



STAFF REPORT
Town of Wellesley – Planning Department

Application: LHR 22-08 - Large House Review for 112 Abbott Road
Subject Property: 112 Abbott Road (Parcel #56-31)
Zoning District: Single Residence District/20,000 Sq. Ft. Area Regulation District (SR20), Water Supply Protection District
Property Owner: Buck Russell
Applicant: Buck Russell
Date: July 8, 2022 ~~July 25, 2022~~ August 5, 2022 August 19, 2022 September 16, 2022 October 18, 2022
Staff Contacts: Don McCauley, ~~Planner~~ Planning Director
Eric Arbeene, Senior Planner
Emma Coates, Planner

APPLICATION OVERVIEW

Submission Date: May 18, 2022
Action Deadline: ~~August 15, 2022~~ August 25, 2022 ~~September 23, 2022~~ October, 24 2022
Project Nature: Addition
Existing TLAG: 5,306 sq. ft.
Proposed TLAG: ~~7,998 sq. ft.~~ 7,813 sq. ft.
Lot area: 24,204 sq. ft.

SUBMITTED PLANS AND DOCUMENTS

~~The applicant submitted additional plans on Thursday July 21 which Staff has not had an opportunity to review and so are not reflected below or referenced in comments below.~~

~~Revised materials for this project are shown in purple text. Hard copies of these materials were included in the Planning Board packets distributed for the September 6, 2022 meeting. Additionally, revised materials are available on the “Planning Board Applications Under Review” page on the Planning Department website.~~

Revised materials are shown in pink text. Hard copies of these materials were included in the Planning Board packets distributed for the October 19, 2022 meeting. Additionally, revised materials are available on the “Planning Board Applications Under Review” page on the Planning Department website.

1. Large House Review Application (undated)
2. TLAG Affidavit (undated) Revised noting reduced TLAG to 7,813 sq. ft. (undated)
3. Existing Basement TLAG Calculations (undated)

4. Proposed Basement TLAG Calculations (undated)
5. Statement of Intent prepared by Duckham Architecture & Interiors dated 5/18/2022
6. Neighborhood Delineation/Abutter Information (undated)
7. Abutter Property Cards dated 8/19/2021
8. Existing Site Photos (undated)
9. Historic Photo (undated)
10. The following drawings prepared by Duckham Architecture & Interiors:
 - a. A001 TLAG Analysis - Existing Conditions dated 05.18.22
 - b. A002 TLAG Analysis – Proposed Conditions dated 05.18.22
 - c. A003 Lot Coverage Calcs. dated 05.18.22
 - d. D201 Existing Elevation Demolition Calcs. dated 05.18.22
 - e. EC100 Existing Floor Plans dated 05.18.22
 - f. EC200 Existing Elevations dated 05.18.22
 - g. A100 Basement Floor Plan dated 05.18.22
 - h. A101 First Floor Plan dated 05.18.22
 - i. A102 Second Floor Plan dated 05.18.22
 - j. A103 Attic Floor Plan dated 05.18.22
 - k. A104 Proposed Roof Plan dated 05.18.22
 - l. A200 Proposed Front Elevation & Proposed Right Side Elevation dated 08.29.22
 - m. A201 Proposed Rear Elevation & Proposed Left Side Elevation dated 08.29.22
 - n. A201 Front Elevation - Proposed vs. Existing dated 05.18.22
 - o. A202 Right Side Elevation – Proposed vs. Existing dated 05.18.22
 - p. A203 Rear Elevation – Proposed vs. Existing dated 05.18.22
 - q. A204 Left Side Elevation – Proposed vs. Existing dated 05.18.22
 - r. A010 Photometric Lighting Site Plan dated 05.18.22
 - s. A004 Construction Layout Plan dated ~~08.04.22~~ 08.10.22
 - t. LD-01 Permeable Driveway Detail August 17, 2022
11. The following documents prepared by Verne T. Porter, PLS Land Surveyors – Civil Engineers:
 - a. Letter providing the existing and proposed impervious areas dated ~~May 17, 2022~~ and revised 8/3/2022 August 25, 2022 September 29, 2022
 - b. Permeable Driveway Detail (undated)
 - c. Existing Conditions Site Plan (108 & 112 Abbott Road) dated July 7, 2021
 - d. Existing Conditions Site Plan (112 Abbott Road) dated February 1, 2021
 - e. Proposed Conditions Site Plan (108 & 112 Abbott Road) dated April 19, 2022 and revised 6-24-22, and 8-2-22, and 8-25-22, and 9-28-22
 - f. Detail Sheet (108 & 112 Abbott Road) dated April 19, 2022 and revised 6-24-22, and 8-2-22 and 8/25/2022, and 9-28-22
 - g. Tree Protection & Preservation Plan dated May 16, 2022
 - h. Letter calculating the existing and proposed areas within the 25 foot buffer dated August 25, 2022 September 29, 2022
12. The following documents prepared by ML Curadossi Landscape Design & 3-D Imaging and Landscape America:

- a. L1.0 Landscape Plan dated 03/05/21 and revised ~~05/16/22~~ 07/29/2022 ~~(Two updated Landscape Plans have been submitted by the Applicant. The Plan with red lines denotes changes from the previous plan. The Plan without the red lines represents the current proposed Landscape Plan.)~~ 08/11/22 08/30/22 09/28/22
 - b. L2.0 Planting Plan dated 03/05/21 and revised ~~05/16/22~~ 07/29/22 08/11/22 08/30/22 09/28/22
 - c. L3.0 Tree Protection Plan dated 03/05/21 and revised ~~05/16/22~~ 07/29/22 08/11/22 08/30/22
 - d. L4.0 Lighting Plan dated 03/05/21 and revised 08/11/22 08/30/22 09/28/22
 - e. L5.0 Materials Plan dated 03/05/21 and revised ~~05/16/22~~ 08/11/22 08/30/22 09/28/22
13. Landscape Color Renderings: (undated) (updated renderings received on August 31, 2022)
- a. View 1 (Front of Home) (Tree Transparent)
 - b. View 1 (Front of Home)
 - c. View 2 (Right Side of Home) (Tree Transparent)
 - d. View 2 (Right Side of Home)
14. Tree Calculations (undated)
- a. Summary of Removal and Replication (undated)
 - b. 108 Abbott Road & 112 Abbott Road Tree Analysis Spreadsheet (undated)
 - c. Plant List (undated)
 - d. Mitigation Plant List (undated)
15. Tree Protection Plan prepared by Kray A. Small dated March 4, 2022
16. Drainage Summary – Proposed Addition and Pool 112 Abbott Road, prepared by Verne T. Porter Jr., PLS Land Surveyors – Civil Engineers dated March 22, 2022 (Plan has not changed, but has been stamped by a Registered Professional Engineer in the Commonwealth of Massachusetts)
17. Exterior Lighting Specification Sheets:
- a. FX Luminaire Path Light Model PLLEDTA-BZ+A-ZD-3LED-18RA-BZ
 - b. Kichler Northland 1 Light Wall Light Black
 - c. Kichler Northland 1 Light Pendant Black
 - d. Philips Lightolier Lytecaster Recessed Downlighting 1126
18. Construction Management Plan prepared by Duckham Architecture & Interiors dated 5/10/2022
19. Letter from David J. Himmelberger of The Law Office of David J. Himmelberger to Eric Arbeene, Senior Planner regarding revisions to the project dated August 4, 2022
20. Letter from Verne T. Porter Jr. of Verne T. Porter, PLS Land Surveyors – Civil Engineers to George J. Saraceno, Assistant Town Engineer regarding responses to Engineering’s memo dated August 3, 2022
21. Drainage Summary – Proposed Drainage Improvements 108 Abbott Road prepared by Verne T. Porter Jr., PLS Land Surveyors – Civil Engineers dated June 6, 2022

22. 108 & 112 Abbot Rd Renovations Offsite Drainage Analysis prepared by Verne T. Porter Jr. of Verne T. Porter, PLS Land Surveyors – Civil Engineers dated June 28, 2022.
23. 108 Abbott Road Phosphorus Removal and TSS Removal Calculations dated 8-1-2022
24. 112 Abbott Road Phosphorus Removal and TSS Removal Calculations dated 8-1-2022
25. Unilock Permeable Specifications
26. Photometric Plan (undated)
27. Letter from David J. Himmelberger of The Law Office of David J. Himmelberger to Eric Arbeene, Senior Planner regarding revisions to LHR at 112 Abbott Road dated August 31, 2022
28. Letter from Robert D. Hall of Robert D. Hall Landscapes & Tree Care to Mr. Buck Russell regarding the health of specific trees dated 9/22/22
29. Proposed Conditions TLAG Summary dated September 20, 2022
30. Revised Proposed Front Elevation dated September 20, 2022
31. Site Study Plan Revision dated September 21, 2022

Other Board/Departmental Reviews

Design Review Board

The project was reviewed by the Design Review Board at its June 22, 2022, meeting. The DRB's review focused on the design and landscaping of the house itself and not on neighborhood context. DRB voted to accept the project as presented with the recommendation that the renderings be updated (particularly the chimney cap be copper, the chimney consist of a stone veneer, and the roof material of the eyebrow dormer remain as is) so that they are consistent with the architectural elevations.

Engineering Division

~~Staff has not received updated Engineering comments as of July 8, 2022. When Staff does receive updated comments they will be forwarded to both the Planning Board and the Applicant.~~ The Engineering Division submitted the following comments and requests regarding the project in a memo dated July 24, 2022 from George J. Saraceno, Assistant Town Engineer. The Applicant responded to Engineering's comments in a letter dated August 3, 2022 to George J. Saraceno, Assistant Town Engineer. Applicant's responses are noted in blue below, ~~but Engineering has not yet reviewed the Applicant's responses.~~ The Engineering Division submitted updated comments in a memo dated August 19, 2022 from George J. Saraceno, Assistant Town Engineer. The memo indicates that Engineering is satisfied with information provided, but staff is still reviewing to confirm that all previous Engineering comments have been addressed. Engineering has confirmed that the Applicants have satisfactorily addressed all of their comments.

- The project requires work within a stream or the bank of a stream and wetlands area, which includes a 3-inch stone diversion bed, mini-manhole, forebay and headwall. The

Applicant shall show that this work can be accomplished under the approved Order of Conditions for the project.

NOI has been filed with the Wellesley Conservation Commission to complete this work in compliance with the Wetland Regulations.

- Provide a copy of the Construction Management Plan for the project, which shall include emergency contact information, hours of work, offsite parking for construction personnel, trucking route, concrete washing area and cut and fill calculations.

To be provided by the General Contractor.

- Clarify if any part of the 20' x 38' play structure is impervious by providing a detail of the play structure area.

Play structure has been removed from the plan.

- The Drainage Summary provided for Lot 1 and Lot 2 must be stamped and signed by a Registered Professional Civil Engineer in the Commonwealth of Massachusetts.

Attached please find stamped signed copies of the drainage calculations for 108 & 112 Abbot Rd. Wellesley.

- Provide information within the Operation and Maintenance Plan that explains how often the proposed forebays shall be cleaned on an annual basis. What guidelines could be provided to expand the forebay as needed?

The proposed forebays are to prevent sediment from entering the pipes. The previously submitted O&M Plan states that the plunge pools are to be inspected monthly and cleaned out 4 times per year. This O&M Plan lays out how each component of the drainage system is to be maintained. (See attached report)

- The proposed grass swale shall be dimensioned on the Proposed Conditions Plan to properly understand the limits of the swale in relation to the property line and proposed drain pipe and drain manhole.

The dimension of the grass swale has been added to the proposed conditions site plan.

- The Drainage Summary shall include the Total Suspended Solids (TSS) removal calculations and phosphorus removal rate, which shall be in #/yr. of phosphorus removed for the entire site, Lot 1 & Lot 2.

Total Suspended Solids (TSS) and phosphorus removal calculations are attached.

- The Existing Conditions Plan shows a pipe or stub to Lot 2 but verification must be made to determine if that pipe is connected to an existing drainage structure. The Town does not have a record of a Private Drain Connection Agreement for this connection. The existing 4" drain line we believe was connected to the roof down spouts. These downspouts will be rerouted thru the proposed infiltration system and then back to the existing 4" pipe. A Private Drain Connection Agreement will be provided and recorded upon approval.

- The private drain connection for the infiltration system should be a 4-inch drain pipe to the pipe stub at the catch basin on Windsor Road. The Proposed Site Conditions Plan shall be revised accordingly.

The proposed conditions site plan has been revised to a 4" overflow pipe.

- The proposed abandonment of the existing 6-inch clay pipe in the driveway of Lot 2 shall be capped within the catch basin on Abbott Road.

Note has been added to the proposed conditions site plan.

- Provide a cross section detail for the proposed Cultec Model 180HD, including the stone bedding and depth to groundwater.

Cross-section has been added to the proposed conditions site plan with note about groundwater.

- The Applicants design shall provide pipe capacity calculations for the proposed pipe through the site at 108 Abbott Road based on the anticipated flow from the stream. The designer shall show that the pipe downstream from 108 and 112 Abbott Road has the capacity to handle stormwater runoff from the site. DPW believes that there may be drainage pipe restrictions downstream from Lot 1 & Lot 2 and wants confirmation that the flow from the stream and private drain connection will not adversely affect the drainage system downstream.

No additional water is being added to the Town drainage system as all the water enters the system now. The proposed drainage systems for lots 1 & 2 both have a 5% reduction in stormwater leaving the site.

- Concern with the impact of tree roots and canopy of the two proposed red maple trees will have on the proposed grass swale between Lot 1 & Lot 2. Request that the Applicant have the proposed plantings overlayed onto proposed drainage infrastructure to ensure that drain pipe, structures and infiltration system are not impacted by tree roots.

Historical Commission

The Applicant has submitted documentation to show that the house is exempt from the Demolition Review Bylaw by providing elevation plans that show that less than 50% of the building's envelope will be demolished or enveloped. Staff is currently reviewing the elevation plans to confirm that less than 50% of the building's envelope will be demolished or enveloped. Staff has reviewed the elevation plans and confirms that less than 50% of the building's envelope will be demolished or enveloped.

Wetlands

A portion of the property is located in the 100' Wetland Buffer Zone. ~~Staff is not certain of the status of review by the Wetlands Protection Committee.~~ The Wetlands Committee most recently met to discuss the project at their August 4 meeting and has continued the hearing to their August 25 meeting for further discussion. The Wetlands Committee reviewed the project at their September 15 meeting and action continued until their next meeting on October 6. Staff is of the understanding, after a conversation with the Wetlands Administrator, that the project will likely not change significantly from its current iteration. The Wetlands Committee reviewed and approved the project at their October 6 meeting.

Public Comments

A resident contacted Planning Department Staff to let them know that they (and possibly other residents) plan to provide comments at the Planning Board meeting on July 11. Several residents have provided extensive comments to the Planning Department including concerns about the size of the house, removal of existing trees, and the introduction of a circular or horseshoe driveway. Staff has received word from a number of residents who wish to speak at the September 20 Planning Board meeting, particularly about their concerns about the size and mass of the house and presidential effect this project will have on the neighborhood. Staff has

received additional comments from neighbors, including Ms. Mary Beth Sandman and Ms. Caren Parker regarding the size of 112 Abbott Road relative to the other homes in the neighborhood. Staff expects that both Ms. Sandman and Ms. Parker as well as others will want to speak at the meeting.

Staff Comments

Preservation of Landscape. The lot currently consists of the existing house and garage (of which the garage will be demolished) and a number of existing and mature trees throughout the property. The project will result in the removal of six mature (eight total) canopy trees with a total DBH of 214" 230". Staff is concerned that the removal of the large, mature canopy trees in and around the area of the proposed driveway will negatively impact the landscape of both 108 and 112 Abbott Road as well as the streetscape along Abbott Road. Staff do not feel that the removal of canopy trees labeled T4, T5 and T6 are necessary and therefore recommend preserving these trees. Staff acknowledge that the removal of T7, T8, T9, T10, T13 and T12 are necessary for the scope of the proposed project, but do not agree with the severity of the characterization of tree health for T7, T8, T9, T10, T13. The updated Landscape Plan shows that Tree T4 has been preserved. Staff received and reviewed the tree consultation letter from Mr. Robert D. Hall dated 9/22/22. Mr. Hall notes trees T5 and T6 are vigorous, healthy and pose no threat. Staff would like the Applicant to provide information as to why these trees are being removed.

The Planting Plan provided by the Applicant proposes the planting of 110 caliper inches of the following canopy trees: twelve eastern red cedars, five Yoshino Japanese cedars, one umbrella pine and one blue spruce. Additionally, hundreds of shrubs, perennials and groundcovers have been proposed. Staff recommends the addition of larger deciduous canopy trees to mitigate removal around the proposed driveway. The Applicant has proposed the addition of 5 Red Maples and 6 relocated Rhododendrons to mitigate removal along the proposed driveway. While staff appreciates the addition of the Red Maples, staff would recommend considering swapping a number of the proposed Maples for alternative species to avoid creating a monoculture. Additionally, staff feel staggering the placement of the Maple plantings along the proposed driveway rather than planting in a straight line would sustain a more natural appearance. The Applicant has proposed 26 Hicks Yew to create a hedge screen in front of the circular drive. However, Staff recommend not making this change as Staff believe a hedge across the front of the house will interfere with the open character of the neighborhood. The updated Landscape Plan and Planting Plan shows the removal of the proposed 26 Hicks Yew at the front of the circular drive. The updated Planting Plan shows the replacement of one Red Maple with a Red Oak in the mitigation planting area. Staff still believe some of the 5 proposed Red Maples along the proposed driveway should be swapped for alternative species. The Applicant has replaced two of the Red Maples along the proposed driveway with Honey Locust trees and has kept the remaining 3 proposed Red Maples.

The Applicant's Tree Protection Plan (L3.0 prepared by ML Curadossi Landscape Design & 3-D Imaging and Landscape America) should be updated to include the names and the location of tree protection fencing. Staff feels additional tree protection measures should be identified, particularly around the increased impervious surface created by the horseshoe driveway as it relates to T11 and T3. The Applicant has increased the area of undisturbed lawn around T11 and

T3, therefore creating better conditions for tree health. Staff remains concerned about damage to surrounding root systems, particularly to T14, that may be caused by the proposed installation of 32 Cultec Model 180HD systems as shown on the Tree Protection & Preservation Plan (prepared by Verne T. Porter Jr.). Staff recommend the Applicant move and/or divide or dividing the proposed drainage systems to a location that will create less root disturbance. The Applicant has divided the proposed drainage systems. On the same plan, staff would also recommend identifying trees to be removed or preserved in the table. Additionally, the Tree Protection Plan, L3.0, Fence Detail should be updated to reflect the use of 6 foot tall chain link metal fencing. The proposed tree protection fencing area should be increased to match the increase in undisturbed lawn around T11 and T3. The Applicant has increased the tree protection fencing area around T11 and T3 and has updated the Fence Detail to reflect the use of 6 foot tall chain link metal fencing.

The Applicant notes that subtle grading on the lot will occur, but Staff would like additional information as to the extent of the grading. As part of this request, staff also requests that the Applicant provide cut and fill calculations for the project.

Staff is concerned with the dramatic increase (approximately 42%) in the area of impervious surface, which will increase from 7,779 sq. ft. to 11,015 sq. ft. with the additions to the existing home, the creation of a horseshoe driveway, new walkways and new patio. Staff recommends the Applicant consider reducing the increase of new impervious areas. Through the reduction and elimination of hardscape areas coupled with the use pervious driveway material for the circular driveway, the net increase in impervious area has been reduced from 3,236 sq. ft. to 877 sq. ft. Staff is particularly concerned with the proposed circular driveway. The Applicant has not eliminated the circular driveway, but Staff believes it has been improved by placing it closer to the house and reducing the width of the driveway. Other improvements include the use of pervious pavement and additional plantings. Staff notes that even if the circular driveway were not included, the project would have a walkway in the same location. Upon further consideration, staff believes that the circular driveway be reduced in size so that it can only function as a walkway.

As a result of reducing the TLAG and footprint in the 25-foot No Disturbance Zone there will be net decrease of 925 sq. ft. in impervious area from the existing conditions (7,779 sq. ft. to 6,854 sq. ft.). These changes also account for an 843 sq. ft. reduction in impervious area and a 1,166 sq. ft. increase in the naturalized area within the 25-foot No-Disturbance Zone as compared to existing conditions.

Scale of Buildings. The existing house is a single-family colonial style home built in the early twentieth century with a TLAG of 5,306 sq. ft. The proposed project consists of removing a 720 sq. ft. detached garage, expanding the existing family room, kitchen and screened porch and constructing a new three garage with a second floor. These additions will result in a 50.7% increase in TLAG as the house will have a TLAG of 7,998 sq. ft. in a SR20 District where the threshold for review is 5,900 sq. ft. As noted by the Design Review Board at their meeting on June 22, the proposed additions are attractive and complement the architecture of the home. However, staff has concern with the mass of the building along Abbott Road. As shown in the table below, the TLAG of the proposed home makes it the largest homes identified in the applicants Neighborhood Delineation Plan, where the average TLA & Garage in the

neighborhood is 4,538 sq. ft. (Please note that the TLA & Garage numbers are sourced from the Applicants Neighborhood Delineation Plan and many include assumptions).

Address	TLA & Garage (sq. ft.)	Lot Size (sq. ft.)
11 Windsor Road	2,395	9,545
15 Windsor Road	3,506	20,270
117 Abbott Road	3,687	20,000
108 Abbott Road	4,091	25,287
14 Windsor Road	4,165	21,780
118 Abbott Road	4,291	16,179
114 Abbott Road	4,355	23,599
59 Livermore Road	4,387	22,920
102 Abbott Road	4,402	22,938
65 Livermore Road	4,496	22,920
122 Abbott Road	4,511	18,436
5 Inverness Road	4,517	23,049
105 Abbott Road	4,756	27,036
101 Abbott Road	4,877	22,384
113 Abbott Road	4,957	29,281
44 Arlington Road	5,202	25,896
8 Windsor Road	5,358	21,786
52 Livermore Road	5,414	18,774
60 Arlington Road	5,644	20,002
20 Windsor Road	5,753	15,000
112 Abbott Road	7,998*	28,814**
Average	4,538	21,354

*TLAG Affidavit provided by the Applicant

**Includes 4,508 sq. ft. via ANR Plan from 108 Abbott

Building height will not increase as a result of the project, but building coverage will increase to 5,120.5 sq. ft. just under the maximum allowed 5,184.18 sq. ft. based on the size of the lot.

Staff notes that TLAG provides a threshold for review, but review is not based solely on TLAG numbers but the design and context of the proposed project. In this project the original house is being maintained and the addition will be smaller in height than the original, so Staff believes that while the building size is larger than the norm for the neighborhood, the existing house sets the primary scale of the project. Updated plans provided by the applicant show the removal of the balustrades from the left and right side addition, which reduces the visual impact of the addition.

The building design has been slightly revised to reduce the buildings footprint within the 25-foot No-Disturbance Zone at the request of the Wetlands Protection Committee. This change has resulted in a 185 sq. ft. (2.3%) reduction in TLAG from 7,998 sq. ft. to 7,813 sq. ft.

Lighting. The Applicant is proposing five different types of exterior light fixtures. Specification sheets were provided for four of the five light fixtures, which all feature downlighting. Staff requests that the Applicant provide a specification sheet for the light fixture to be mounted on the masonry pillars at the entrances to the driveway. Staff also requests that the Applicant

provide a Photometric Plan to ensure that there is no light trespass from the property. Staff continues to request the Applicant provide a specification sheet for the light fixture to be mounted on the masonry pillars at the entrances to the driveway and provide a Photometric Plan to ensure that there is no light trespass from the property. The Applicant has removed the post with the light fixture at the entrance to driveway and has provided a photometric plan. The photometric plan shows no light trespass from the property with the exception of minimal light trespass along Abbott Road. The new Lighting Plan prepared by ML Curadossi Landscape Design should be updated to reflect the locations of all exterior lights on the property as shown on Duckham Architecture & Interiors Photometric Lighting Site Plan (A010).

Open Space. Staff believes that the project ~~will not~~ will detract from the visual amenities of Abbott Road or Windsor Road due to the removal of a number of canopy trees and the introduction of the circular driveway in the front of the house which is not in keeping with the large open front yards typical of the neighborhood. Staff believes the reduction in the size of the driveway and additional plantings, particularly canopy trees, have improved the visual amenities have improved the visual amenities of the project so that it will not detract from Abbott Road. Staff believes the appearance of the circular driveway would be improved if it utilized decorative pavers to make its appearance more of a front walkway. The Applicant has agreed to use pervious decorative pavers in the circular driveway.

Drainage. The Applicant's Drainage Summary notes that peak runoff rates and volumes for the 2-yr, 10-yr, 50-yr, and 100-yr storm will decrease as a result of the project. The Report also notes that new stormwater conveyances will not discharge untreated stormwater into, or cause erosion to existing wetlands. The Applicant has provided additional drainage information for 108 Abbott Road as well as an offsite drainage analysis for 108 & 122 Abbott Road. Staff is awaiting Engineering's review of the information. Engineering has reviewed and is satisfied with the additional drainage information provided by the Applicant.

Circulation. To avoid potential traffic conflicts with the nearby intersection of Abbott, Windsor and Livermore Roads, staff suggests that the Applicant consider eliminating the proposed horseshoe driveway. The elimination of the horseshoe driveway would also reduce the amount of the project's impervious surface. As noted above, the Applicant has not eliminated the circular driveway, but Staff believe it has been improved via the reduction of the stone front entryway, which has allowed the width of the driveway to be reduced. Staff also recommends that the pervious materials used in the horseshoe driveway consist of decorative pavers to give it the appearance of a walkway. The Applicant has agreed to use 2^{5/8}" thick pervious concrete pavers in the circular driveway as shown on the Permeable Driveway Detail (LD-01).

The Applicant provided a written Construction Management Plan, which relies on on-site parking for trucks, equipment, and supplies. Staff requests that the Applicant provide a plan showing the locations of the anti-tracking pad, concrete wash area, stock piling area and contractor parking locations. The Applicant has provided an illustrated Construction Layout Plan that outlines the location of concrete wash area, stock piling area and contractor parking locations. Staff believes the location of the concrete wash area is too close to the Tree Protection Area for Trees T3 and T11 and requests that the Applicant move the concrete wash area further away from the tree protection area. The Applicant has moved the truck wash area to the proposed driveway location. Additionally, the Applicant has moved the construction vehicle

parking close to the Tree Protection Area for trees T3 and T11. Staff requests the Applicant ensure vehicle parking does not encroach upon the designated Tree Protection Areas.

Staff notes changes to the Specific Conditions noted below:

- Condition #4 has been eliminated, as the Applicant has prepared revised plans that are satisfactory to Engineering.
- Condition #5 has been eliminated, as the Applicant has replaced two of the proposed red maple trees with two honey locus trees along the boundary with 108 Abbott Road. Staff approves of this substitution.
- Condition #6 has been eliminated, as the Applicant has proposed using pervious decorative pavers in the front circular driveway.
- Condition #7 has been eliminated, as the stormwater infiltration system has been moved away from the root systems of retained trees.

Large House Review Standards and Criteria for Review

Per Section 16D.E of the Zoning Bylaws, the Planning Board shall evaluate Large House Review projects based on the following standards:

1. Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and vegetation and soil removal. Unique natural areas, topographic features such as ledge outcrops, significant trees and landscaping, and historic features shall be saved or enhanced insofar as practicable.
2. Scale of Buildings: All new construction shall be sited and implemented in a manner that is consistent with the scale of other structures in its vicinity through the use of appropriate massing, screening, lighting and other architectural techniques such as variation in detail, form and siting. Consideration shall be given to the need for vegetated buffers. To the extent practicable this shall be based on the “Intent, Policy and Recommendations” specified in Part II. Design Criteria of the “Design Guidelines Handbook” adopted by the Design Review Board and otherwise applying good architectural and aesthetic principles. Structures shall be arranged insofar as practicable to avoid casting shadows onto abutting property.
3. Lighting: Exterior lighting shall be only as needed to accomplish safety and design objectives and shall be arranged so as to minimize the impact on neighboring properties.
4. Open Space: Open space shall be as extensive as is practicable and designed so as to add to the visual amenities of the neighborhood for persons passing the site or overlooking it from nearby properties. To the extent practicable this shall be based on the “Intent, Policy and Recommendations” specified in Part II. Design Criteria of the “Design Guidelines Handbook” adopted by the Design Review Board.
5. Drainage: The development shall incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes to groundwater levels, increased rates of runoff, and minimize potential for flooding. Drainage shall be designed so that groundwater recharge is maximized, and so that the rate of runoff shall not be increased at the project boundaries.

6. Circulation: Walkways, drives and parking shall be safe and convenient and, insofar as practicable, not detract from the use and enjoyment of adjacent properties and Town streets.

Staff's Recommended Findings/Conditions for Board Consideration

Staff strongly recommends that Engineering's comments be provided before the Board acts on the Application. ~~Staff remains concerned about the removal of large canopy trees and the adequacy of the proposed stormwater infrastructure. Engineering's comments also need to be reviewed. As a result, staff is not yet ready to recommend approval.~~ Additionally, staff recommends the Board pay particular attention to the increase in impervious area and the mass and scale of the proposed project. ~~Staff continues to have concerns about landscaping and the effect the location of the stormwater infiltration system will have on the root systems of surrounding trees. Staff also notes that the Applicant's responses to Engineering's comments have not been reviewed by Engineering as of August 5. As a result, staff is not yet ready to recommend approval. Staff is awaiting additional plans from Verne T. Porter Jr. regarding the relocation of the Cultec infiltration system. Should the Board act to approve the project such approval should be subject to the conditions set forth below: Staff believes that the project satisfies LHR standards but note that Wetlands review has not yet been completed, so staff recommends that the matter be continued. Should the Board approve the project, staff recommends that the Board approve the project with the conditions set forth below: Staff believes that the project satisfies LHR standards and has received approval from Wetlands. Staff recommends that the Board approve the project with the conditions set forth below:~~

Specific Conditions

1. Prior to the issuance of a Building Permit, the Applicant shall provide a Large House Review TLAG Affidavit approved by the Building Inspector.
2. Prior to the issuance of a Building Permit, the Construction Management Plan shall be approved by Engineering, the Police Department, and the Planning Director.
3. Tree protection measures, including fencing, are to be installed before commencement of any other activity on the site.
4. ~~The circular driveway be reduced in size so that it can only function as a walkway.~~
5. ~~The Applicant shall prepare revised plans reflecting Engineering's comments which shall be satisfactory to Engineering and the Planning Director.~~
6. ~~Additional canopy trees should be provided along the boundary with 108 Abbott. Two of the proposed maple trees should be swapped with alternative species to avoid creating a monoculture. Additionally, staff feel staggering the maple trees (and alternative species) and rhododendron plantings along the proposed driveway is necessary to sustain a more natural appearance. The type of alternative species shall be reviewed and approved by the Planning Director.~~

- ~~7. The front circular driveway should be removed. The front circular driveway should consist of pervious decorative pavers, which shall be reviewed and approved by the Planning Director.~~
- ~~8. The stormwater infiltration system should be moved to a location which lessens the impact of excavation on the root systems of retained trees, particularly the oak shown as T14 to the satisfaction of Engineering and the Planning Director.~~

General Conditions

9. The applicant shall record this Approval Agreement at the Norfolk County Registry of Deeds and provide evidence of recording to the Planning Director and Inspector of Buildings prior to the issuance of a Building Permit.
10. All construction activities shall comply with the submitted application materials, listed above, except where revisions are necessary to comply with required conditions. Where revisions are necessary, the Applicant shall present them to the Planning Director per Part D of Section 16D of the Zoning Bylaw.
11. This Approval Agreement shall not relieve the Applicant of complying with all other applicable provisions of the Zoning Bylaw, the Town Bylaws, and all other Town rules and regulations.
12. In perpetuity, prior to December 31st of each year, an annual report regarding the operation and maintenance of the subsurface infiltration system shall be submitted to the Town Engineer and the Planning Director. The annual report shall be prepared by the property owner or a drainage professional, and summarize inspection and maintenance activities, review the performance of infiltration systems, and provide recommendations for repair or remedial measures required to maintain the performance of the system.

Conditions to Be Met Prior to the Issuance of a Demolition Permit and/or Building Permit

13. At the time the Applicant applies for a Building Permit, the Applicant shall submit two (2) full-size revised plan sets and one (1) digital set of the building permit construction and site plans to the Planning Department.
14. Prior to the issuance of a Building Permit, Planning Department Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under the LHR Decision or Section 16D of the Zoning Bylaw.
15. Prior to the issuance of a Building Permit, the applicant shall submit to the Police Department and Planning Department the contact information of the owner, project manager, site supervisor and other individuals having supervisory responsibilities of the job site.

Conditions to Be Met During Demolition and/or Construction

16. All construction activities, including the parking, storage, and delivery of all trailers, machinery, equipment, and materials, but not including personal vehicles, shall be confined to the subject property. The parking of personal vehicles within the right-of-way shall comply with Town Bylaws, but all efforts should be made to reduce the number of personal vehicles in the right-of-way.
17. While the Building Permit is active, the frontage along Abbott Road and Windsor Road shall be swept and cleaned of debris as needed to maintain the existing condition of the public way.
18. Any work within the public right-of-way should be performed according to the Utility and Work in Public Way Rules and Specifications Regulating Street and Trench Excavations, Obstructions and Driveway Aprons, latest edition.
19. During the course of construction, the Planning Director and the staff of the Planning Department shall have access to the project site with reasonable notice and permission granted by the owner or owner's representative.

Conditions to Be Met Prior to the Issuance of a Certificate of Occupancy

20. Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, Planning Department Staff shall review and certify that the project has complied with the Tree Protection Plan and has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section 16D of the Zoning Bylaw. The Planning Director, at his/her discretion, may authorize the issuance of a Temporary Certificate of Occupancy if certain aspects of the approved plans or associated required conditions are not yet completed, and may accept the deposit of a sufficient surety to ensure compliance.
21. Prior to the issuance of a Certificate of Occupancy by the Building Department, DPW-Engineering Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director or Board per Section 16D of the Zoning Bylaw. Review and certification shall include establishing the geographic location of installed storm water structures by Engineering Division Staff and/or the submittal of acceptable as-built documentation, at the discretion of the Town Engineer.