

L. Deborah Carpenter, Chair
 Catherine Johnson, Vice Chair
 Harriet Warshaw, Secretary
 James Roberti



Town Hall, 525 Washington Street
 Wellesley, MA 02482
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Michael Zehner, AICP
 Planning Director

**PROJECT OF SIGNIFICANT IMPACT
 SPECIAL PERMIT DECISION**

Application:	PSI-17-01 - Project of Significant Impact Special Permit for Wellesley Sports Center at 900 Worcester Street
Subject Property:	900 Worcester Street (Assessor's Parcel ID # 192-10)
Applicant:	Wellesley Sports Center LLC (Brian Devellis)
Property Owner:	Town of Wellesley
Request/Project Description:	A Project of Significant Impact ("PSI") Special Permit application to construct approximately 131,436 sq. ft. of new floor area. Per Section XVIA of the Zoning Bylaw, a PSI Special Permit is required since the newly constructed floor area for the project exceeds 9,999 square feet.

APPLICATION OVERVIEW

The subject Project of Significant Impact Special Permit application was submitted to the Planning Department on April 13, 2017. The application proposes to construct an indoor sports complex with approximately 131,436 sq. ft. of new floor area and make other associated site improvements. The existing 7.8-acre site is vacant, with 2 former structures being demolished in 2015.

The subject site is located in the Single Residence District and 10,000 Square Foot Minimum Area Regulation District, the Water Supply Protection District, and the Commercial Recreation Overlay District; a portion of the site is in the Flood Plain (Overlay) District. The use and development of the site is consistent with the allowances of the Commercial Recreation Overlay District. As a Major Construction Project, a Special Permit from the Zoning Board of Appeals will be required in conjunction with Site Plan Review due to the requirements of the Water Supply Protection District; additionally, based on the proposal, a Special Permit under the Flood Plain Overlay District will also be required.

A PSI special permit is required for any construction project (except for one-family or two-family dwellings) having 1) newly constructed floor area of 10,000 or more square feet, or 2) renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use." Standard 1 is applicable to the subject project.

APPLICATION SUBMITTAL DOCUMENTS

The following documents are considered to constitute the application:

1. Original Application for Review of Project of Significant Impact:
 - a. Cover Letter from Phil Cordeiro, P.E., Allen & Major Associates, Inc., dated April 13, 2017;
 - b. Project Submission, prepared by Allen & Major Associates, Inc., dated April 13, 2017;
 - c. Application Form, dated April 12, 2017;
 - d. Abutter List;
 - e. Report outlining Project Summary, Existing Conditions, Proposed Conditions (including Municipal Systems Impact Analysis), Transportation, and Environmental Impact, dated "Submitted: April 13, 2017;"
 - f. Site Development Plans for Wellesley Sports Center, prepared by Allen & Major Associates, Inc.:
 - i. Cover Sheet, dated April 12, 2017;
 - ii. C-1 - Layout & Materials Plan, dated April 12, 2017;
 - iii. C-2 - Grading & Drainage Plan, dated April 12, 2017; and
 - iv. C-3 - Utility Plan, dated April 12, 2017
 - g. Architectural Plans for Wellesley Sports Center, prepared by DACON:
 - i. SD-2 - Floor Plan Scheme 2, dated last revised April 12, 2017;
 - ii. SD-3 - Mezzanine Plan Scheme 2, dated last revised April 12, 2017; and
 - iii. SD-4 - Elevations Scheme 2, dated last revised April 12, 2017
 - h. Application Appendix A - Drainage Report, prepared by Allen & Major Associates, Inc., dated April 13, 2017; and
 - i. Application Appendix B - Traffic Impact and Access Study, prepared by MDM Transportation Consultants, Inc., dated April 2017.

The following additional documents were submitted to supplement the application:

1. Memo from Robert J. Michaud, P.E., and Daniel A. Dumais, P.E., RE: Response to Comments - BETA, dated May 26, 2017;
2. Traffic Impact and Access Study, prepared by MDM Transportation Consultants, Inc., dated "Updated May 2017," including appendices;

3. Letter from Philip Cordeiro, P.E., Allen & Major Associates, Inc., dated June 12, 2017;
4. Flow Test Results, prepared by Allen & Major Associates, Inc., dated June 7, 2017;
5. Site Development Plans for Wellesley Sports Center, prepared by Allen & Major Associates, Inc.:
 - a. Cover Sheet, dated April 12, 2017, last revised June 12, 2017;
 - b. Existing Conditions, dated June 14, 2017
 - c. Layout & Materials Plan, dated April 12, 2017, last revised June 12, 2017;
 - d. Grading & Drainage Plan, dated April 12, 2017, last revised June 12, 2017;
 - e. Utility Plan, dated April 12, 2017, last revised June 12, 2017; and
 - f. Vehicle Movement Plan, dated April 12, 2017, last revised June 12, 2017
6. Memo from Robert J, Michaud, P.E., and Daniel A. Dumais, P.E., RE: Response to Comments - BETA, dated June 29, 2017 (Attachments: AutoTurn Analysis, Traffic Volume Data, Delay Study, and Essex Sports Club Data)

PSI SPECIAL PERMIT REVIEW PROCEDURES

Per Section XVIA, *Project Approval*, of the Zoning Bylaw, “No decision shall be made by the Planning Board acting as Special Permit Granting Authority (SPGA) in connection with any properly completed application until it has been referred to, reviewed and approved by the four review departments (Department of Public Works for the water, sewer, storm drain, refuse and recycling elements; Municipal Light Plant for the electric element, Fire Department for fire alarm, fire protection and life safety element and the Board of Selectmen for the traffic and pedestrian safety element).”

Furthermore, the “Planning Board shall grant a special permit provided the following minimum service standards are met:

1. Water - There shall be sufficient water capacity to meet the flow demands of the proposed use without causing municipal water flow characteristics off site to fall below the standards adopted by the Board of Public Works.
2. Sewer - There shall be sufficient sewer capacity to meet the flow demands of the proposed use without causing surcharge in those sewer lines which serve the project and consistent with the standards adopted by the Board of Public Works.
3. Storm Drainage - There shall be sufficient storm drainage capacity to meet the flow demands of the proposed development site without causing surcharge in those storm drainage lines which serve the project and consistent with the standards adopted by the Board of Public Works.
4. Electric - There shall be sufficient electrical capacity 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.

5. Traffic, Pedestrian and Bicycle Safety With respect to all signalized impacted intersections, and any unsignalized impacted intersections having 50 or more PH vehicle trips on any minor approach, there shall be no degradation in the overall level of service designation to a level below the level of "C" and, if an impacted intersection is projected to operate at an overall level of service lower than "C" in a design year no-build alternative, then the proposed development shall not degrade the level of service designation below the projected design year no-build levels; and With respect to unsignalized impacted intersections having fewer than 50 PH vehicle trips on any minor approach, the Applicant shall undertake an evaluation to identify any specific circumstances requiring further action or mitigation, which may be the subject of negotiated improvements at the discretion of the Planning Board. For purposes of clause 1 above, the "overall level of service" for an unsignalized impacted intersection shall be considered to be the worst of the individual levels of service for each of the minor movements. Pedestrian and bicycle circulation shall be provided in accordance with recognized safety standards; provided in all cases sidewalks within a walking distance of 600 feet of the Project shall be provided and in addition sidewalk connections within such radius to surrounding neighborhoods and to public transportation shall be provided as required by the Special Permit Granting Authority in a safe and convenient condition and consistent with standards of the Massachusetts Highway Project Development and Design Guide.
6. Fire Protection and Life Safety - There shall be sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief. There shall be off-site fire protection facilities serving the development site in the opinion of the Fire Chief meeting the needs of the project based on the intended use and occupancy including fire flow requirements, location of and access to fire hydrants and access for emergency vehicles. The Fire Chief may require a comprehensive emergency plan which shall include an evacuation plan satisfactory to the Fire Chief and meeting the specifications and standards adopted by the Fire Chief.
7. Refuse Disposal System - Refuse recycling and disposal systems, consistent with the standards adopted by the Board of Public Works, shall be provided."

Finally, based upon and following the review of the Municipal Systems Analysis, "Applicants for PSI approval or the Planning Board may propose specific design alternatives and/or off-site Negotiated Improvements to municipal facilities to meet minimum service standards," and the "Planning Board is authorized to incorporate these design alternatives and improvements as conditions in special permit PSI approval."

COMMENTS, REPORTS, AND RECOMMENDATIONS

As required by the Zoning Bylaw, the application was referred to the four (4) PSI review departments, Department of Public Works, Municipal Light Plant, Fire Department, and Board of Selectmen. The following documents were submitted to the Planning Board from Town boards and staff for consideration during the public hearing:

1. Memo from Deputy Chief DiGiandomenico, Wellesley Fire Department, dated April 26, 2017;

2. Memo from David M. Allen, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, dated May 18, 2017;
3. Memo from George Saraceno, Senior Civil Engineer, Wellesley Department of Public Works - Engineering Division, dated May 18, 2017;
4. Letter from Kien Ho, P.E., Vice President, BETA, dated May 18, 2017;
5. Memo from Meghan Jop, Assistant Executive Director, Town of Wellesley, to Board of Selectmen, dated May 21, 2017;
6. Letter from Kien Ho, P.E., Vice President, BETA, dated May 30, 2017;
7. Memo from Marjorie Freiman, Chair, Board of Selectmen, Town of Wellesley, dated June 19, 2017;
8. Email from Deputy Chief DiGiandomenico, Wellesley Fire Department, dated June 19, 2017;
9. Email from David M. Allen, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, dated June 27, 2017;
10. Memo from George Saraceno, Senior Civil Engineer, Wellesley Department of Public Works - Engineering Division, dated July 3, 2017; and
11. Email from George Saraceno, Senior Civil Engineer, Wellesley Department of Public Works - Engineering Division, dated July 10, 2017

Additionally, the following materials were submitted from the general public:

1. Public Comment Letter from T. Barrett, dated June 2, 2017;
2. Public Comment Email from B. Coppleson, dated June 4, 2017;
3. Public Comment Email from T. Barrett, dated June 4, 2017; and
4. Public Comment Email from Amy Novick, dated June 5, 2017;

PUBLIC HEARING

Pursuant to due notice, the Town of Wellesley Planning Board, acting as Special Permit Granting Authority, opened a duly advertised public hearing on June 5, 2017, within sixty-five (65) days of the filing of the application; notice of the public hearing was advertised in the Wellesley Townsman on May 18, 2017 and May 25, 2017 and mailed to abutters, owners of land directly opposite on public and/or private streets, and abutters to the abutters within 300 feet of the subject property. The public hearing was continued from June 5, 2017 to July 10, 2017.

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All sessions of the public hearing were held in the Great Hall of the Wellesley Town Hall, 525 Washington Street, Wellesley, Massachusetts. Lara Pfadt was a regular member of the Planning Board during the June 5 session of the public hearing; however, Ms. Pfadt resigned her position on the Board effective June 30, 2017. Ms. Carpenter was absent during the June 5 session of the public hearing, but has certified that she has met the requirements of M.G.L. c. 39, §23D and §6.8A of the Town Bylaws and is able to vote on the Special Permit. Catherine Johnson, Harriet Warshaw, and James Roberti were present for all sessions of the public hearing.

The June 5, 2017 session of the public hearing included a presentation by the applicant, comments and questions by members of the public, and general questions and discussion by the Planning Board; however, due to the need to provide additional information to resolve outstanding reviews by the Fire Department and Department of Public Works, and the outstanding recommendation from the Board of Selectmen, the Board continued the public hearing to July 10, 2017. The July 10, 2017 session of the public hearing included further discussion of the project by the applicant and Planning Board, with consideration of the recommendation received from the Department of Public Works, as well as recommended conditions, and draft findings and a decision prepared by Planning Department Staff.

FINDINGS & VOTE

Following these discussions, Ms. Carpenter asked for a motion to close the public hearing. Ms. Johnson made a motion to close the public hearing. Mr. Roberti seconded the motion and the Board voted 4-0 to close the public hearing.

Ms. Carpenter asked for a motion for action on the Special Permit. Ms. Warshaw made a motion to approve the issuance of the requested PSI Special Permit based upon the aforementioned **Application Submittal Documents, Comments, Reports, and Recommendations**, information received at the public hearing sessions, and the following findings:

1. With the requirement of certain conditions (1, 2, 4, and 17) to ensure development in a manner consistent with the submitted plans and materials, and with confirmation and approval of the Department of Public Works, the project meets the minimum service standard with respect to WATER service, as specified in Section XVIA, Project Approval, C., 3., e.;
2. With the requirement of certain conditions (1, 2, 4, 5, 6, 7, and 17) to ensure development in a manner consistent with the submitted plans and materials and to ensure appropriate utilization and impacts to the sewer system, and with confirmation and approval of the Department of Public Works, the project meets the minimum service standard with respect to SEWER service, as specified in Section XVIA, Project Approval, C., 3., e.;
3. With the requirement of certain conditions (1, 2, 4, and 17) to ensure development in a manner consistent with the submitted plans and materials, and with confirmation and approval of the Department of Public Works, the project meets the minimum service standard with respect to STORM DRAINAGE service, as specified in Section XVIA, Project Approval, C., 3., e.;

4. With the requirement of certain conditions (1, 2, 3, and 17) to ensure development in a manner consistent with the submitted plans and materials, and with confirmation and approval of the Municipal Light Plant, the project meets the minimum service standard with respect to ELECTRIC service, as specified in Section XVIA, Project Approval, C., 3., e.;
5. With the requirement of certain conditions (1, 2, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17) to ensure development in a manner consistent with the submitted plans and materials, and conditions requiring specific improvements related to traffic, pedestrian, and bicycle safety (3, 4, and 5), and with confirmation and approval of the Board of Selectmen, the project meets the minimum service standard with respect to TRAFFIC, PEDESTRIAN AND BICYCLE SAFETY, as specified in Section XVIA, Project Approval, C., 3., e.;
6. With the requirement of certain conditions (1, 2, and 17) to ensure development in a manner consistent with the submitted plans and materials, and confirmation and approval of the Fire Department, the project meets the minimum service standard with respect to FIRE PROTECTION AND LIFE SAFETY service, as specified in Section XVIA, Project Approval, C., 3., e.; and
7. With the requirement of certain conditions (1, 2, and 17) to ensure development in a manner consistent with the submitted plans and materials, and confirmation and approval of the Department of Public Works, the project meets the minimum service standard with respect to the REFUSE DISPOSAL SYSTEM, as specified in Section XVIA, Project Approval, C., 3., e.

And, with the incorporation of the following conditions to ensure the provision of the minimum service standards and the permanence of noted findings:

1. The owner/developer shall construct all improvements in substantial accordance with the following plans and documents, except where modifications are required in accordance with other required conditions:
 - a. Cover Letter from Phil Cordeiro, P.E., Allen & Major Associates, Inc., dated April 13, 2017;
 - b. Project Submission, prepared by Allen & Major Associates, Inc., dated April 13, 2017;
 - c. Application Form, dated April 12, 2017;
 - d. Report outlining Project Summary, Existing Conditions, Proposed Conditions (including Municipal Systems Impact Analysis), Transportation, and Environmental Impact, dated "Submitted: April 13, 2017;"
 - e. Drainage Report, prepared by Allen & Major Associates, Inc., dated April 13, 2017;

- f. Memo from Robert J. Michaud, P.E., and Daniel A. Dumais, P.E., RE: Response to Comments - BETA, dated May 26, 2017;
 - g. Traffic Impact and Access Study, prepared by MDM Transportation Consultants, Inc., dated "Updated May 2017," including appendices;
 - h. Letter from Philip Cordeiro, P.E., Allen & Major Associates, Inc., dated June 12, 2017;
 - i. Flow Test Results, prepared by Allen & Major Associates, Inc., dated June 7, 2017;
 - j. Site Development Plans for Wellesley Sports Center, prepared by Allen & Major Associates, Inc.:
 - i. Cover Sheet, dated April 12, 2017, last revised June 12, 2017;
 - ii. Existing Conditions, dated June 14, 2017
 - iii. Layout & Materials Plan, dated April 12, 2017, last revised June 12, 2017;
 - iv. Grading & Drainage Plan, dated April 12, 2017, last revised June 12, 2017;
 - v. Utility Plan, dated April 12, 2017, last revised June 12, 2017; and
 - vi. Vehicle Movement Plan, dated April 12, 2017, last revised June 12, 2017
 - k. Memo from Robert J. Michaud, P.E., and Daniel A. Dumais, P.E., RE: Response to Comments - BETA, dated June 29, 2017 (Attachments: AutoTurn Analysis, Traffic Volume Data, Delay Study, and Essex Sports Club Data)
2. Modifications or material changes to the Project shall be presented to the Planning Board for review. The Planning Board shall determine whether such changes generate an intensification of use. If such changes generate an intensification of use, the owner/developer 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 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 or conditions cannot be completed, the owner/developer 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.
 3. All work regarding the municipal electric system, both on and off-site, shall be completed to the satisfaction of the Municipal Light Plant prior to the issuance of a Certificate of Occupancy.
 4. All work regarding the municipal water, sewer, and storm drainage system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to the issuance of a Certificate of Occupancy.
 5. At least 90 days prior to the issuance of a Certificate of Occupancy for the building, the operator of the site shall submit to, and receive approval from, the Director of the

Department of Public Works, a sewer inflow and infiltration (“I/I”) reduction plan and an *I/I Reduction Compliance Letter of Agreement & Understanding* (“LOAU”) stating the operator’s intentions with respect to removal of I/I and the funding for these efforts.

6. Prior to operation of the pools, the operator shall confirm whether an MWRA Toxic Reduction and Control (“TRAC”) permit is necessary to discharge pool backwash to the municipal sewer system, and if so, possess such permit, to be confirmed by the Director of the Department of Public Works.
7. Prior to operation of the pools, the operator shall submit to, and receive approval from, the Director of the Department of Public Works, an operations and maintenance plan for the pools that, at a minimum, meets the following:
 - a. Provides a maximum recommended discharge rate to the sewer system; a rate of 12 gallons per minute is suggested;
 - b. Provides that water is discharged at a non-peak time, such as evenings after 8:00pm or weekends after 10:00am;
 - c. Provides that the total residual chlorine for swimming pool draining and cleaning wastewater is less than 1.0 mg/l as determined by a test kit commonly used in the pool industry; and
 - d. Provides that the total residual chlorine for swimming pool backwash wastewater is less than 3.0 mg/l as determined by a test kit commonly used in the pool industry.
8. Prior to the issuance of a Certificate of Occupancy for the building, signalization shall be installed at the site and Route 9, across from Lexington Road, as presented in Figure 22 of the Traffic Impact and Access Study, prepared by MDM Transportation Consultants, Inc., dated “Updated May 2017.”
9. Signalization at the site and Route 9 shall incorporate Adaptive Signal System Operations, to be integrated with the Route 9 signal at Overbrook Drive, Oak Street (in Natick) and McDonald’s (in Natick); the incorporation of Adaptive Signal System Operations in the new signalization is contingent upon the installation of the Adaptive Signal System Operations by MassDOT or the Town of Natick at the Overbrook Drive, Oak Street, and McDonald’s signals. If such installations have not occurred at such time that the applicant is seeking a Certificate of Occupancy for the building and the new signalization does not incorporate Adaptive Signal System Operations at the time of installation, the applicant shall deposit into escrow with the Town \$60,000 to pay for the additional cost of the Adaptive Signal System Operation for the new signalization in the future (with the balance of any unused funds to be returned to the applicant). Should MassDOT or the Town of Natick fail to initiate study of said system within two-years following the issuance of the Certificate of Occupancy for the building, the funds shall be returned to the project proponent.
10. Prior to the issuance of a Certificate of Occupancy, directional signage to the site shall be installed (as approved by the Town of Wellesley Board of Selectmen and/or

MassDOT) to promote the use of the Cleveland Road on-ramp to Route 9 Westbound and to discourage northbound left turns across Weston Road.

11. Prior to the issuance of a Certificate of Occupancy, existing sidewalk connections along both the north and south sides of Route 9, from the Cochituate Aqueduct to Russell Road, shall be reconstructed, contingent upon MassDOT approval.
12. The operator of the facility shall be responsible for keeping the sidewalk along Route 9, along the property's frontage, clear of snow.
13. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate to the satisfaction of the Planning Director that they have worked with the Wellesley Trails Committee to enhance access to the site from the Cochituate Aqueduct, preferably from the Sewer Pump house across Dale Street to the site, as well as informing pedestrians of the connection to the northern portion of the Cochituate Aqueduct with the use of the new signalization at Route 9.
14. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate to the satisfaction of the Planning Director that they have worked with the Metrowest Regional Transit Authority to create safe bus stops either on the site or along Route 9, in both east and west directions.
15. Prior to the issuance of a Building Permit, the applicant shall submit additional traffic counts for the exit of 888-892 Worcester Street and the Kingsbury Street/Route 9 intersection, as well as baseline neighborhood counts for Beechwood Road, Overbrook Drive, Manor Drive, Russell Road, and Fells Road.
16. Following the issuance of a Certificate of Occupancy, the applicant shall perform a follow-up traffic study; the timing of such study shall be determined in collaboration with the Board of Selectmen, but should be conducted between October 31 and March 31 with the intent of capturing the peak hockey use of the facility during the first year of operation. Following the initial study, a secondary study shall be conducted no later than two (2) years following the issuance of a Certificate of Occupancy and during the same time period. Such study shall include, but not be limited to, the following:
 - a. The total number of vehicles entering and exiting the site during the weekday PM peak period (4:00pm to 6:00pm) and Saturday Mid-Day peak (11:00am to 2:00pm) to determine the 10% increase in trip generation;
 - b. The study shall include capacity, queuing, and delay analysis of the critical locations listed below:
 - i. Route 9 / Site Drive intersection;
 - ii. Route 9/Overbrook Drive;
 - iii. Route 9 On and Off Ramps at Weston Road; and
 - iv. Overall site circulation efficiency and safety
 - c. The study shall include an analysis to evaluate the special event parking management plan that shall be approved as part of the Site Plan review.

17. Prior to the issuance of any permits from the Building Department and prior to the final inspection and/or the issuance of a Certificate of Occupancy, the Planning Director shall be responsible for determining the compliance of the project, and any plans therefor, with the PSI special permit and these conditions. During the course of construction, the Planning Director shall have access to the project site with reasonable notice to and permission granted by the owner/developer.

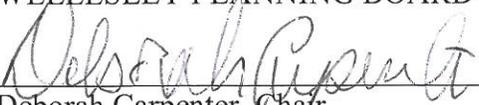
Ms. Johnson seconded the motion. Ms. Carpenter called for a vote on the motion. The Board voted 4 - 0 on the motion. Based on the vote, the Special Permit was approved and issued.

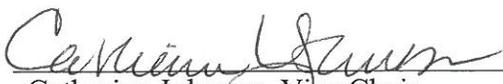
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APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF THE FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

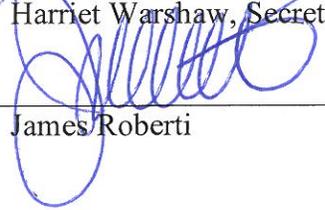
THIS SPECIAL PERMIT SHALL BE RECORDED AT THE REGISTRY OF DEEDS IN ACCORDANCE WITH THE PROVISION OF SECTION 11 OF CHAPTER 40A MASSACHUSETTS GENERAL LAWS

WELLESLEY PLANNING BOARD


Deborah Carpenter, Chair


Catherine Johnson, Vice Chair


Harriet Warshaw, Secretary


James Roberti

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section XXV of the Town of Wellesley Zoning Bylaw, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date: August 10, 2017

Attest:



Kathleen F. Nagle
Town Clerk