings and associated accessory structures is calculated. **This Affidavit is required to be completed and submitted (pgs 1 & 2 only; use additional sheets if necessary) for review by the Building Department for all new single-family dwellings and additions to single-family dwellings, all new accessory structures over 100 square feet in area and additions to such structures, and any other project for which the Inspector of Buildings deems submission of the form necessary.**

Please complete this Affidavit in full and provide the following materials:

- Complete and accurate dimensioned plans, including floor plans, elevations of the entire structure (alterations of existing buildings that add 5% or less of TLAG are not required to submit plans for the entire structure).
- A separate plan providing calculations for determining the TLAG of the proposed structure.

This information will be used by the Building Department to determine whether a project is subject to review by the Planning Board under Section XVID, *Large House Review*, of the Zoning Bylaw. Large House Review ("LHR") is required for:

- New single-family homes and associated accessory structures which exceed the area calculation threshold established in the LHR section (XVID) of the Zoning Bylaw; or
- Additions to single-family homes and associated accessory structures when the addition increases the existing calculated area of the dwelling by more than 10% **and** the resulting area of the dwelling exceeds the same established threshold.

### Application Information:

Property Address: 50 Longfellow Road, Wellesley

Single Residence Area District (Circle One):	10,000	15,000	20,000	30,000/40,000
TLAG Threshold:	3,600	4,300	5,900	7,200

Applicant Name: Eduardo and Rebecca Delgado Phone #: 508-782-0189 / 781-799-0755  
 (Builder or Record of Permit Application)

**I do hereby certify under the pains and penalties of perjury that the information provided within this Affidavit is true and correct and these calculations are for zoning purposes only.**

Applicant's Signature Eduardo Delgado Date 6/28/2022

For Town Use Only	
Affidavit: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Notes:
Large House Review: <input type="checkbox"/> Required <input type="checkbox"/> Not Required	
Building Inspector _____	Date _____

**LARGE HOUSE REVIEW - TLAG AFFIDAVIT**

**Property Address:** 50 Longfellow Road, Wellesley  
**Applicant Name:** Eduardo and Rebecca Delgado

**CHECK ONE:**

**For New Single Family Dwelling (including accessory structure(s)):**

Proposed TLAG (a+b+c+d+e+f from calculations below) = 5,860 sq ft

**For Additions to Single Family Dwellings/Accessory Structures:**

TLAG of Existing Dwelling/Accessory Structures (subtract any areas to be removed):	
TLAG of Proposed Addition(s):	
Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):	
% Increase of TLAG: $\frac{\text{(Total TLAG)} - \text{(Existing TLAG)}}{\text{(Existing TLAG)}} \times 100 =$	

**BASEMENT TLAG CALCULATION** - refer to Basements on pages 4 and 5

Basement Area 1

Height of basement wall: 108"; Average height of basement wall above grade: 42.8"

% of basement wall above grade: 39.6%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 1763 SF; Basement area that counts toward TLAG (sq. ft.): 699 SF  
(a)

Basement Area 2 (if applicable; if basement-ceiling heights are not the same height in different portions of the basement, please calculate those sections separately.)

Height of basement wall: \_\_\_\_\_; Average height of basement wall above grade: \_\_\_\_\_

% of basement wall above grade: \_\_\_\_\_; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): \_\_\_\_\_; Basement area that counts toward TLAG (sq. ft.): \_\_\_\_\_  
(a)

**ABOVE-GRADE TLAG CALCULATION** - refer to Above-Grade Floors on page 3

First floor area (sq. ft.) 2348 SF Second floor area (sq. ft.) 2010 SF  
(b) (c)

**ATTIC TLAG CALCULATION** - refer to Attics on page 3

Attic area (sq. ft.): 803 SF  
(d)

**ACCESSORY STRUCTURE TLAG CALCULATION**

Number of detached accessory structures greater than 100 sq. ft. in area: \_\_\_\_\_

First floor area (sq. ft.) \_\_\_\_\_ Second floor area (sq. ft.) \_\_\_\_\_  
(e) (f)

Property Address: \_\_\_\_\_  
 Applicant Name: \_\_\_\_\_

**DIRECTIONS FOR THE CALCULATION OF TLAG**

**General**

Total Living Area plus Garage ("TLAG") is as defined in Section XVID of the Zoning Bylaw. This Attachment to the *Large House Review Rules and Regulations* provides additional direction on the calculation of TLAG.

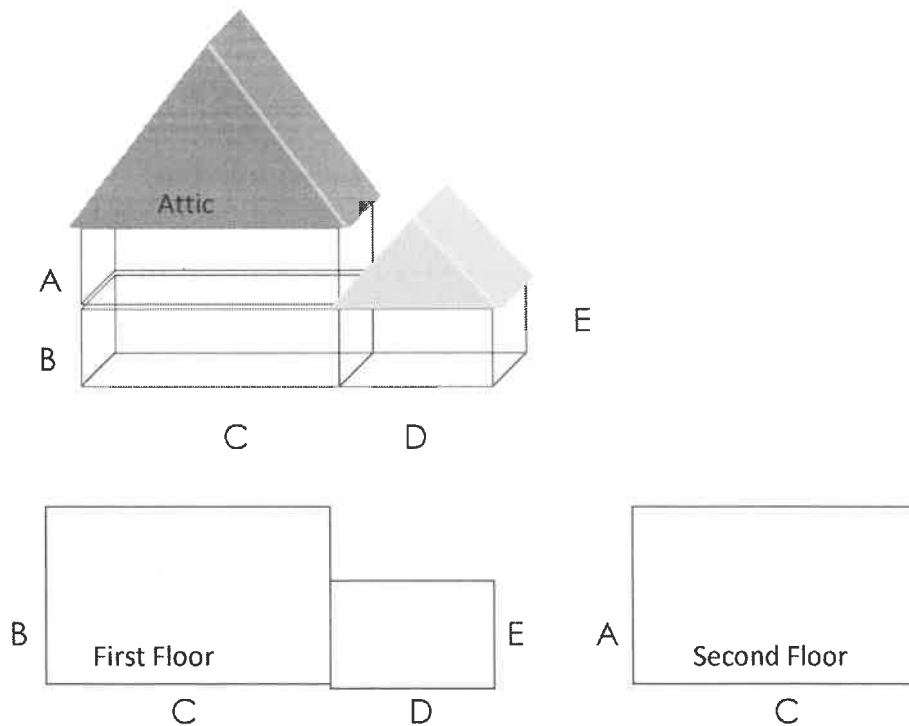
**Multiple Building Permits**

Multiple building permits that increase TLAG at the same location within any three-year period (i.e., within a three-year moving window) shall be collectively considered as one project for the purposes of LHR thresholds.

**Calculating Total Living Area plus Garage Space**

- Above-Grade Floors:** Figure 1 illustrates how the TLAG of the main body of the house and/or accessory structures shall be calculated. Measurements are to be taken from the exterior surface of the exterior walls (all interior area shall be included in the measured dimensions, including interior stairways, areas occupied by chimneys, garage, and storage space; heated porches shall be included).

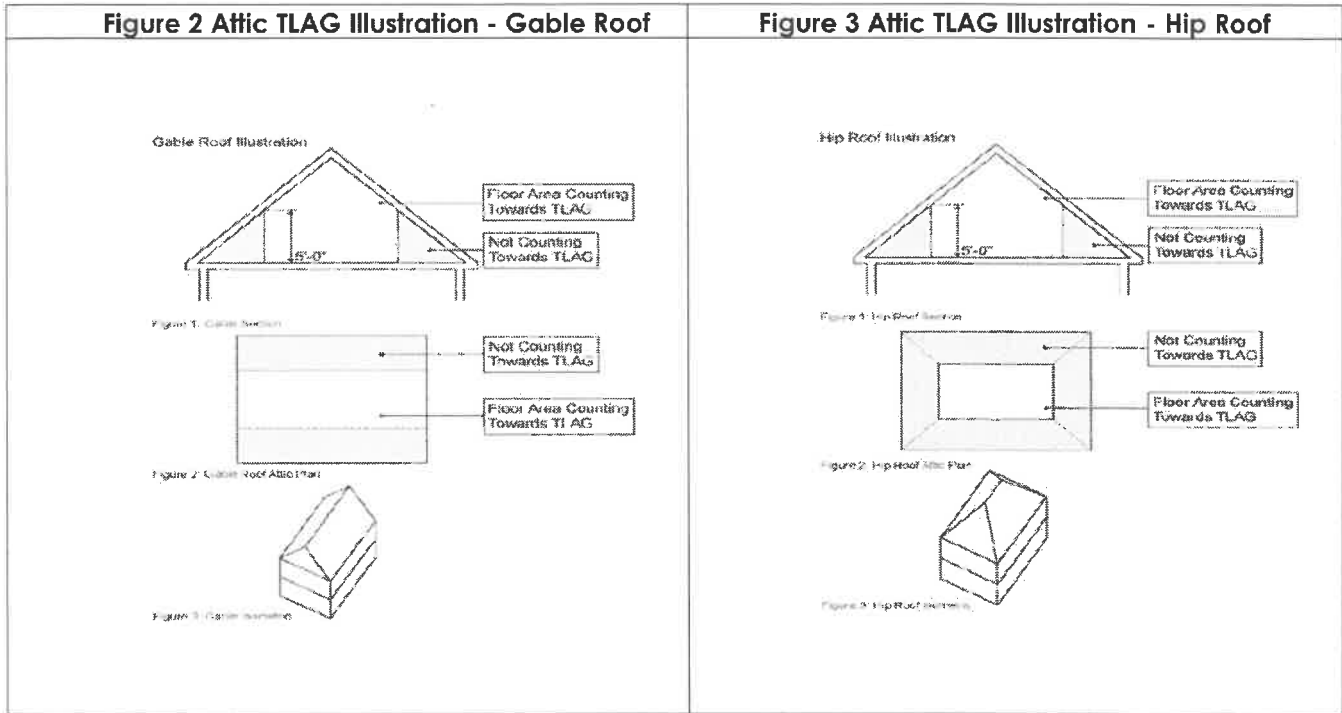
**Figure 1 Calculation of Structures**



$(B \times C) + (D \times E) + (A \times C) =$  The sum of the horizontal areas of the above-grade floors measured from the exterior face of the exterior walls.

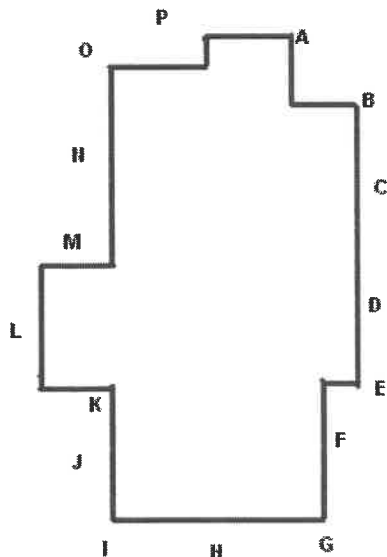
Property Address: \_\_\_\_\_  
 Applicant Name: \_\_\_\_\_

2. **Attics:** Figures 2 and 3 below illustrate how attic area shall be measured (calculations are applicable to all roof types).



3. **Basements:** Figure 4 illustrates how basements are to be measured. These calculations include all areas of basements, including garage and unfinished/storage areas; garages and storage areas in basements are not additive, but are calculated as basement TLAG. Basement area calculations shall be taken from the interior of the foundation walls.

Figure 4 Basement TLAG Illustration



- Starting at one corner of the structure measure the height of the basement wall above grade every 10 linear feet.
- Average these measurements.
- The average wall height above grade is the numerator.
- The denominator is the height of the basement wall measured from the basement floor slab to the underside of the floor joists.
- The fraction created is the percentage of basement wall above grade.
- If the fraction is below  $\frac{1}{4}$  or .25 the basement is exempt from TLAG.**
- If the fraction is  $\frac{1}{4}$  (.25) or more a portion of the basement will count towards TLAG.**
- The amount of the basement that will count towards TLAG is calculated by multiplying the area of the basement by the percentage/fraction.

**Property Address:** \_\_\_\_\_  
**Applicant Name:** \_\_\_\_\_

**Calculating Basement TLAG**

$$\frac{A \text{ thru } P}{16} = \text{Average Wall Height Above Grade}$$

$$\frac{\text{Average Wall Height Above Grade}}{\text{Height of Basement Wall}} = \% \text{ of Basement Above Grade}$$

**4. Multi-Story Interior Spaces:**

- a. Features such as a foyer, balcony, vaulted ceiling, or cathedral ceiling with a ceiling height of 12 or more feet shall be counted as multiple stories.
- b. The floor area of a two-story foyer shall be counted as first floor space as well as second floor space.
- c. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height 12 feet or more will count as an additional full story.
- d. Multi-story interior finished spaces that contain cathedral, tray, or vaulted ceiling with a vertical wall height less than 12 feet will count as a single story.

**5. TLAG Exemptions**

- a. Exterior areas occupied by a chimney, covered or uncovered patios or stairs, areas under a canopy, decks, unheated porches and bay or bow windows having no foundation will not count toward TLAG.

**Activities Exempt from Large House Review**

Generally, the finishing of existing floor area that does not involve additions, is exempt from Large House Review. In most cases, the area being finished already counts as existing TLAG. For example, the completion or finishing of attics in existing structures where there is no addition, alteration of the roof, or adding of dormers, is likely exempt from Large House Review; similarly, the finishing of existing basement area without alteration of the foundation is also likely exempt from Large House Review.