



STAFF REPORT  
Town of Wellesley – Planning Department

Application: LHR 22-12 - Large House Review for 50 Longfellow Road  
Subject Property: 50 Longfellow Road (Parcel #36-71)  
Zoning District: Single Residence District/15,000 Sq. Ft. Area Regulation District (SR15), Water Supply Protection District  
Property Owner: Eduardo and Rebecca Delgado  
Applicant: Eduardo and Rebecca Delgado  
Date: ~~August 19, 2022~~ September 16, 2022  
Staff Contacts: Don McCauley, Planning Director  
Eric Arbeene, Senior Planner  
Emma Coates, Planner

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#### APPLICATION OVERVIEW

Submission Date: June 28, 2022  
Action Deadline: September 26, 2022  
Project Nature: New Build. Existing home will be demolished.  
Existing TLAG: The existing home has a TLA of 1,684 sq. ft.  
Proposed TLAG: 5,860 sq. ft.  
Lot area: 27,750 sq. ft.

#### SUBMITTED PLANS AND DOCUMENTS

1. Large House Review Application dated 6/28/2022
2. TLAG Affidavit dated 6/28/2022
3. Project Narrative (Includes Statement of Intent, Neighborhood Description/Delineation and Bylaw Compliance)
4. Property Record Cards for each home in the Neighborhood Delineation Plan
5. The following documents prepared by Homefolks Design:
  - a. Existing 1st Floor Plan (undated)
  - b. Existing 2nd Floor Plan (undated)
  - c. Existing Basement Plan (undated)
6. Existing Home Pictures (undated)
7. The following drawings prepared by Keri Murray Architecture:
  - a. A0.01 Proposed TLAG dated June 2022
  - b. A0.02 Proposed Roof Plan + TLAG dated June 2022
  - c. A2.00 Proposed Basement + TLAG dated June 2022

- d. A2.01 Proposed First & Second Floor Plans dated June 2022
  - e. A3.00 Proposed Exterior Elevations (Front & Side A) dated June 2022
  - f. A3.01 Proposed Exterior Elevations (Rear & Side B) dated June 2022
  - g. Front Elevation Color Rendering dated June 2022 **and revised September 2022**
  - h. Side Elevation (Side A) Color Rendering dated June 2022 **and revised September 2022**
  - i. Side Elevation (Side B) Color Rendering dated June 2022 **and revised September 2022**
  - j. Rear Elevation (Color Rendering) dated June 2022 **and revised September 2022**
8. The following documents prepared by Field Resources, Inc.:
- a. Neighborhood Delineation Plan dated May 19, 2022
  - b. Existing Conditions Site Plan dated May 19, 2022
  - c. Existing Structure Elevation View Plan dated June 14, 2022
  - d. Site Plan Showing Zoning Compliance dated May 19, 2022
  - e. Allowable Height Plan of Land dated May 19, 2022
  - f. Basement TLAG Exemption Plan dated May 19, 2022
  - g. Tree Protection Plan of Land dated May 19, 2022
  - h. Lighting Plan Showing Fixture Placement dated May 19, 2022 and revised June 16, 2022
9. The following documents prepared by Sallie Hill Design Landscape Architecture:
- a. Landscape Drawing (Front Yard & Back Yard) dated April 19, 2022 (**revised plan submitted on 9/15/2022**)
  - b. Landscape Drawing (Front Yard) dated April 19, 2022
  - c. Landscape Drawing (Back Yard) dated April 19, 2022
  - d. Planting Schedule (undated) (**revised schedule submitted on 9/15/2022**)
10. The following documents prepared by Quetti Design LLC:
- a. Stormwater Mitigation Report dated June 17, 2022 (**revised summary dated September 6, 2022**)
  - b. Long-Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan dated May 5, 2022
  - c. C-1 Title Sheet and General Notes dated 5/13/2022 and revised 6/17/2022 **and 9/12/2022**
  - d. C-2 Site Plan dated 5/13/2022 and revised 6/17/2022, 7/7/2022, 8/3/2022, ~~and~~ 8/8/2022, **9/12/2022 and 9/14/2022**
  - e. C-3 Details Sheet dated 5/13/2022 and revised 6/17/2022 **and 9/12/2022**
  - f. C-4 Details Sheet dated 5/13/2022 and revised 6/17/2022 **and 9/12/2022**
11. Photometric Plan prepared by LED Spot dated 6/17/2022
12. Exterior Lighting Specification Sheets:
- a. Quoizel Lighting Newbury Outdoor Lantern, Model: NY8317K (Garage Sconce)
  - b. Quoizel Lighting Newbury Outdoor Lantern, Model: NY1179K (Entry Pendant)
  - c. Quoizel Lighting Newbury Outdoor Lantern, Model: NY8316K (Deck Sconce)
  - d. Quoizel Lighting Newbury Outdoor Lantern, Model: NY8315K (Under Deck)
  - e. Quoizel Lighting Newbury Outdoor Lantern, Model: NY9043K (Front Post)

13. Construction Management Plan prepared by Grignaffini Construction (undated)
14. Existing Canopy Trees at 50 Longfellow Road – Front Right Yard (undated)
15. Existing Canopy Trees at 50 Longfellow Road – Right Backyard (undated)
16. Existing Canopy Trees at 50 Longfellow Road – Left Backyard (undated)
17. Existing Canopy Trees at 50 Longfellow Road – Backyard (undated)

## **Other Board/Departmental Reviews**

### Design Review Board

The project was reviewed by the Design Review Board at its August 10, 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 following recommendations:

- On the left elevation replace both of the side-by-side four over four windows on the second floor with two larger four over one windows. The new four over one windows should be centered above the two existing two over two windows on the left side of the elevation and the other new four over one window should be centered over the existing four over four window on the right side of the elevation. A transom window should be added to the four over one window on the first floor.
- On the right elevation be sure that the first floor bay window aligns with the two four over one windows above it on the second floor.
- Install a full cornice return on the gables on the left, right and front elevations.
- Replace the asphalt roofing above the front bay window using materials similar to what will be used in the construction of the breakfast nook at the rear of the home.
- Consider replacing the asphalt roof on the cornice returns with another material, such as metal or wood.

### Engineering Division

~~Staff has not received updated Engineering comments as of August 19, 2022. When Staff does receive updated comments they will be forwarded to both the Planning Board and the Applicant.~~ The Engineering Division submitted a memo dated August 30, 2022 with comments on the project. On September 12, 2022 Quetti Design, LLC submitted a letter addressing each Engineering comment. On September 14, 2022, the Engineering Division submitted a memo noting all of their concerns have been satisfied. They do request that cut and fill calculations be provided, which staff has included as a condition below.

### Historical Commission

The Applicant has submitted documentation to show that the house is exempt from the Demolition Review Bylaw by providing building permits and deeds that show that the home was built after December 31, 1949. ~~Staff is currently reviewing the materials to confirm that the home was built after December 31, 1949.~~ Staff has reviewed the materials and on behalf of the Historical Commission issued an Eligibility Notice on August 26, 2022 stating the existing

home is not an Eligible Building as defined in Article 46C *Historic Preservation Demolition Review*.

### Wetlands

The property is not located in a wetlands protection area.

### **Public Comments**

The residents at 48 Longfellow Road contacted Planning Department Staff to let them know that they support the project.

### **Staff Comments**

The property is bisected by a sewer easement that runs through a number of backyards on Longfellow Road. Confirmation is needed from Engineering for approval to cross the sewer easement for buried pipes to access the infiltration system and the pool. **The Applicant has provided updated plans that show the infiltration system has been relocated closer to the home and no part of the system crosses the sewer easement.**

Preservation of Landscape. The lot currently consists of the existing house (which is to be demolished) and a large sports court and shed at the rear of the property. None of the 18 deciduous trees on the lot will be removed as a result of this project. The trees at the sides of the property will be protected with the required Tree Protection Fencing while trees at the rear of the property behind the sports court are outside the scope of construction and will not be protected. **Staff recommends that the tree protection fencing along the right side of the property be widened to give greater protection to the existing trees.** The existing landscaping will be supplanted by the Planting Plan provided by the Applicant which proposes the planting of dozens of small trees, shrubs, perennials, and groundcovers.

Staff notes that the project will result in a dramatic increase (approximately 46%) in the area of impervious surface, which will increase from 4,756 sq. ft. to 6,961 sq. ft. with the construction of the new home, and the construction of an in-ground pool, hot tub, and patio.

Scale of Buildings. Located in the “Poets” neighborhood, the existing house is a single-family Cape Cod-style home that was built in 1950 with a total living area of 1,684 sq. ft. The proposed house has a TLAG of 5,860 sq. ft. in a SR15 District where the threshold for review is 4,300 sq. ft. The front of the home presents as a colonial style home. The rear of the home is larger due to the sloping topography of the lot, which results in an exposed basement (699 sq. ft.), which in turn adds to the high TLAG number. Also adding to the high TLAG number is the unfinished attic (803 sq. ft.). Combined, the basement and attic TLAG numbers account for 1,502 sq. ft. of the 5,860 sq. ft. TLAG number.

As shown in the Neighborhood Delineation Plan provided by the Applicant, the neighborhood consists of a variety of homes, with Colonial and Cape Cod style homes being the most popular. The height of the house will be 34.97’, which is just under the 36’ height threshold. Staff is concerned that the proposed height is too close to the height threshold and leaves little room for adjustments that may need to be made during construction.

Staff is also concerned with the proposed front setback of 36.4'. While it complies with the 500' foot rule (via 38 Longfellow's 36.2' setback), the larger proposed house is 13.8' feet closer (50.0' compared 36.4') to the road than the existing smaller house. To reducing the massing of the proposed home, staff recommends the Applicant set the house further back on the lot. **Staff accepts that due to the easement running across the rear yard, it is not feasible to set the proposed house further back.**

Lighting. The Applicant is proposing to keep the remaining tree mounted lighting in the rear of the yard as well as add five additional types of exterior light fixtures. Specification sheets were provided for the five new light fixtures, but is unclear if they are dark sky compliant. Staff requests that the Applicant remove the existing tree mounted lighting in the rear yard and replace it with ground mounted dark sky compliant lighting. Staff also requests that the proposed garage sconce, deck sconce, and front post lantern have a concealed hood to minimize uplighting. The Photometric Plan provided by the Applicant shows that there is no light trespass from the property.

Open Space. Staff believes that the project will not detract from the visual amenities of Longfellow Road, but suggest that it may be enhanced by the planting of an additional deciduous canopy tree in the front yard. **The Applicant has provided an updated landscaping plan that shows the planting of a Crabapple tree in the front right corner of the yard. Staff however, continues to recommend the planting of a deciduous canopy tree (such as a maple tree) in the front yard.**

Drainage. As noted earlier, the new larger home combined with the expansion of the current driveway and the addition of a patio and pool will result in a 46% increase (4,756 sq. ft. to 6,961 sq. ft.) in impervious surface. To mitigate the increase in impervious area, the Applicant is proposing an onsite infiltration system consisting of six (6) Stormtech SC-740 chambers surrounded by crushed stone. 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 Engineering Department still needs to review and provide comment on the Stormwater Report.~~ **The Engineering Division is satisfied with the proposed onsite infiltration system.**

Circulation. The Construction Management Plan relies on on-site parking for vehicles, trucks, equipment, and supplies which staff believes is sufficient for the project.

### **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 believes that the project satisfies LHR standards and 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. **Prior to the issuance of a Building Permit, the Applicant shall provide cut and fill calculations to Engineering and the Planning Director.**

5. Prior to the issuance of a Building Permit, the landscaping plan shall be modified to provide for the planting of a native, deciduous, canopy tree in the front yard in a location approved by the Planning Director.

**General Conditions**

6. 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.
7. 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.
8. 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.
9. 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**

10. 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.
11. 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.

**Conditions to Be Met During Demolition and/or Construction**

12. 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.
13. While the Building Permit is active, the frontage along Longfellow Road shall be swept and cleaned of debris as needed to maintain the existing condition of the public way.

14. 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.
15. 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**

16. 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.
17. 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.