



STAFF REPORT
Town of Wellesley – Planning Department

Application: LHR 22-05 - Large House Review for 20 Oakland Street
Subject Property: 20 Oakland Street (Parcel #53-96)
Zoning District: Single Residence District/10,000 Sq. Ft. Area Regulation District (SR10), Water Supply Protection District
Property Owner: 20 Oakland Street LLC
Applicant: Jel Mattos
Date: September 2, 2022
Staff Contacts: Don McCauley, Planning Director
Eric Arbeene, Senior Planner
Emma Coates, Planner

APPLICATION OVERVIEW

Submission Date: June 17, 2022
Action Deadline: Extended to September 30, 2022
Project Nature: New Build
Existing TLAG: Not Applicable
Proposed TLAG: 5,821 sq. ft.
Lot area: 35,247 sq. ft.

Please note that this is not a full staff report as the Board is accustomed to seeing. This abbreviated staff report is designed to give the Board a very brief overview of the project, the materials that have been received thus far, and a summary of public comments that have been received to date. Staff anticipates that the meeting on September 6 will provide an introduction to the project for the Planning Board, and that Staff will prepare a more detailed report for future meetings.

The current 20 Oakland Street and 365 Worcester Street lots were created via the Planning Board's endorsement of an Approval Not Required (ANR) Plan of 367 Worcester Street on April 20, 2021.

This project was initially submitted for LHR Review in December 2021 and has been updated in at least five subsequent submittals which resulted in delays in Planning Board review of the matter.

The listing below is a summary of Staff's understanding of the current plans and information submitted for the project, including additional documentation submitted on September 1, 2022, which is included in the board's packet. Staff has requested that the Applicant provide additional information about grading changes to the landscape, floor plans, and a tree health assessment.

SUBMITTED PLANS AND DOCUMENTS

1. TLAG Affidavit dated 7/25/2022
2. Project Narrative (Statement of Intent, Neighborhood Delineation/Description, Bylaw Compliance) dated August 8, 2022
3. Neighborhood Delineation Plan dated August 8, 2022
4. The following drawings prepared by Design Resources Team, LLC:
 - a. A000 Cover dated 8/15/2022
 - b. A001 Building Information dated 8/15/2022
 - c. A002 Building Information dated 8/15/2022
 - d. A010 Arch Site Plan – Proposed dated 8/15/2022
 - e. A100 Ground Floor – Demo/Proposed dated 8/15/2022
 - f. A101 Level 1 – Demo/Proposed dated 8/15/2022
 - g. A102 Level 2 – Demo/Proposed dated 8/15/2022
 - h. A104 Roof – Demo/Proposed dated 8/15/2022
 - i. A200 Elevations – Demo/Proposed (West & East) dated 8/15/2022
 - j. A201 Elevations – Demo/Proposed (South & North) dated 8/15/2022
 - k. A300 Building Section 1 dated 8/15/2022
 - l. A301 Building Sections cont. dated 8/15/2022
 - m. A302 Exterior Lighting Plan dated 7/25/2022
 - n. A500 Axons dated 8/15/2022
 - o. A501 Renderings dated 8/15/2022
5. The following documents prepared by Verne T. Porter, PLS Land Surveyors – Civil Engineers:
 - a. Original Conditions Site Plan (367 Worcester Street) dated April 6, 2020
6. The following documents prepared by Minglewood:
 - a. L-0 Photo Locator Plan dated 8/16/22
 - b. L-1 Comparison Photos dated 8/16/22
 - c. L-2 Comparison Photos dated 8/16/22
 - d. L-3 Original Conditions Plan dated 4/06/20 and revised 6/17/22, 7/15/22 and 8/16/22
 - e. L-4 Existing Conditions Plan dated 12/31/21 and revised 6/17/22, 7/15/22 and 8/16/22
 - f. L-5 Proposed ANR Plan Tree Protection & Removal Plan Privacy Fence Plan dated 5/11/22 and revised 6/17/22, 7/15/22 and 8/16/22
 - g. L-6 Proposed Landscape Plan (20 Oakland) dated 5/20/22 and revised 6/17/22, 7/15/22, and 8/16/22
7. The following documents prepared by Stamski and McNary, Inc:
 - a. Site Plan (Sheet 1 of 2) dated December 28, 2021 and revised March 1, 2022, May 20, 2022, July 11, 2022 and August 11, 2022
 - b. Site Plan (Sheet 2 of 2) dated December 28, 2021 and revised March 1, 2022, May 20, 2022, July 11, 2022 and August 11, 2022

- c. Stormwater Management Plan (Sheet 1 of 2) dated December 28, 2021 and revised March 1, 2022, May 20, 2022 and July 11, 2022
 - d. Stormwater Management Plan (Sheet 2 of 2) dated December 28, 2021 and revised March 1, 2022, May 20, 2022 and July 11, 2022
 - e. Predevelopment Drainage Map dated December 28, 2021 and revised March 1, 2022, May 20, 2022 and July 11, 2022
 - f. Postdevelopment Drainage Map dated December 28, 2021 and revised March 1, 2022, May 20, 2022 and July 11, 2022
8. Photometric Plan (20 Oakland Street) prepared by LED Spot dated 7/25/2022
 9. Photometric Plan (365 Worcester Street) prepared by LED Spot dated 7/25/2022
 10. Cut/Fill Report dated 2022-06-14
 11. Stormwater Management Report dated prepared by Stamski & McNary dated December 28, 2021 and revised March 1, 2022, May 20, 2022 and July 11, 2022
 12. Stormwater Operation and Maintenance Manual dated March 1, 2022
 13. Brass Light Gallery Provincial Lantern 9” (EX-5309-A12) Specification Sheet
 14. Construction Management Plan (document) dated August 8, 2022
 15. Construction Management Plan (map) dated 8/8/22
 16. Tree Health Evaluation by Dean A. Charter, Consulting Arborist dated August 29, 2022

Other Board/Departmental Reviews

Design Review Board

The project is scheduled to be reviewed by the Design Review Board at their September 14, 2022 meeting.

Engineering Division

On August 26, 2022 staff forwarded all materials to Engineering for review and comment. As of September 2, 2022 staff has not received Engineering comments. When staff receives comments they will be forwarded both to the Planning Board and the Applicant.

Wetlands

The property is not located in a wetlands protection area.

Public Comments

A number of abutters and neighbors have voiced concern with the proposed project and provided comments to the Planning Department detailing their concerns, which include the significant alteration of the landscape, in terms of the trees that have been already removed and the removal of additional trees as well as the changes that have been made to the property's elevation/grade and how stormwater runoff will effect nearby properties. There was also

concern about how the new proposed homes will conflict with the existing historical house at 367 Worcester Street and how the proposed fencing circling the lots will affect abutters, in terms of reducing the visual appeal of the neighborhood and the further destruction of landscape. Lastly, there are concerns about the proposed infrastructure improvements on the lots and related easements.