

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5918

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LENORE R. MAHONEY
EXECUTIVE SECRETARY
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WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

March 17, 2021

2:00 pm

Remote Business Meeting

Zoning Board of Appeals Members Present: J. Randolph Becker
Robert W. Levy
Walter B. Adams
Derek B. Redgate

Present on behalf of the Applicant was Michael Doherty, Gravestar.

Business Meeting

Mr. Levy said that the purpose of the business meeting was to discuss the draft decision for Site Plan Approval for what is commonly referred to as Whole Foods. He said that the process has been going on for quite some time and should be close to the end. He thanked Mr. Becker for his work on the draft decisions.

The Board discussed a change to the language on page 5 of the draft decision regarding review considered in unspecified documents and the Transportation Review.

Mr. Levy said that the Board received comments from the Applicant. The Board discussed Mr. Becker's parking space summary that was distributed to the Board. Mr. Doherty said that the total spaces in the text did not match the plans. He said that there are 195 existing spaces on the lot. He said that five or six spaces may have been attributed to the existing two family house at 16 State Street. He said that there are 195 existing spaces and 31 new spaces, for a total of 226 spaces. He said that the math in the narrative should match the plans. Mr. Becker said that a count of the spaces on the drawing adds up to 233 spaces. Mr. Doherty said that he referred to the parking summary on the plan. Mr. Doherty and the Board members agreed that 233 spaces, as counted on the plan, should be approved.

The Board discussed language and formatting changes to the draft decision.

Mr. Adams asked for clarification about the size of the trucks.

Mike Doherty clarified that one offs deliveries by larger trucks via State Street are appropriate as long they are not scheduled deliveries but are due to special circumstances or construction. He said that when tenants switch over or when there is one seasonal delivery, it might be needed. He said that the issue was that large

trucks not use State Street to access the Whole Foods dock. He said that they agree with that but there may be circumstances when a large truck needs to get to the site but not to the dock.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to approve Site Plan Approval to alter and enlarge the parking lot at 442 to 452 Washington Street and 10 and 16 State Street, as revised during the business meetings.

Mr. Adams voted aye.
Mr. Redgate voted aye.
Mr. Levy voted aye.

Mr. Adams moved, Mr. Redgate seconded the motion, and the Board voted unanimously to authorize the Executive Secretary to sign the design on their behalf.

Mr. Adams voted aye
Mr. Redgate aye
Mr. Levy aye

As there was no further business to come before the Board, the business meeting was adjourned at 2:30 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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