
Pedestrian and Bicycle Safety - Sidewalk Analysis



Vanasse Hangen Brustlin, Inc.

101 Walnut Street
P. O. Box 9151
Watertown, MA 02471-9151
617 924 1770
FAX 617 924 2286

Memorandum

To: Mr. Hans Larson
Director of General Government
Town of Wellesley Board of Selectman
525 Washington Street
Wellesley, MA 02481

Date: October 10, 2008

Project No.: 09733.26

From: Alan Cloutier, P.E.
Project Engineer

Re: Proposed Wellesley CVS
Sidewalk Analysis

As required by the PSI section of the zoning bylaws, Vanasse Hangen Brustlin, Inc. (VHB) has conducted a sidewalk inventory on roadways within a walking distance of 600 feet from the development area. This memorandum assesses the present condition of the sidewalks and does not consider any future improvement required as part of the proposed Wellesley Travel Inn redevelopment. The sidewalks located within the subject area include sidewalks along both sides of Worcester Road (Route 9) and Overbrook Drive. The inventory identified the condition, type and location of the sidewalks in addition to crosswalk locations within the study area. Locations of sidewalks, crosswalks and traffic controls are also discussed in the May 2008 Traffic Impact and Access prepared by VHB for the project.

For the purpose of this inventory, sidewalk condition was classified into four categories:

- Excellent: No deterioration observed.
- Good: Minimal deterioration such as cracking, heaving, sinking and intrusion or encroachment of vegetation observed.
- Fair: Some deterioration including more severe cracking, heaving, sinking, intrusion or encroachment of vegetation observed as well as presence of patching. No serious hazardous walking impediments observed.
- Poor: Severe deterioration observed making walking conditions hazardous or prohibitive.

The sidewalk conditions assessment is based on visual inspection of the sidewalks and engineering judgment. There could be some overlap between conditions, particularly between "fair" and "good" classifications.

The attached figure, obtained from the Wellesley Planning Department, shows the limits of the existing sidewalk inventory described in detail below. The inventory below represents an inventory within of 600 feet from the site, as required by the PSI guidelines.

Worcester Road (Route 9) from Wellesley/Natick Town Line to 600 east of site

A sidewalk is present on both sides of Worcester Road (Route 9) within the limits of this inventory, from the Wellesley/Natick Town Line to 600 feet east of the proposed site. Along the north side of Worcester Road (Route 9) the sidewalk condition from west to east is as follows;

Between the town line and TD Banknorth, the asphalt sidewalk is 5 feet wide and is in excellent condition. Between TD Banknorth and Overbrook Drive, the sidewalk is 11 feet wide and in excellent condition. In front of the Shell gas station east of Overbrook Drive, the sidewalk is 5 feet wide and in fair condition, with cracked asphalt. In front of 981 Worcester Road the 5 foot sidewalk is in excellent condition. In front of the Mazda Dealership the sidewalk is 9 feet wide and in good condition.

Along the south side of Worcester Road (Route 9) the sidewalk condition from west to east is as follows;

For the entire section from the town line to 600 feet east of the project site, the sidewalk is 4-5 feet wide and is in fair condition. In front of the Wellesley Travel Inn, there is a double utility pole that blocks a significant portion of the sidewalk.

A signalized crosswalk is located across Worcester Road (Route 9) west of Overbrook Drive. The crosswalk is in deficient condition. The crosswalk marking are in poor condition and the crosswalk is improperly angled, to the extent that the northern side of the crosswalk does not match up with the wheelchair ramp or the pedestrian push button and indication. During our field visit, the signal equipment was working properly.

Overbrook Drive from Worcester Road (Route 9) to Edgemoor Circle (north)

Sidewalks are present on the west side of Overbrook Drive from Route 9 to the southern intersection of Edgemoor Circle and on the east side of Overbrook Drive within the limits of this inventory.

Along the west side of Overbrook Drive the sidewalk condition from south to north is as follows;

Between the Worcester Road to the TD Banknorth driveway, the asphalt sidewalk is 8 feet wide and is in excellent condition. Between TD Banknorth and the southern leg of Edgemoor Circle, the sidewalk is 8 feet wide and in good condition. There is no sidewalk north of Edgemoor Circle.

Along the east side of Overbrook Drive the sidewalk condition from north to south is as follows;

Between Worcester Road and the northern leg of Edgemoor Drive, the asphalt sidewalk is 5 feet wide and is in excellent condition. Closer to Worcester Road, there are numerous curb cuts.

SUMMARY

The sidewalk inventory on roadways within a walking distance of 600 feet from the development area reveals that the sidewalk along the southern side of Route 9 within the inventory area is in fair condition. In addition, there is a substandard crossing across Route 9 west of Overbrook Drive that should be upgraded. As part of the Wellesley Travel Inn redevelopment project, that development has agreed to improve this crosswalk.

Traffic Impact and Access Study

Fire Protection and Life Safety Analysis



Vanasse Hangen Brustlin, Inc.

101 Walnut Street
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Watertown, MA 02471-9151
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FAX 617 924 2286

Memorandum

To: Town of Wellesley Planning Board

Date: July 24, 2009

Project No.: 09733.26

From: VHB Land Development

Re: Wellesley CVS - PSI
Fire Protection and Life Safety

This memorandum summarizes the analysis of Project-related Fire Protection Requirements.

Fire Apparatus Access:

A preliminary fire access plan is provided to demonstrate the ability of the Wellesley Fire Department's Engine Truck to access the site. VHB studied the turning movements using the Engine Truck characteristics utilizing "Autoturn 5.1", a vehicle modeling program to evaluate how Wellesley's Engine 3 Fire Truck could maneuver within the proposed layout. Figure 1 attached demonstrates the required turning movements for the engine truck to circulate around the new CVS building. The drive-through canopy will be raised to allow a vertical clearance of 14± feet.

Wellesley Fire Captain Fitzgpatrik indicated in a phone conversation that the fire trucks require a 12± vertical clearance. Therefore the fire truck has horizontal and vertical clearance around the site.

Fire Hydrant Locations:

A new fire hydrant location is proposed as part of the proposed CVS/Pharmacy project. This hydrant is proposed to be onsite just northwest of the CVS/Pharmacy entrance. The closest existing hydrant is located along the north side of Route 9 at the intersection of Worcester Street and Overbrook Drive.

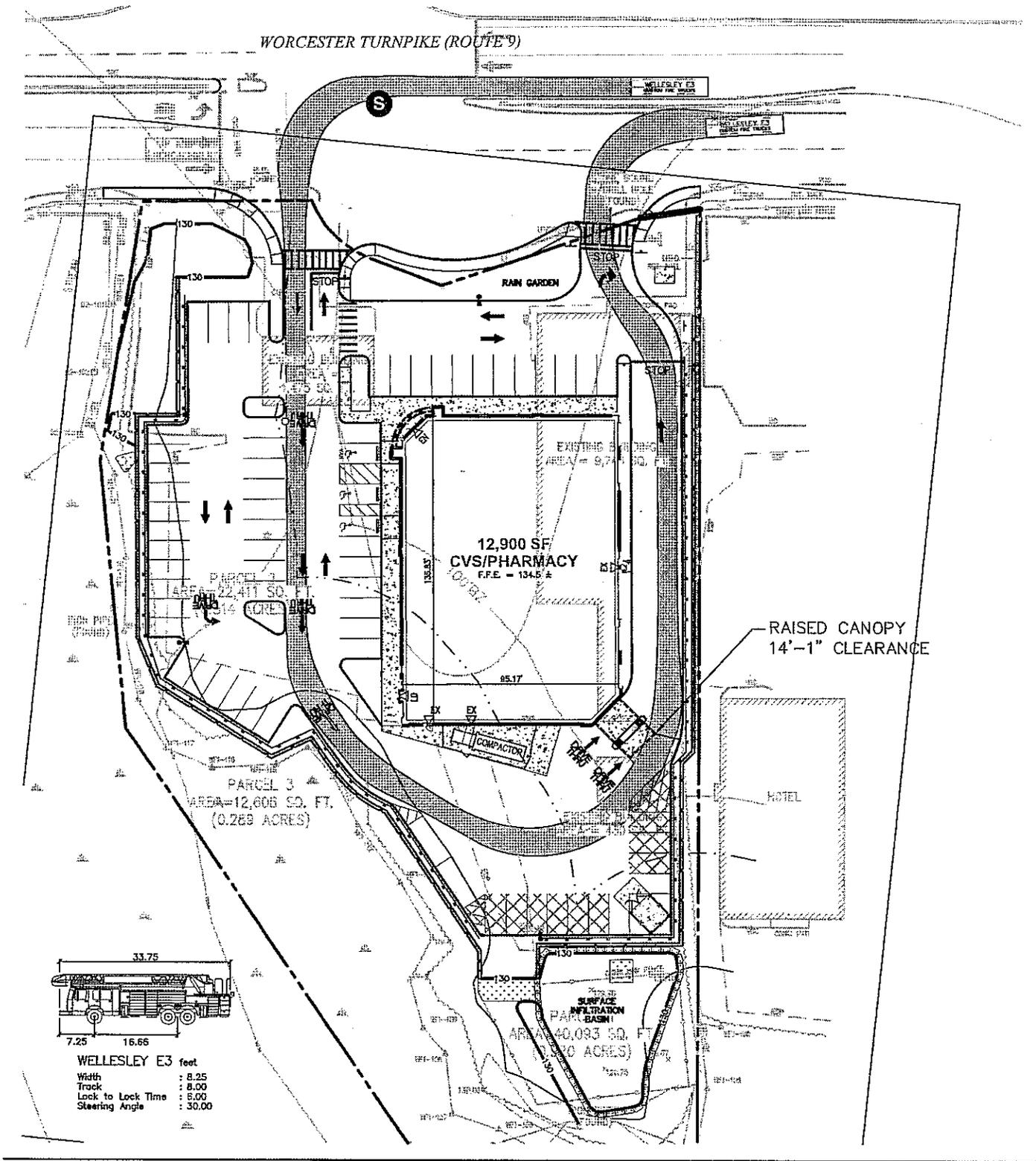
The location of the proposed fire hydrant is indicated on the project plans ("C-4 Utility Plan"). Coordination with the Fire Department will continue through the Site Plan Approval and Building Permit processes, and a final hydrant location will be developed in response to the final site layout, architectural design and fire department connection locations.

Fire Alarm:

The new CVS/Pharmacy building will include an addressable fire alarm system that will connect to the municipal fire alarm system. The new building will have a master box as required. An auto-dialed dedicated phone line will be provided for the alarm system, and an agreement will be developed with a private company to provide 24-hour monitoring of the system. The building will also be fully sprinklered.

Evacuation Plans:

Floor plans showing egress locations are included in the Site Plans.



Vanasse Hangen Brustlin, Inc.

Wellesley Engine 3 Fire Truck
Truck Turning Analysis

Figure 1
June 26, 2009

CVS / Pharmacy
Worcester Turnpike (Route 9)
Wellesley, Massachusetts

Refuse Disposal and Recycling Analysis



Vanasse Hangen Brustlin, Inc.

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Watertown, MA 02471-9151
617 924 1770
FAX 617 924 2286

Memorandum

To: Town of Wellesley Planning Board

Date: October 7, 2008

Project No.: 09733.26

From: VHB Land Development

Re: Wellesley CVS - PSI
Refuse Disposal Impact Analysis

This memorandum summarizes the analysis of Project-generated impacts on the Town of Wellesley refuse disposal program.

Solid Waste

Solid waste generated at the proposed CVS/Pharmacy will be collected by private haulers and disposed of at a licensed facility. This retail development will not be using the town's Refuse and Disposal Facility (RDF). Therefore, refuse disposal from this property will not have an impact on the Town's RDF.

Recycling

The store is equipped with a compactor attached to the back of the building. The compactor will be used for compacting packing and shipping cardboard. The compacted material will hauled off site for recycling.

Compliance with Wellesley Zoning By Law

Zoning Summary Chart

Zoning Regulation Requirements	Required	Provided
LOT SIZE	N/A	90,275± S.F.
MIN. LOT FRONTAGE	N/A	242± FT.
MINIMUM LOT WIDTH	N/A	242± FT.
MINIMUM FRONT YARD WIDTH	60 FT.	258± FT.
BUILDING SETBACK FRONT SIDE REAR	30 FT. N/A N/A	53± FT. 19± FT. 172± FT.
MAX. BUILDING HEIGHT	45 FT.	32 FT.
MINIMUM LOT DEPTH	N/A	220± FT.
FLOOR AREA RATIO	.30	.15
SITE LANDSCAPE %	10% OF OUTDOOR PARKING AREA=2,573 S.F.	14,270 S.F.
INTERIOR PARKING LOT LANDSCAPE %	50% REQUIRED LANDSCAPING OPEN SPACE=1,286 S.F.	1,399 S.F.
STREET PARKING AREA LANDSCAPING	4 SPACES x 1 TREE PER 10 SPACES = 1 TREE	6 TREES

ZONING DISTRICT: BUSINESS A
 USE RETAIL: ALLOWED
 OVERLAY DISTRICT: WATER SUPPLY PROTECTION DISTRICT

Parking Summary Chart

Description	Required	Provided
STANDARD SPACES (8.5'x18' MIN. REQUIRED)	82	51 (9'x18') 11 (8.5'x18')
MIN. NO. OF HANDICAPPED – STD.* (13'x 18')	3	2
MIN. NO. OF HANDICAPPED – VAN (16'x 18')	1	1
COMPACT SPACES (UP TO 30%) (7.5'x15')	0	0
TOTAL SPACES	86**	65
LOADING SPACES	1	1

* ADA REQUIREMENTS: FOR 51 TO 75 SPACES, 3 HANDICAP SPACES REQUIRED

** WHILE 86 SPACES ARE REQUIRED UNDER THE TABLE OF OFF-STREET PARKING REQUIREMENTS IN SECTION XXI, PART D, SUBPART 2 OF THE WELLESLEY ZONING BYLAW, THE NUMBER OF REQUIRED SPACES IS REDUCED TO NO MORE THAN 65 SPACES UNDER SECTION XXI, PART C, WHICH GOVERNS CHANGES TO EXISTING PARKING.

**Special Permit Decision (PSI 08-01)
for 978 Worcester Road for
Wellesley Realty Associates**

WELLESLEY PLANNING BOARD

PSI-08-01

#978 WORCESTER STREET

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Town of Wellesley Planning Board ("the Planning Board"), acting as special permit granting authority under the provisions of the Zoning Bylaw, Section XVIA., part C, Project of Significant Impact ("PSI"), opened a duly advertised public hearing on April 10, 2008 on the application of Wellesley Realty Associates, PO Box 81004, Wellesley, MA 02481.

The public hearing was continued on June 16, 2008, and July 14, 2008. Each session of the hearing was digitally recorded with the file retained at the Planning Board Office. During the course of the public hearing the full submission package was available for public examination at the Town Hall, Planning Board Office and at the Wellesley Free Library.

After comments were concluded on July 14, 2008, the Planning Board moved, seconded and voted to close the Public Hearing. All sessions of the hearing were held in the Wellesley Town Hall, 525 Washington Street, Wellesley. Announcement of the date, time and place of all continued sessions was made at the end of the prior session.

Mr. Chan, Mr. McCauley, Ms. Donahue, and Ms. Lehmann (Bourque) attended each session of the hearing.

PROJECT DESCRIPTION

The project involves the redevelopment of a 2.35 acre (102,196 square feet) site at 978 Worcester Street. Until June 2008 there were 29,000 square feet of floor area on the site in two buildings, a motel with restaurant and a motel annex. In June 2008 the motel building was demolished and removed from the site. The project will involve clearing of the site and construction of a 36,000 square foot building at the rear of the lot for 36 residential condominiums and construction of a 24,000 square foot two-story commercial building with retail on the first floor and office space on the second floor. There is no restaurant proposed.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on July 18, 2007, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. The submission was sent to the Board of Selectmen, the Department of Public Works, the Municipal Light Plant and the Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

Fire Chief, January 16, 2008;
Municipal Light Plant, March 10, 2008;
Board of Public Works, January 18, 2008 and January 25, 2008;
Board of Selectmen, May 2, 2008.

Applicant's Submitted Plans:

Prepared for Dean Behrend, Wellesley Realty Assoc., 978 Worcester Street. Prepared by Beals Associates.

Cover sheet, scale 1"=2947'

Sheet 1	Existing conditions, scale 1"=20', dated 1/15/08, as revised 3/5/08, 4/22/08 and 6/9/08
Sheet 2	Proposed Site Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08, 4/8/08 and 6/9/08
Sheet 3	Construction Mitigation Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08 and 6/9/08
Sheet 4	Proposed Parking Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08 and 6/9/08
Sheet 5	Proposed Signage & Pavement Markings Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08 and 6/3/08
Sheet 6	Proposed Grading & Drainage Plan, scale 1"=20', dated 1/15/08, as revised 2/6/08, 3/5/08 and 6/9/08
Sheet 7	Landscape Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08 and 6/9/08
Sheet 8	Proposed Utility Plan, scale 1"=20', dated 1/15/08, as revised 3/5/08, 4/8/08 and 6/9/08
Sheet 9	Water Service Plan, dated 3/5/08 – revisions 4/8/08, 6/9/08 and 7/10/08
Sheet 9	Drainage Details, dated 1/15/08, as revised 3/5/08 and 6/9/08
Sheet 10	Stormtrap Drainage Details, dated 1/15/08, as revised 3/5/08 and 6/9/08
Sheet 11	Details, dated 1/15/08, as revised 3/5/08 and 6/9/08

Additional Reports/Correspondence Received

7/18/07	Submission PSI-07-01
7/19/07	Letter from R. Brown to Larsen, Pakstis, Rooney, Joyce requesting comments on PSI-07-01
8/27/07	Memo from Beals Associates to Town of Wellesley summarizing their parking analysis
9/6/07	Memo Capt. Marchetti to R. Brown
9/17/07	Letter from Beals Associates responding to the G. Saraceno review letter
9/24/07	Memo from G. Saraceno to R. Brown enclosing 9/5/07 comments from DPW on PSI-07-01
10/4/07	Beals Associates-Response to Engineering Review and Beta Group Review
1/2/08	Letter from Vanasse & Associates, Re: proposed mixed-use development
1/15/08	Plans from Beals Associates-proposed watershed
2/13/08	Letter from R. Brown Letter to H. Larsen, M. Pakstis, K. Rooney & R. Joyce, re: review of PSI
2/14/08	Plan from Cubellis, re: Egress plan
2/14/08	Letter from Beals Associates, withdrawing PSI-07-01 and submitting a new application – PSI-08-01
2/28/08	Letter from R. Brown to K. Nagle, re: PB vote to accept withdrawal of PSI-07-01 and accept new revised plan
3/19/08	Hearing Notice-Public Hearing for 4/10/08
3/28/08	Report from Vanasse, proposed mixed-use development
4/4/08	Report from MLP on PSI application, (supplemental report July 14, 2008)
	Report from DPW on PSI Application
4/8/08	Report from Wetlands, Re: order of conditions

Report from Fire on PSI application
 4/18/08 **Report from Vanasse on Traffic Impact Assessment**
 5/15/08 **Report from Vanasse & Associates, Re: Proposed Mixed-Use Development**
 5/23/08 **Email Freudberg (BETA) to J. Dirk summarizing outstanding issues**
 5/27/08 **Dirk to Larsen**
 5/28/08 **Letter from P. Leavenworth to C. Theriault, re: MHD Requirements**
 6/3/08 **Letter from C. Theriault/Beals Associate to P. Leavenworth**
 6/4/08 **Notice of continuation of hearing**
 6/5/08 **Email from R. Kulen, Mass Highway Department to C. Theriault, re: curb cuts**
 6/6/08 **Email from K. Ho to Hans Larsen re revised egress design**
 6/2008 **Report from Beals Associates-Supplement to Application**
 6/9/08 **Minutes from 6/9/08 Selectmen's meeting**
 6/12/08 **[D. Stewart's memo of 7/13 references a memo**
 6/13/08 **Report from Beals Associates-Supplement to the Application of PSI, Plans to**
Accompany PSI review application, letter of Engineering Comments
 6/20/08 **Email exchange K. Ho and J. Dirk re proposed threshold for consideration of**
additional mitigation
 6/20/08 **Report from Selectmen's office to PB re: vote of approval**
 6/7/08 **See comment appended to entry directly below**
 7/3/08 **Report from D. Stewart/DPW to R. Brown, re: Review [this memo references a 6/12**
response from Beals, as well as a 6/27/08 memo that summarizes comments still
needing to be addressed].
 7/8/08 **Response from Beals Assoc., Inc. to PB, re: response to Water & Sewer memo**
 7/9/08 **Email from Cynthia Theriault, Beals to J. Duggan, D. Stewart & M. Jop, re:**
forwarding their PSI Engineering Response
 7/10/08 **Memo from R. Brown to D. Behrend, re: Project Review Cost**
Email from C. Theriault, Beals to J. Duggan, re: revised Water Service plan
 7/10-14/08 **Series of Emails between C. Theriault and J. Duggan, re: Water Service**
 7/10/08 **Letter from R. Brown to D. Behrend, re: Project Review Costs**
 7/11/08 **Email from C. Theriault to R. Brown and M. Jop concerning Water service**
 7/14/08 **Report from D. Stewart, DPW to R. Brown, re: DPW review**
Email from D. Stewart to R. Brown
Report – revised report from MLP on PSI application
 7/15/08 **Memo from R. Brown to D. Behrend, re: Recalculation of required assisted units**
responsive to project change
 7/16/08 **Letter from J. Dirk, Vanasse & Assoc. to R. Brown, Re: proposed mixed-use**
development
 7/17/08 **Series of Emails between K. Ho and R. Brown, re: Traffic Review**
 7/21/08 **Email from C. Chan to K. Ho requesting clarification on specific future traffic**
analysis and mitigation items
 7/22/08 **Report from Beta to R. Brown, re: Traffic Peer Review for Proposed Mixed Use**
Development, response to 7/16/08 supplemental traffic information
 7/25/08 **Email with attached memorandum and plans, from B. Levey, Esq., Counsel to**
Gershman Brown Crowley, re: proposed permit conditions
 7/28/08 **Letter from D. Behrend to Selectmen, re: 978 Worcester Street Openings**
Report from Beta to R. Brown, re: Traffic Peer Review for Proposed mixed Use
Development, response to 7/25/08 supplemental conditions per CVS.

WETLANDS ORDER OF CONDITIONS

It is noted that the Town of Wellesley Wetlands Protection Committee on April 4, 2008, issued an Order of Conditions under MGL Ch. 131, § 40.

FINDINGS

Based on the herein referenced submittals from the applicant, other submitted documents and the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, the Wellesley Planning Board:

accepts the recommendations of the Wellesley Public Works Department dated July 14, 2008, as sufficient evidence that **WATER CAPACITY, SEWER CAPACITY, STORM DRAINAGE CAPACITY, and RECYCLING AND DISPOSAL SYSTEMS** are sufficient to meet the flow demands and/or standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the recommendations of the Wellesley Municipal Light Plant dated April 4, 2008 (revised July 14, 2008), as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the **TRAFFIC** report of the Wellesley Board of Selectmen dated June 20, 2008, as sufficient evidence, based on the agreed-upon traffic mitigation plan, that traffic will function consistent with adopted town standards;

accepts the **PEDESTRIAN AND BICYCLE CIRCULATION** report of the Wellesley Board of Selectmen as sufficient evidence that in all cases: sidewalks within a walking distance of 600 feet of the Project shall be provided and/or upgraded or repaired so as to be in a safe and convenient condition and consistent with standards of the Massachusetts Highway Project Development and Design Guide;

accepts the recommendations of the Wellesley Fire Department dated April 8, 2008, as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the applicant.

NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

The Applicant has accepted the following improvements/conditions to meet minimum service standards:

WATER CAPACITY

All off-site and on-site work regarding the municipal water system shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

SEWER CAPACITY

All off-site and on-site work regarding the municipal sewer system shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

STORM DRAINAGE CAPACITY

There is no connection to the Municipal Storm Drainage System. Storm drainage to be discharged to the Morse's Pond shall meet all NPDES Phase II requirements and standards. The storm drainage system incorporates catch basins with oil and grease separators, piping and underground detention and recharge elements.

ELECTRICAL CAPACITY

All off-site and on-site electrical work, as referenced in the report of the Municipal Light Plant dated April 4, 2008 (revised July 14, 2008), shall be completed prior to issuance of a Certificate of Occupancy, and prior to making application for final building inspection.

TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION

Prior to issuance of a Certificate of Occupancy, and prior to making application for final building inspection the applicant shall:

have completed all of the traffic and pedestrian safety recommendations described in a Memorandum with attachments from H. Larsen, Executive Director, to R. Brown, Planning Director, dated June 20, 2008; including

- recommendations of the Town's traffic engineering consultant (BETA Group, Inc.) regarding site access/egress;
- traffic signal improvements for the Overbrook Drive/Worcester Street (State Route 9) intersection;
- traffic monitoring at Overbrook Drive and Beechwood Road and at site entrance and exit (detailed below); and;
- repair of the sidewalks on the south side of Worcester Street (State Route 9) from Grove Road in Natick to a point 600 feet east of the project and the north side from Ottaway Circle to 951 Worcester Street (Dunkin Donuts).

Prior to issuance of a Building Permit for the project, the applicant shall have deposited with the Town \$30,000. The form of this deposit and nature of the account in which such monies will be held shall be subject to the approval of the Town Treasurer. The use of these funds is described in paragraph 3 below.

The Applicant shall work cooperatively toward implementation of a "connector road" between the site and the [abutting or adjacent] commercial property to the west. This connector road, if implemented, may be closed (such as by a chain or gate) upon request by either private property owner, with the approval of the Planning Board if, in the opinion of the Town's traffic engineering consultant, queues or safety concerns warrant its closure. The closed connector road shall be retained and may be directed to be reopened by the Planning Board if measures to lessen the queues and/or resolve the safety concerns as recommended by the Town's traffic engineering consultant are indicated.

The Applicant has agreed to work cooperatively toward the creation of a trail along Morse's Pond along the shoreline.

FIRE PROTECTION AND LIFE SAFETY

The Applicant shall install and complete all off-site and on-site work regarding the municipal alarm system to the satisfaction of the Fire Chief prior to building occupancy.

REFUSE DISPOSAL SYSTEM

The Applicant shall:

- a. dispose of site-generated refuse via a private hauler or if refuse from the site is taken to the Wellesley Recycling and Disposal Facility (RDF) such refuse shall be subject to customary applicable tipping fees;
- b. encourage commercial and residential tenants to recycle;
- c. insure the provision and location of containers for recyclables to facilitate their use;
- d. inform tenants of this recycling effort on a periodic and continuing basis.

Progress updates toward implementation of this recycling program shall become part of the monitoring reports referred to hereafter.

REQUIRED TRAFFIC MONITORING AND REPORTING

The Applicant shall conduct traffic monitoring and provide a report to the Planning Board and Board of Selectmen detailing the status of the following items at two milestones: (i) six months and (ii) twelve months following the date of full occupancy of the project. At its discretion, the Planning Board may request that the Applicant conduct traffic monitoring analysis and reports sooner than these two milestones, but no earlier than the date of issuance of the final Certificate of Occupancy for the project:

1. manual turning movement counts, LOS and narrative describing the functioning of the project driveway intersections with Route 9 (entering and exiting traffic) during the weekday morning (7-9 a.m.) weekday evening (4-6 p.m.) and Saturday mid-day (11 a.m.-2 p.m.) peak periods;
2. 72- hr (Thu-Sat) counts on both driveways;
3. 72-hr (Thu-Sat) vehicle travel speeds along Overbrook Dr and Beechwood Rd. (Baseline data shall be collected prior to project construction for comparison to the post-occupancy data);
4. queuing study of any drive-through on the site;
5. a study of on-site vehicle circulation and parking adequacy.

If the above described monitoring program indicates: 1) that the measured traffic volumes for the Project exceed 110 percent of the trip projections established by Vanasse & Associates Inc. (the Applicant's Traffic Engineering Consultant), which are further specified in a letter from K. Ho, BETA Group, Inc., to R. Brown, Planning Director, dated July 22, 2008; or 2) that the measured 85th percentile vehicle travel speed along Overbrook Drive and/or Beechwood Road has increased by more than 5 miles per hour (mph) over conditions prior to project construction; some or all of the above referenced \$30,000 amount may be used by the Town toward the implementation of appropriate traffic mitigation measures.

For the purposes of this Special Permit Decision the term "applicant" shall include successors and assigns of the applicant.

DECISION

The Applicant has assented to the above listed Negotiated Improvements/Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the applicant's Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore

moved, seconded and voted unanimously on August 18, 2008 to issue this special permit in accordance with the conditions specified above.

This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there has been a material change or intensification of use as reasonably determined by the Planning Board, the applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of municipal service impact analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the project owing to the material change or intensification of use, or if any required negotiated improvements cannot be completed the applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40a § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the town clerk.

WELLESLEY PLANNING BOARD

Chris Chan, Chairman

Donald S. McCauley, Vice Chairman

Barbara Bourque, Secretary

Rose Mary Donahue

Stephanie Wasser

Negotiated Improvements ~ Special Permit
Conditions acknowledged and agreed to by property owner
Wellesley Realty Associates, LLC
By: _____
Dean Behrend

Duly Authorized

**Abutter's List – to be
prepared by Town**

Site Plans