

**Town of Wellesley
Planning Department**
888 Worcester Street
Suite 160
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: 48 LIVERMORE RD, WELLESLEY

Area District: MAP 56, LOT 25 Project type (check one): New House Addition

Proposed TLAG (sq. ft.): New House: _____

Addition: Existing: 4592 Proposed: 2535 % Increase: 55.2%

Property Owner Name: SAMUEL and NICOLE HAWKEY

Owner Mailing Address: 48 LIVERMORE RD, WENESLEY, WA 02481

Email Address: NICOLE.GAMBLE@GMAIL.COM Phone: 312-498-5616
NHAWKEY@SVB.COM

Applicant Name: KENT DUCKHAM - ARCHITECT

Applicant Mailing Address: 53 CENTRAL AVE, NEEDHAM, MA 02494

Email Address: KDUCKHAM@KENTDUCKHAM.COM Phone: 617-433-8287

Fee \$1104.00 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.

$$0,552 \times 2000 = 1104,00$$

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: Erica Hawley Date: 11/20/2025

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):

Name, Phone # and Email of Land Surveyor:	KEVIN OLEARY THE JILLSON COMPANY, INC 508-653-1001 KOLEARY@JILLSONCOMPANY.COM
Name, Phone # and Email of Engineer:	SAME AS ABOVE
Name, Phone # and Email of Architect:	KENT DUCKHAM DUCKHAM ARCHITECTURE AND INTERIORS 781-449-4109 CELL: 617-438-8287 KDUCKHAM@KENTDUCKHAM.COM
Name, Phone, # and Email of Landscape Architect:	MARC MAZZARELLI MARC MAZZARELLI ASSOCIATES LLC 617-460-7913 MAZZARELLI@VERIZON.NET
Name, Phone # and Email of General Contractor:	TBD

Hawkey Residence 48
Livermore Road
Wellesley, MA
January 09, 2026

Statement of Intent

The design and development of this residential project will prioritize the **preservation** of the existing natural **landscape**, ensuring minimal disruption to existing topography and trees (refer Landscape drawing). **Building scale** is carefully considered to harmonize with the surrounding neighborhood and the existing house maintaining a sense of scale and proportion within the context. **Lighting** will be designed to enhance safety and aesthetics while minimizing light pollution and respecting dark sky compliant (refer EL001). **Open spaces** will be integrated to provide connection between the house, surroundings and visual relief. **Drainage systems** will be planned to manage stormwater effectively (refer to civil drawings), prevent erosion, and support sustainable water practices. **Circulation** for vehicles is designed with efficient movement to reduce impervious area, while maintaining a balance between built and natural elements (refer A001)

The architect for the project is Duckham Architecture & Interiors.
Contact: Kent Duckham, Phone: (781) 449-4109.

Respectfully Submitted,
Kent Duckham

Hawkey Residence
48 Livermore Road
Wellesley, MA
November 28, 2025

Large House Review

The existing house at 48 Livermore RD, built 1910, is a turn-of-the-century shingle-style house 4,592.0 square feet in the SR-20 District (5900 S.F.). We are proposing to remove an existing detached 390 S.F. garage and construct a proposed addition of 2,535.00 S.F. for total proposed area of 7,127.00 S.F. requiring Large House Review, the proposed additions are for a new mudroom and 788 S.F. garage with inlaw bedroom suite above.

The existing house is to remain. The proposed addition would match and be contemporaneous with the existing by carrying forward elements such as window sizes and patterns, roof forms, pitches, roof edges & overhangs, porches columns, porches railing and balustrades, etc. Proposed site elements such as retaining walls and proposed landscaping shall be used to refine and obscure the proposed driveway and 'motor court' serving the proposed attached garage.

The proposed grading is to be subtle to blend the new to the existing as needed. Proposed terraces in the back will be screened with existing fencing and landscape buffers. Proposed landscape screening is a variety of decorative dense trees and shrubs to reinforcing the existing. Some existing interior trees are to be removed per the landscape plan and will be mitigated with excess proposed trees.

Overall, the proposed project is to be built with high quality materials in keeping with the existing house. We hope it will compliment and enhance the original and fit comfortably into the neighborhood.

The architect for the project is Duckham Architecture & Interiors.
Contact: Kent Duckham, Phone: (781) 449-4109.

Hawkey Residence
48 Livermore Road

Wellesley, MA

November 28, 2025

Large House Review- Homeowner letter

The homeowners purchased the home eight years ago. Sam grew up at 29 Arlington Road, one street over, where his parents still own. Sam and Nicole purchased the home with a vision of expanding their family together in the neighborhood and have become active in the community, often inviting the neighborhood for large get togethers for the neighboring kids and parents – pumpkin painting, cookie decorating during the holidays, welcome parties for new neighbors.

Nicole's parents, John and Elizabeth Gable (from Chicago), have spent a considerable amount of time in Wellesley. On average, they visit monthly, and stay with Nicole and Sam on their 3rd floor, which is accessible only by stairs. In April 2018, they welcomed their son (Harrison), and John and Elizabeth temporarily moved into the home to care for the newborn for about a year while Nicole and Sam went back to work. When they welcomed their daughter, Nell, in April 2020, Nicole's parents again came to assist with the newborn, and again stayed for about a year on the third floor.

Given the many circumstances at play, including Nicole's aging parents, the family would like to put an addition onto the home. Attaching the garage will allow for the family to have a backyard for entertaining and for the neighborhood to play. The proposed plan integrates office space for both the wife and the husband, as they both work from home.

Above the garage they propose living space for Nicole's aging parents. The dwelling unit is accessible by elevator, in the event that one or both parents become incapacitated. Finally, the proposed addition allows for bathrooms adjacent to two of the bedrooms for their growing children (none of the children's bedrooms currently have ensuite bedrooms).

Nicole Hawkey
M: 312-498-5616

Hawkey Residence
48 Livermore Road
Wellesley, MA
November 28, 2025

Sustainability Summary

As shown on sheet A104 (proposed roof/ solar ready plan), proposed single-family home to have 348 solar ready zones as shown hatched on roof plan per appendix RB of MA Amendments to the 2021 IRC

Nineteen proposed 66"x40" rooftop mounted solar panels to generate approximately (2) KWH per day each equaling 28 KWH each day total for an estimated annual production of 13,870 KWH.

The proposed solar ready area on flat roof and to be oriented between 110 and 270 degrees of True North and shall be free of obstructions. The roof has been engineered for the weight of future solar panels. A 2" diameter conduit shall be provided from basement electrical panel to roof.

Basement electrical panel to have (2) 40-amp circuits (dual pole circuit breakers) for future rooftop solar panels.

One electric vehicle charging station shall be provided in the proposed 3- car garage (**per R404.4**)

One 1-1/4" minimum diameter conduit for future exterior heat pump locations shall be provided

The architect for the project is Duckham Architecture & Interiors.
Contact: Kent Duckham, Phone: (781) 449-4109.

Respectfully Submitted,

Kent Duckham



**Town of Wellesley
Planning Department**
888 Worcester Street
Suite 160
Wellesley, MA 02482
(781) 431-1019 x2232

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: 48 Livermore RD, Wellesley, Massachusetts

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: Kent Duckham Architect _____ Phone #: (781) 449-4109
(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 _____ Date _____

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: 48 Livermore Road
Applicant Name: Kent Duckham

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

Proposed TLAG (a+b+c+d+e+f from calculations below) = _____

 For Additions to Single Family Dwellings/Accessory Structures:

<u>G of Existing Dwelling/Accessory Structures (subtract any areas to be removed):</u>	<u>4,591.88</u>		
<u>TLAG of Proposed Addition(s):</u>			<u>2,534.65</u>
<u>Proposed Total TLAG of Existing Dwelling/Accessory Structures plus Addition(s):</u>			<u>7,126.53</u>
<u>% Increase of TLAG:</u>			
<u>7,126.53 -</u> <u>(Total TLAG)</u>	<u>4,591.88 ÷</u> <u>(Existing TLAG)</u>	<u>4,591.88</u> <u>(Existing TLAG)</u>	<u>100 =</u> <u>55.20</u>

BASEMENT TLAG CALCULATION - refer to Basements on pages 4 and 5Basement Area 1

Height of basement wall: 90"; Average height of basement wall above grade: 33.375" of basement wall above grade: 37.1 %; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 1,466.78 FT²; Basement area that counts toward TLAG (sq. ft.): 544.18 FT²
(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: 98"; Average height of basement wall above grade: 16.75" of basement wall above grade: 17.09%; If 25% or greater a portion counts as TLAG

Entire basement area (sq. ft.): 532.76; Basement area that counts toward TLAG (sq. ft.): N/A
(a)

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

First floor area (sq. ft.) 2,835.25 FT² Second floor area (sq. ft.) 3,028.88FT²
(b) (c)

ATTIC TLAG CALCULATION - refer to Attics on page 3

Attic area (sq. ft.): 718.22 FT²
(d)

ACCESSORY STRUCTURE TLAG CALCULATION

Number of detached accessory structures greater than 100 sq. ft. in area: N/A

First floor area (sq. ft.) N/A Second floor area (sq. ft.) N/A
(e) (f)

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.

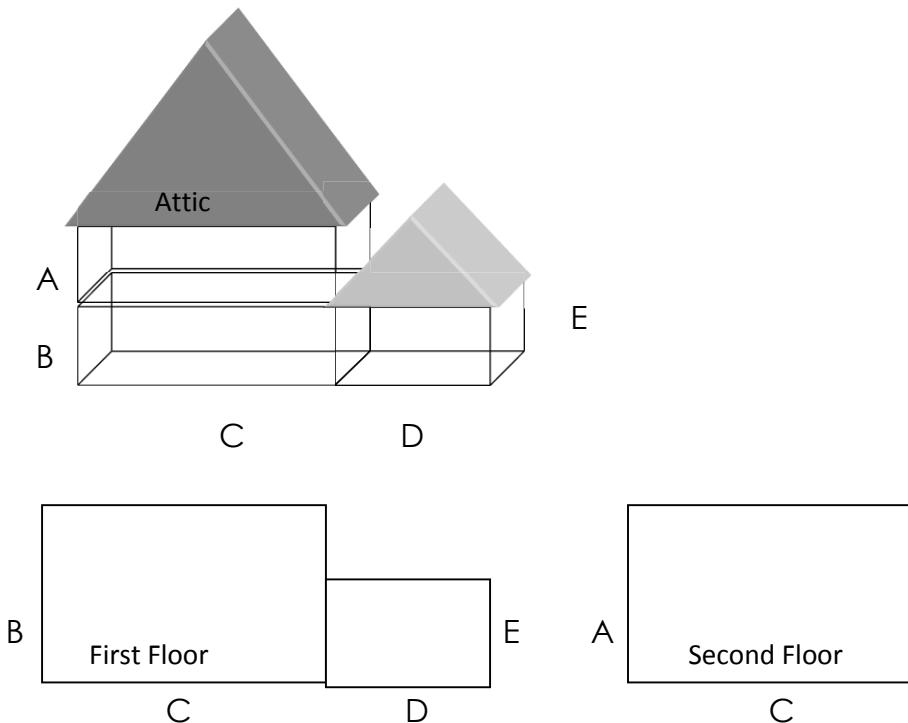
Multiple Building Permits

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

1. **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.

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 48 Livermore Road
Applicant Name: Kent Duckham

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

Figure 2 Attic TLAG Illustration - Gable Roof	Figure 3 Attic TLAG Illustration - Hip Roof

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.

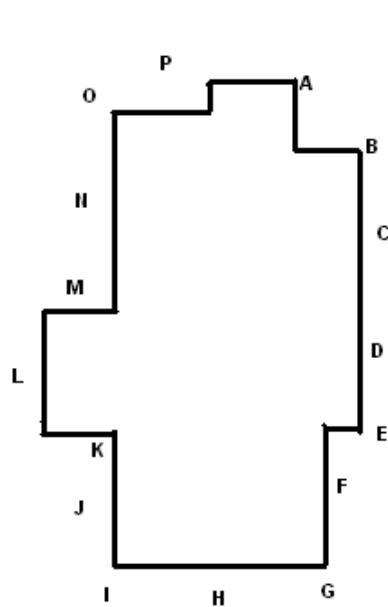


Figure 4 Basement TLAG Illustration

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

LARGE HOUSE REVIEW - TLAG AFFIDAVIT

Property Address: 48 Livermore Road
Applicant Name: Kent Duckham

Calculating Basement TLAG

A thru P = Average Wall Height Above Grade
16

Average Wall Height Above Grade = % of Basement Above Grade
Height of Basement Wall

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.

TOWN OF WELLESLEY



MASSACHUSETTS

Building Department
 TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992
 781-431-1019 ext. 2220 Fax 781-283-5724

PROPERTY OWNER AUTHORIZATION FORM

Property Owner Name(s): Samuel and Nicole Hawkey

Property Address: 48 Livermore Rd, Wellesley, MA 02481

This letter is to inform you that I give permission to [CSL License Name] Michael Duffy of
 [Company Name] M Duffy Construction to apply for a construction permit at my home
 located at address listed above.

Construction work to begin starting [Date] TBD

Description of Work:

add garage, renovate kitchen, Living space above
 garage, mudroom, office

CONTRACTOR INFO

Contractor Name: Michael Duffy CS Lic # CS-117593

Address/City/State: 37 Edgewater Dr, Framingham, MA 01702

Phone: 617-945-3143 Email: info@mduffyconstruction.com

Additional Documents Required:

- Copy of Contractor's Construction Supervisor License
- Copy of Contractor's Certificate of Insurance (Insurance Binder)

PROPERTY OWNER SIGNATURE: Nicole Hawkey

DATE: 1/15/2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/10/25

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Scott	
	PHONE (A/C, No. Ext): 781-335-1890	FAX (A/C, No): 781-335-9782
INSURED Miceal Duffy Duffy Home Remodeling LLC 37 Edgewater Drive Framingham, MA 01702	E-MAIL ADDRESS: springle@tinfins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Evanston	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			3AA821594	09/03/25	09/03/26	EACH OCCURRENCE	\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	OTHER:						MED EXP (Any one person)	\$ 5,000	
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY	SCHEDULED AUTOS NON-OWNED AUTOS ONLY						PERSONAL & ADV INJURY	\$ 1,000,000
	UMBRELLA LIAB	OCCUR						GENERAL AGGREGATE	\$ 2,000,000
	EXCESS LIAB	CLAIMS-MADE						PRODUCTS - COMP/OP AGG	\$ 2,000,000
DED <input type="checkbox"/> RETENTION \$									
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/> N / A					PER STATUTE	OTHR-		
						E.L. EACH ACCIDENT	\$		
						E.L. DISEASE - EA EMPLOYEE	\$		
						E.L. DISEASE - POLICY LIMIT	\$		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION	
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE John J Thompson	



Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Building Regulations and Standards

MASSACHUSETTS
Construction Supervisor

CS-117593

Expires: 12/16/2025

MICEAL GERARD DUFFY
37 EDGEWATER DRIVE
FRAMINGHAM MA 01702

Commissioner

Layla R. Demilea

MASSACHUSETTS

DRIVER'S
LICENSE

NOT FOR FEDERAL ID

USA
MD82



Colleen Spilane, REGISTRAR

4a ISS
01/03/2023

4b EXP
12/16/2027

9 CLASS
D

12 REST
B

4d NUMBER
S48121191

3 DOB
12/16/1982

9a END
NONE

1 DUFFY
2 MICEAL GERARD
8 37 EDGEWATER DR
FRAMINGHAM, MA 01702-5612

18 EYES GRY

15 SEX M 16 HGT 6'-04"

5 DD 01/04/2023 Rev 02/22/2016

12/16/82

Miceal Duffy

TOWN OF WELLESLEY



MASSACHUSETTS

Building Department
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992
781-431-1019 ext. 2220 Fax 781-283-5724

PROPERTY OWNER AUTHORIZATION FORM

Property Owner Name(s): _____

Property Address: _____

This letter is to inform you that I give permission to [CSL License Name] Miceal Duffy of
[Company Name] M Duffy Construction to apply for a construction permit at my home
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Construction work to begin starting [Date] _____

Description of Work:

CONTRACTOR INFO

Contractor Name: Miceal Duffy CS Lic # CS-117593

Address/City/State: 37 Edgewater Drive Framingham MA 01702

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PROPERTY OWNER SIGNATURE: _____

DATE: _____