



## ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN  
 ROBERT W. LEVY, VICE CHAIRMAN  
 DAVID G. SHEFFIELD

LENORE R. MAHONEY  
 Executive Secretary  
 Telephone  
 (781) 431-1019 Ext. 2208

WALTER B. ADAMS  
 DEREK B. REDGATE  
 PETER COVO

Date: 12/26/25ZBA: 2026-06

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	\$200	
Special Permit	\$200	\$500
Special Permit/Findings	✓ \$200	
Special Permit Renewals	\$150	
Signs		\$300
Site Plan Approval without PSI		\$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI		\$3,500
Appeals	\$200	\$300
Comprehensive Permit		\$750
Publication & Mailing Fees/All Petitions	\$25	\$25
Petitioner assumes all costs for Peer Review		

Property Location: 5 Pond Ter. Wellesley MA Zoning District: SR10

Property located in a:  Historic District  Yes  No  
 Wetlands Protection Area   
 Water Supply Protection District

Prior Zoning Decisions: Special Permit/Finding: Variance: \_\_\_\_\_

Applicable Section(s) of the Zoning Bylaw: \_\_\_\_\_

Explanation of Request: DEMO existing SF home. New foundation will be placed in exact same nonconforming spot. The front setback at original location will remain same. The additional areas beyond the original will all be conforming

Requested Relief:  Lot Area  Front Yard Depth (Street Setback)  
 Lot Coverage  Side Yard Width (Side Line Setback)  
 Frontage  Rear Yard Depth (Rear Line Setback)  
 Front Yard Width  Other \_\_\_\_\_

OWNER OF PROPERTY/PETITIONER: REPM Pleasant Pond LLC/ Daniel Breitman

MAILING ADDRESS: 49 Ridgeview Ave Boston MA 02126

PHONE: WORK: 617-888-3389 HOME: \_\_\_\_\_

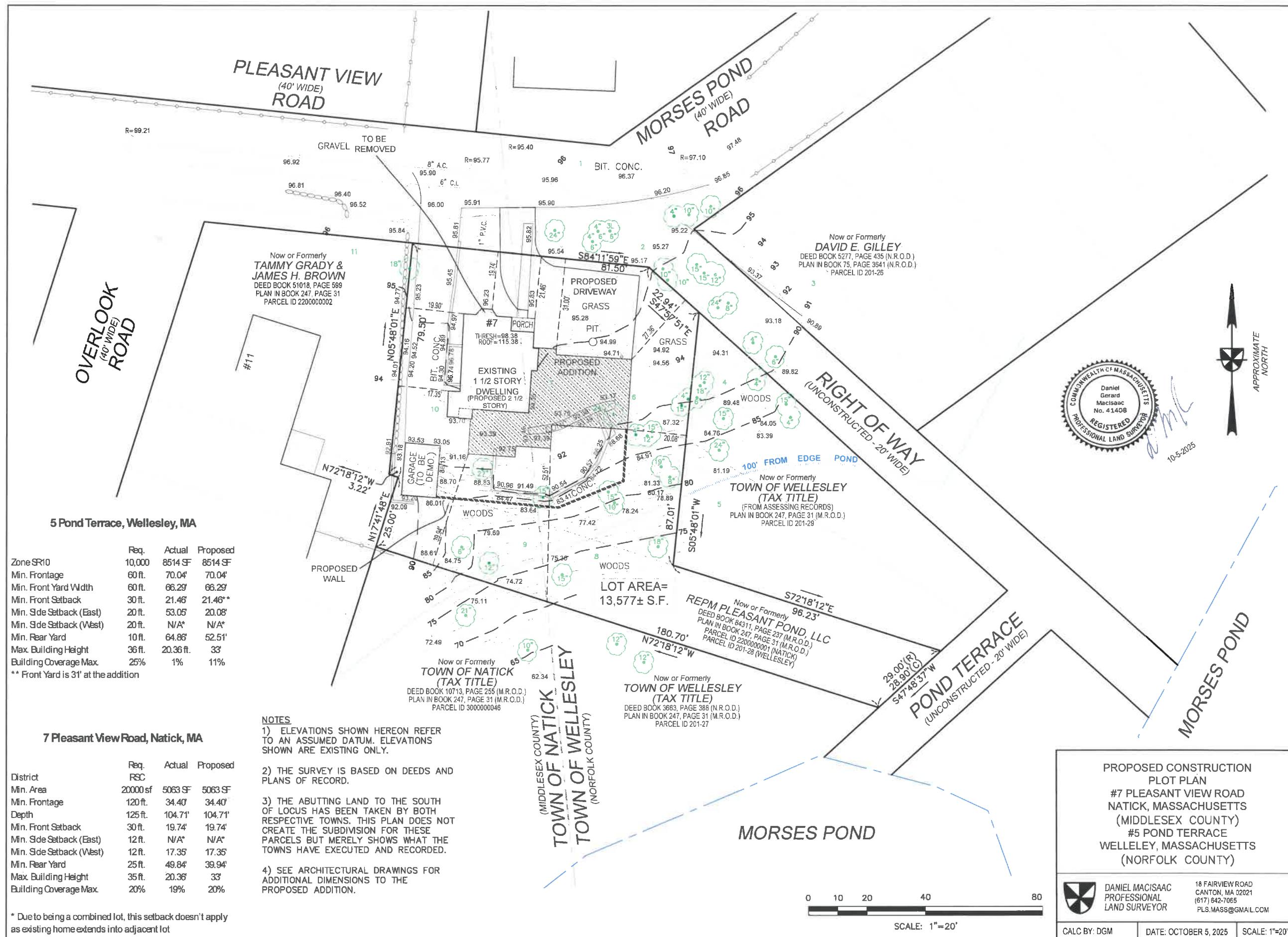
SIGNATURE OF OWNER: Daniel Breitman

AGENT FOR PETITIONER (PLEASE PRINT): Same As Above

MAILING ADDRESS: \_\_\_\_\_

PHONE: WORK: \_\_\_\_\_ HOME: \_\_\_\_\_

EMAIL: Royalestatespm@gmail.com



## CONTACT

IGNER : ROOSEVELT MIRANDA  
AL : MIRANDA795@MAIL.COM  
ONE : 714-368-2858

R : GJ ASSOCIATE

AMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



7 PLEASANTVIEW RD  
NATICK, MA

## JOB ADDRESS

LEGEND:

-  SMOKE DETECTOR
-  COMBO SMOKE/CO DETECTOR
-  1 HOUR FIRE RATED WALL: 2x4 STUDS, 25g @ 24" o.c., THERMAL FIBER BATTING, 1 LAYER OF  $\frac{3}{8}$ " "TYPE X" GWB EACH SIDE, UL NO. UL U465 - STC 45-49
-  HEAT DETECTOR

**NOTE:**  
110 VOLT SMOKE/C0 DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP

## DEMOLITION GENERAL NOTES

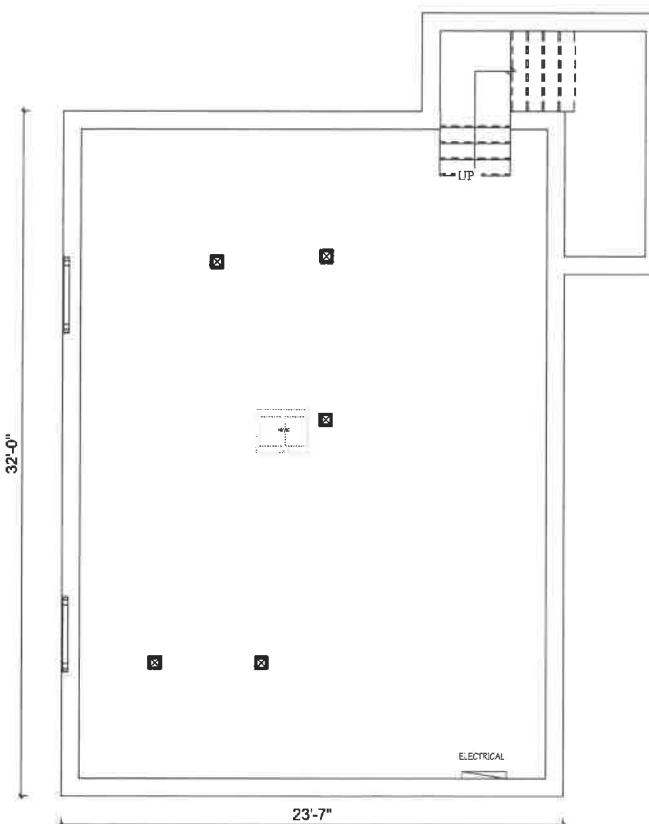
1. PRIOR TO DEMOLITION, MEET WITH OWNER AND ARCHITECT TO IDENTIFY ITEMS WHICH ARE TO BE SALVAGED. ALL OTHER DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR. REMOVE THEM FROM THE SITE AND DISPOSE OF THEM LEGALLY.
2. BEFORE BEGINNING DEMOLITION, NOTIFY ARCHITECT, OWNER, AND GOVERNING AUTHORITIES OF DEMOLITION STARTING DATE AND DURATION.
3. BEFORE BEGINNING DEMOLITION, INSPECT EXISTING CONDITIONS AND NOTIFY OWNER IN WRITING OF ANY CONDITIONS WHICH MAY CREATE A HAZARD DURING DEMOLITION OR OTHERWISE AFFECT THE SCOPE OF WORK.
4. DEMOLISH AND REMOVE STRUCTURES, FINISHES, EQUIPMENT AND MATERIALS WHICH ARE (1) SHOWN TO BE DEMOLISHED, (2) REQUIRED TO BE REMOVED TO PERMIT THE CONSTRUCTION OF THE WORK, OR (3) NOT INDICATED TO REMAIN AND WHICH WOULD DETRACT FROM THE INTENDED APPEARANCE OF THE FINISHED WORK.
5. PROTECT FROM DAMAGE CONSTRUCTION AND FINISHES WHICH ARE TO REMAIN.
6. CUT MATERIAL CAREFULLY TO AVOID DAMAGING PORTIONS WHICH WILL REMAIN. REMOVE NAILS AND FASTENERS. REMOVE STRAPPING, BLOCKING AND OTHER SUPPORTS ASSOCIATED WITH FINISHES TO BE REMOVED, UNLESS ARCHITECT APPROVES REUSE FOR SUPPORT OF NEW WORK.
7. FLOORS: REMOVE EXISTING CARPET, RESILIENT FLOORING, AND TILE FLOORING TO THE EXTENT INDICATED. WHERE FLOORING IS REMOVED, ALSO REMOVE BASE AND ADHESIVES.
  - A. IF EXISTING RESILIENT FLOORING CONTAINS ASBESTOS, EMPLOY A LICENSED CONTRACTOR TO REMOVE RESILIENT FLOORING AND ADHESIVE BY WET-SCRAPE METHOD, IN ACCORDANCE WITH REGULATIONS GOVERNING REMOVAL OF ASBESTOS CONTAINING MATERIAL. DO NOT SAND.
  - B. PATCH AND FILL MAJOR CRACKS AND VOIDS AS NECESSARY TO PROVIDE A SOLID SUBSTRATE FOR APPLICATION OF NEW FLOORING.
8. ELECTRICAL FIXTURES AND WIRING: WHERE PARTITIONS ARE INDICATED TO BE REMOVED, ALSO DISCONNECT AND REMOVE SWITCHES, OUTLETS AND WIRING TO THE NEAREST DEVICE INDICATED TO REMAIN. COORD. W/ ELECTRICAL DRAWINGS.
9. PLUMBING FIXTURES AND PIPING: DISCONNECT AND REMOVE PLUMBING FIXTURES AS INDICATED. UNLESS OTHERWISE INDICATED, REMOVE ABANDONED PIPING BACK TO NEAREST PARTITION OR CEILING INDICATED TO REMAIN AND CAP OFF BEHIND FINISHED SURFACES, COORD. W/ PLUMBING DRAWINGS.

## DEMOLITION LEGEND

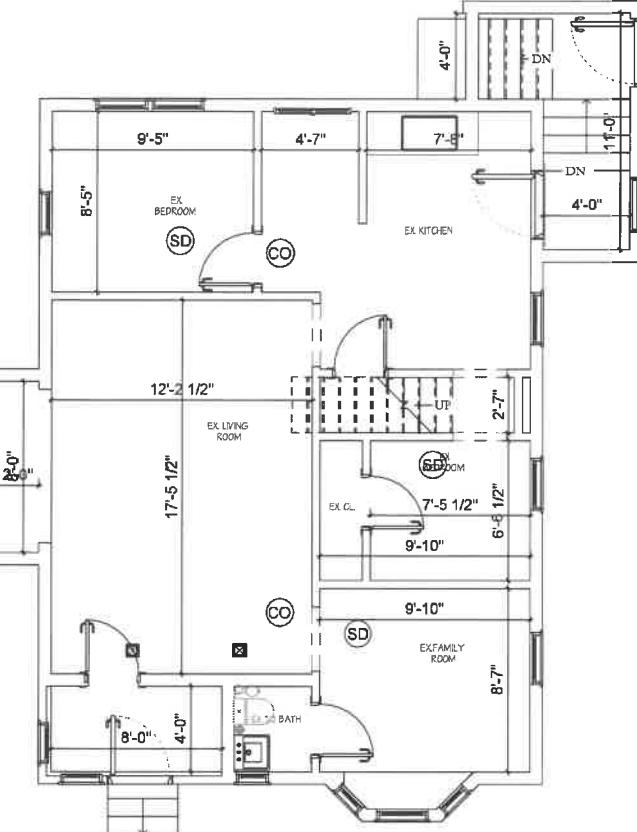
— EXISTING CONSTRUCTION TO REMAIN  
— — EXISTING CONSTRUCTION TO BE  
DEMA LISHED

DO NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED FOR DESIGN PURPOSE ALL DIMENSION SHOULD BE VERIFIED BY CONTRACTOR ALL IN CASE OF ANY DISCREPANCIES THE OWNER OR CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING ANY WORK

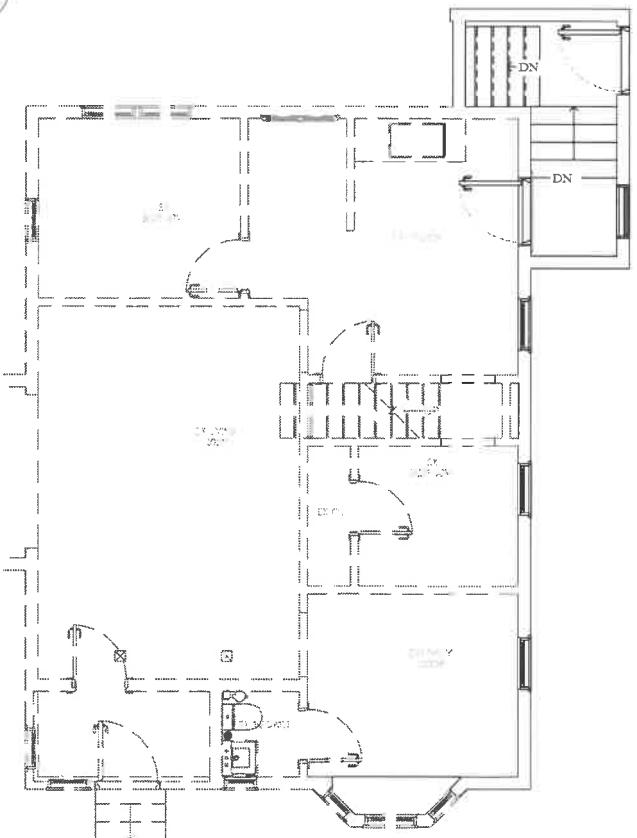
## EX1



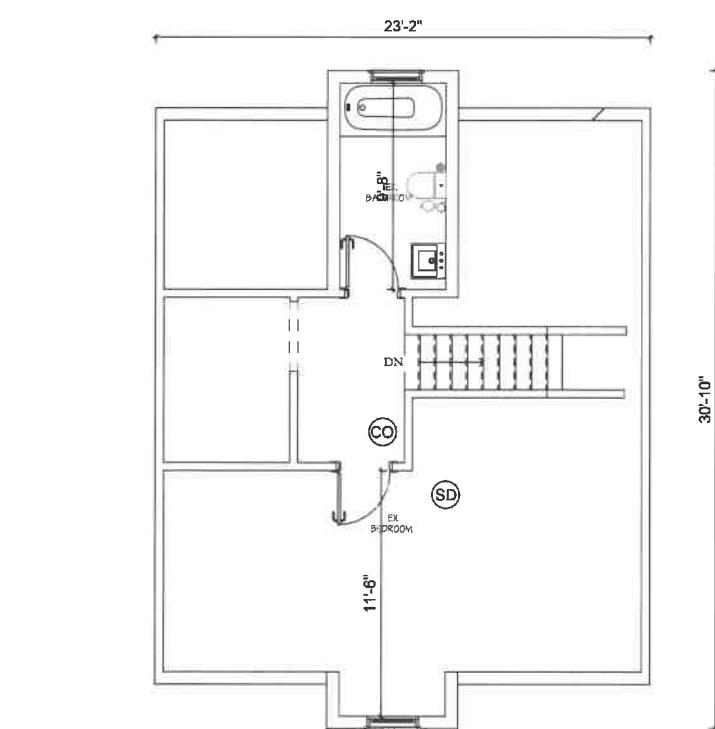
1 Existing Basement Floor Plan 1/4"=1'-0"



## Existing First Floor Plan 1/4"=1'-0"



Demo First Floor Plan 1/4"=1'-0"



3 Existing Attic Floor Plan 1/4"=1'-0" EX1



## CONTACT

DESIGNER : ROOSEVELT MIRANDA  
EMAIL : MIRANDA@GMAIL.COM  
PHONE : 714-368-2858

ER : GJ ASSOCIATE

STAMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



# 7 PLEASANTVIEW RD NATICK, MA

## JOB ADDRESS

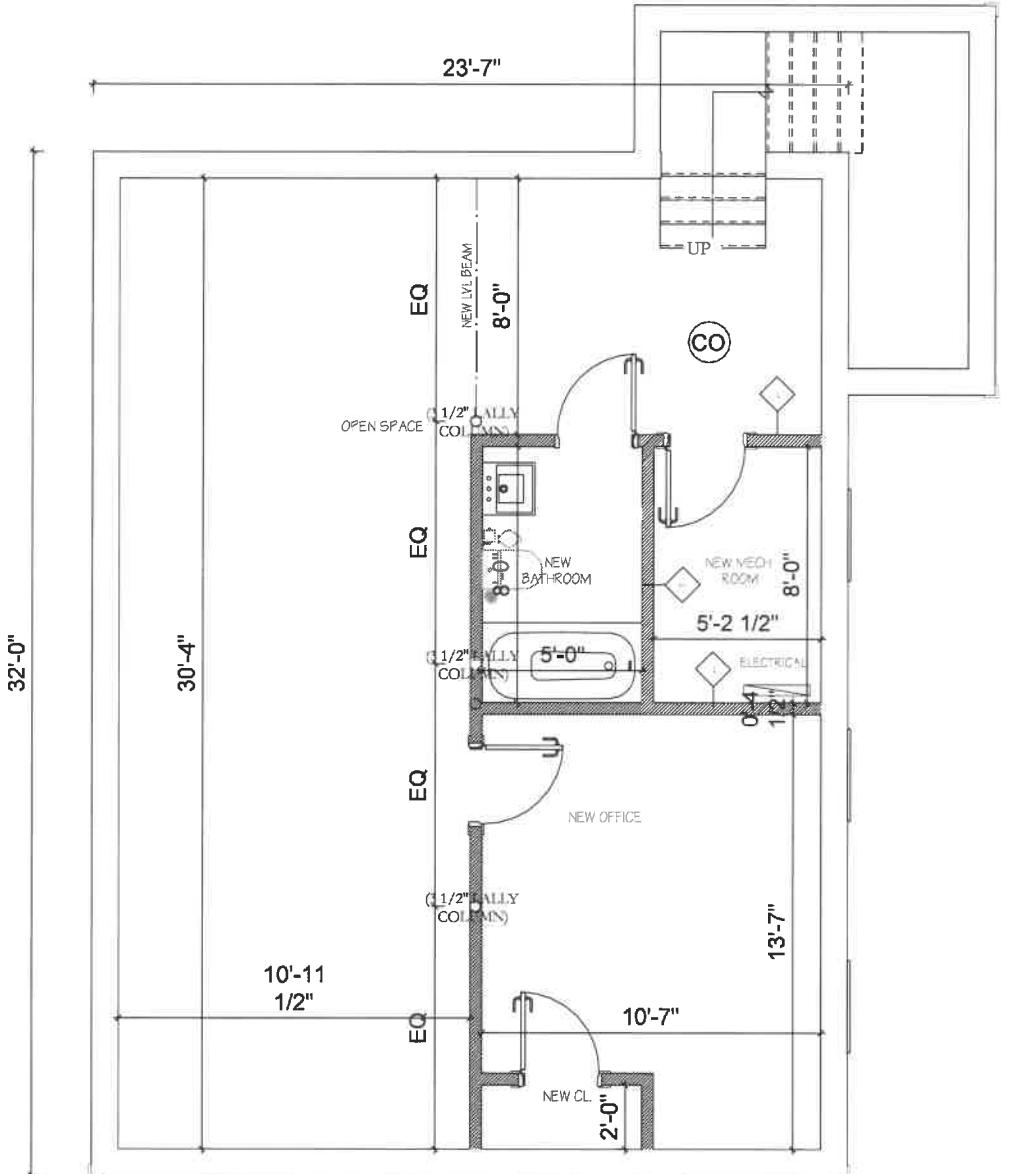
ISSUE	DATE	DESCRIPTION OF ISSUE	BY
A	10/17/2018	NOT FOR PERMIT	-

DO NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED  
FOR DESIGN PURPOSE ALL PARTITION SHOULD BE VERIFIED BY  
CONTRACTOR ALL IN CASE OF ANY DISCREPANCIES THE OWNER  
OR CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING  
ANY WORK

# A10

## ADDITION LEGEND

- Existing Construction to Remain
- Existing Construction to be Added
- Existing Construction to be Demolished
- Bearing Wall



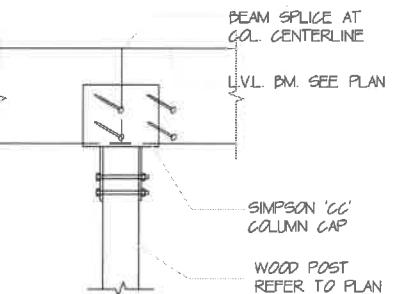
Proposed Basement Floor Plan 3/8"=1'-0"

1  
A10

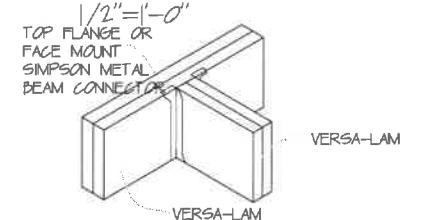
## LEGEND:

- (S) SMOKE DETECTOR
- (C) COMBO SMOKE/CO DETECTOR
- (W) 1 HOUR FIRE RATED WALL: 2x4 STUDS, 25g @ 24" o.c., THERMAL FIBER BATTING, 1 LAYER OF 1/2" "TYPE X" GWB EACH SIDE, UL NO. UL 0465 - STC 45-49
- (H) HEAT DETECTOR

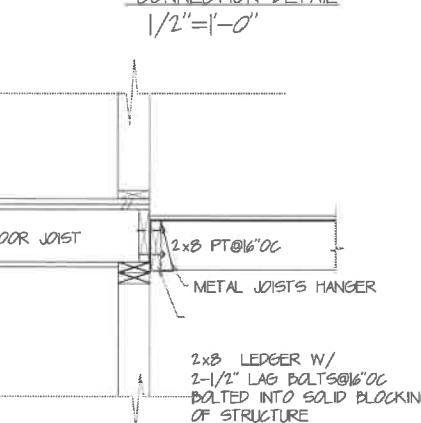
NOTE:  
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP



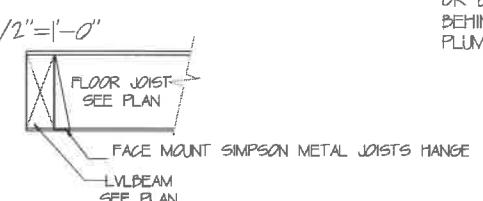
### TYPICAL WOOD POST & BEAM CONNECTION DETAIL



### TYPICAL LVL TO LVL BEAM CONNECTION DETAIL



### TYPICAL COMMON DECK JOISTS CONNECTION TO THE EXTERIOR WALL DETAIL



### TYPICAL LVL BEAM TO JOISTS CONNECTION DETAIL

1/2"=1'-0"

## DEMOLITION GENERAL NOTES

1. PRIOR TO DEMOLITION, MEET WITH OWNER AND ARCHITECT TO IDENTIFY ITEMS WHICH ARE TO BE SALVAGED. ALL OTHER DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR; REMOVE THEM FROM THE SITE AND DISPOSE OF THEM LEGALLY.

2. BEFORE BEGINNING DEMOLITION, NOTIFY ARCHITECT, OWNER, AND GOVERNING AUTHORITIES OF DEMOLITION STARTING DATE AND DURATION.

3. BEFORE BEGINNING DEMOLITION, INSPECT EXISTING CONDITIONS AND NOTIFY OWNER IN WRITING OF ANY CONDITIONS WHICH MAY CREATE A HAZARD DURING DEMOLITION OR OTHERWISE AFFECT THE SCOPE OF WORK.

4. DEMOLISH AND REMOVE STRUCTURES, FINISHES, EQUIPMENT AND MATERIALS WHICH ARE (1) SHOWN TO BE DEMOLISHED, (2) REQUIRED TO BE REMOVED TO PERMIT THE CONSTRUCTION OF THE WORK, OR, (3) NOT INDICATED TO REMAIN AND WHICH WOULD DETRACT FROM THE INTENDED APPEARANCE OF THE FINISHED WORK.

5. PROTECT FROM DAMAGE CONSTRUCTION AND FINISHES WHICH ARE TO REMAIN.

6. CUT MATERIAL CAREFULLY TO AVOID DAMAGING PORTIONS WHICH WILL REMAIN. REMOVE NAILS AND FASTENERS. REMOVE STRAPPING, BLOCKING AND OTHER SUPPORTS ASSOCIATED WITH FINISHES TO BE REMOVED, UNLESS ARCHITECT APPROVES REUSE FOR SUPPORT OF NEW WORK.

7. FLOORS: REMOVE EXISTING CARPET, RESILIENT FLOORING, AND TILE FLOORING TO THE EXTENT INDICATED. WHERE FLOORING IS REMOVED, ALSO REMOVE BASE AND ADHESIVES. A. IF EXISTING RESILIENT FLOORING CONTAINS ASBESTOS, EMPLOY A LICENSED CONTRACTOR TO REMOVE RESILIENT FLOORING AND ADHESIVE BY WET-SCRAPE METHOD, IN ACCORDANCE WITH REGULATIONS GOVERNING REMOVAL OF ASBESTOS CONTAINING MATERIAL. DO NOT SAND. B. PATCH AND FILL MAJOR CRACKS AND VOIDS AS NECESSARY TO PROVIDE A SOLID SUBSTRATE FOR APPLICATION OF NEW FLOORING.

8. ELECTRICAL FIXTURES AND WIRING: WHERE PARTITIONS ARE INDICATED TO BE REMOVED, ALSO DISCONNECT AND REMOVE SWITCHES, OUTLETS AND WIRING TO THE NEAREST DEVICE INDICATED TO REMAIN. COORD. W/ ELECTRICAL DRAWINGS.

9. PLUMBING FIXTURES AND PIPING: DISCONNECT AND REMOVE PLUMBING FIXTURES AS INDICATED. UNLESS OTHERWISE INDICATED, REMOVE ABANDONED PIPING BACK TO NEAREST PARTITION OR CEILING INDICATED TO REMAIN AND CAP OFF BEHIND FINISHED SURFACES, COORD. W/ PLUMBING DRAWINGS.

## CONTACT

IGNER : ROOSEVELT MIRANDA  
AIL : MIRANDAR1958@GMAIL.COM  
ONE : 714-368-2858

R: CJ ASSOCIATE

AMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



**LEGEND:**

-  SMOKE DETECTOR
-  COMBO SMOKE/CO DETECTOR
-  1 HOUR FIRE RATED WALL: 2x4 STUDS, 25g @ 24" o.c.,  
THERMAL FIBER BATTING, 1 LAYER OF  $\frac{3}{8}$ " "TYPE X" GWB  
EACH SIDE, UL NO. UL U465 - STC 45-49
-  HEAT DETECTOR

**NOTE:**  
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP

## ADDITION LEGEND

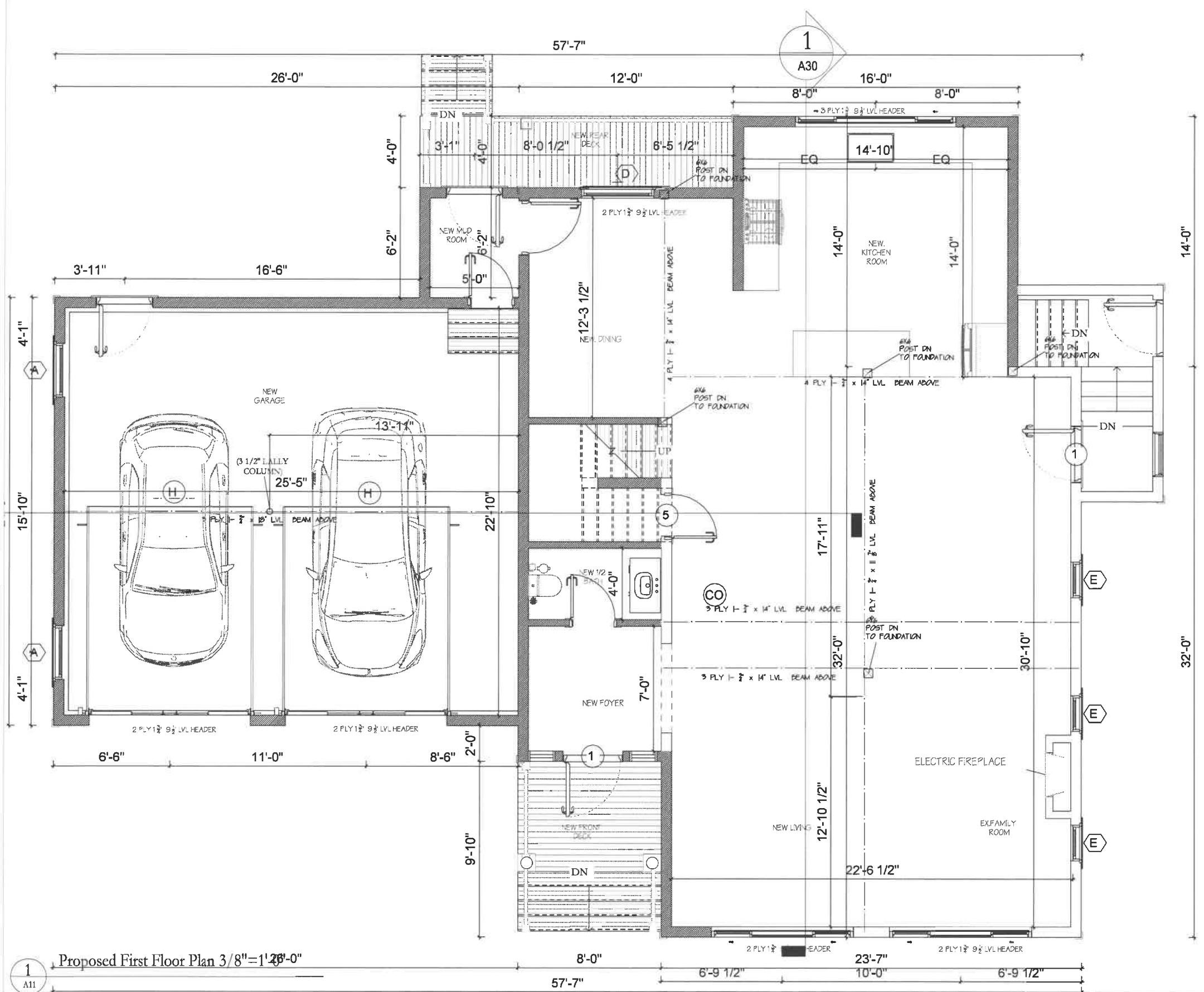
— EXISTING CONSTRUCTION TO REMAIN  
— EXISTING CONSTRUCTION TO BE ADDED  
— = EXISTING CONSTRUCTION TO BE DEMOLISHED  
— BEARING WALL

7 PLEASANTVIEW RD  
NATICK, MA

## JOB ADDRESS

NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED  
FOR DESIGN PURPOSE ALL DIMENSION SHOULD BE VERIFIED BY  
CONTRACTOR. ALL IN CASE OF ANY DISCREPANCIES THE OWNER  
CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING  
ANY WORK

A11



## CONTACT

DESIGNER : ROOSEVELT MIRANDA  
MAIL : MIRANDAR795@gmail.com  
PHONE : 714-368-2858

PR : CW ASSOCIATES

AMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



7 PLEASANTVIEW RD  
NATICK, MA  
JOB ADDRESS

## SUB ADDRESS

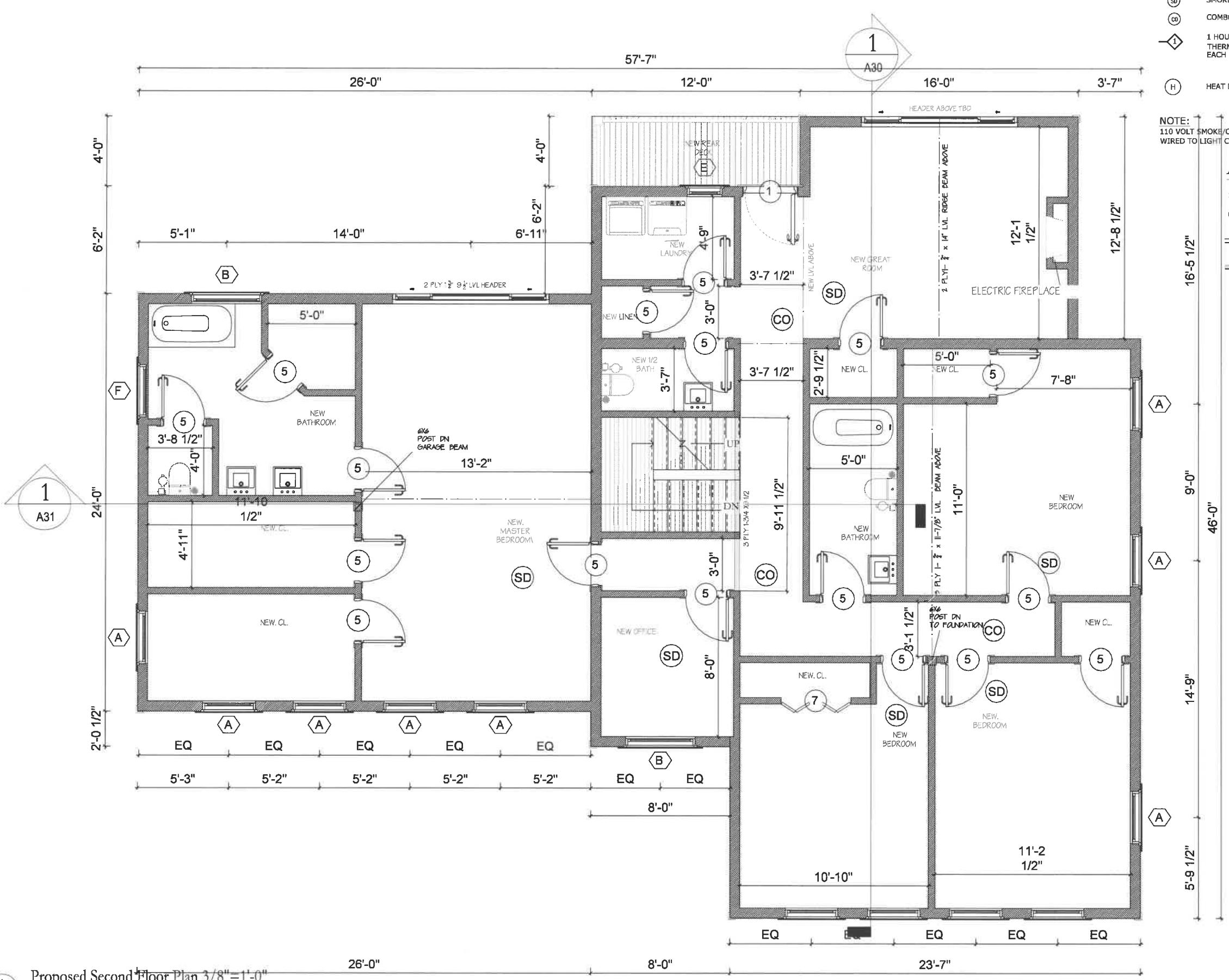
## ADDITION LEGEND

— EXISTING CONSTRUCTION TO REMAIN  
- - - EXISTING CONSTRUCTION TO BE ADDED  
— EXISTING CONSTRUCTION TO BE DEMOLISHED  
— BEARING WALL

**NOTE:** 110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP

**LEGEND:**

- SD SMOKE DETECTOR
- CO COMBO SMOKE/CO DETECTOR
- 1 HOUR FIRE RATED WALL: 2x4 STUDS, 25g @ 24" o.c.,  
THERMAL FIBER BATTING, 1 LAYER OF  $\frac{5}{8}$ " "TYPE X" GWB  
EACH SIDE, UL NO. UL U465 - STC 45-49
- H HEAT DETECTOR



DO NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED FOR DESIGN PURPOSE ALL DIMENTION SHALD BE VERIFIED BY CONTRACTOR ALL IN CASE OF ANY DISCREPANCIES THE OWNER OR CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING ANY WORK

A12

## CONTACT

DESIGNER : ROOSEVELT MIRANDA  
EMAIL : MIRANDAR195@gmail.com  
PHONE : 714-368-2858

FOR : GJ ASSOCIATE

STAMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



7 PLEASANTVIEW RD  
NATICK, MA  
JOB ADDRESS

## JOB ADDRESS

NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED  
FOR DESIGN PURPOSE ALL DIMENSION SHOULD BE VERIFIED BY  
CONTRACTOR ALL IN CASE OF ANY DISCREPANCIES THE OWNER  
CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING  
ANY WORK

A13

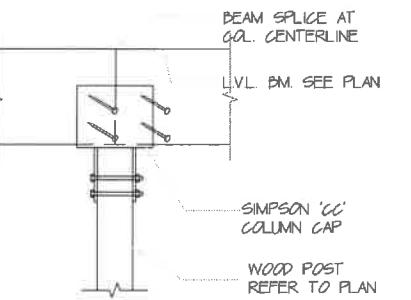
**LEGEND:**

- SD SMOKE DETECTOR
- CD COMBO SMOKE/CO DETECTOR
- 1 HOUR FIRE RATED WALL: 2x4 STUDS, 25g @ 24" o.c.,  
THERMAL FIBER BATTING, 1 LAYER OF  $\frac{1}{2}$ " "TYPE X" GWB  
EACH SIDE, UL NO. UL U465 STA 45-49

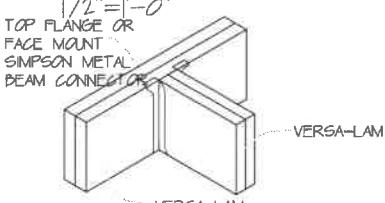
**NOTE:**  
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP

## ADDITION LEGEND

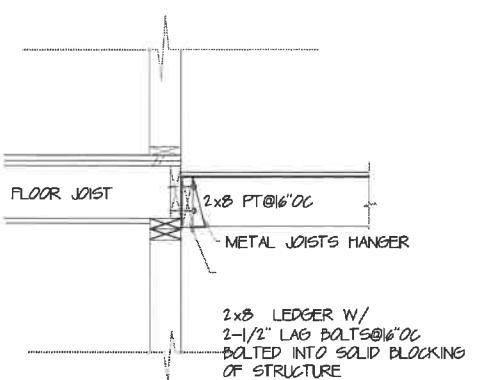
— EXISTING CONSTRUCTION TO REMAIN  
— EXISTING CONSTRUCTION TO BE ADDED  
— EXISTING CONSTRUCTION TO BE DEMOLISHED  
— BEARING WALL



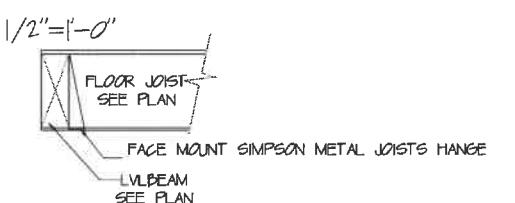
## TYPICAL WOOD POST & BEAM CONNECTION DETAIL



## TYPICAL LVL TO LVL BEAM CONNECTION DETAIL



## TYPICAL COMMON DECK JOISTS CONNECTION TO THE EXTERIOR WALL DETAIL



TYPICAL LVL BEAM TO JOISTS  
CONNECTION DETAIL  
1/2"=1'-0"

### Proposed Attic Floor Plan 3/8"=1'-0"

1  
A13

## CONTACT

DESIGNER : ROOSEVELT MIRANDA  
EMAIL : MIRANDA135@gmail.com  
PHONE : 714-369-2888

FOR : GJ ASSOCIATE

STAMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



# 7 PLEASANTVIEW RD NATICK, MA

JOB ADDRESS

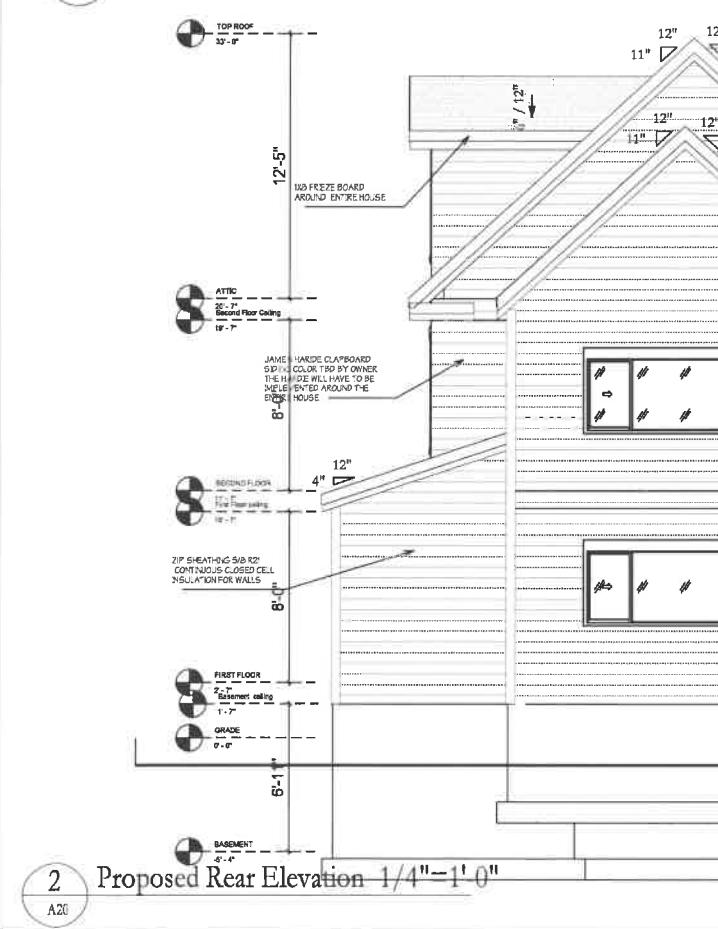
ISSUE	DATE	DESCRIPTION OF ISSUE	BY
A	10/27/2016	NOT FOR PERMIT	-

DO NOT SCALE DRAWINGS. ALL DRAWINGS ARE PREPARED  
FOR DESIGN PURPOSES. ALL INFORMATION SHOULD BE VERIFIED BY  
CONTRACTOR. IN CASE OF ANY DISCREPANCIES THE OWNER  
OR CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING  
ANY WORK.

**A20**



1 Proposed Front Elevation 1/4"=1'-0"



2 Proposed Rear Elevation 1/4"=1'-0"



## CONTACT

DESIGNER : ROOSEVELT MIRANDA  
MAIL : MIRANDAR795@GMAIL.COM  
PHONE : 714-368-2858

R : CW ASSOCIATE

AMP PLANS WILL BE PROVIDED IN THE  
PERMIT SET



7 PLEASANTVIEW RD  
NATICK, MA  
JOB ADDRESS

JOB ADDRESS

NOT SCALE DRAWINGS ALL DRAWINGS ARE PREPARED  
FOR DESIGN PURPOSE ALL DIMENSION SHOULD BE VERIFIED BY  
CONTRACTOR ALL. IN CASE OF ANY DISCREPANCIES THE OWNER  
CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE DOING  
ANY WORK.

A21



Proposed Right Elevation 1/4"=1'-0"



Proposed Left Elevation  $1/4"=1'-0"$

1  
A21

