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May 24, 2018

Mr. Robert Levy, Chairman
Zoning Board of Appeals
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

RE: Fieldstone Way, 135 Great Plain Avenue, Wellesley, MA

Dear Mr. Levy:

At our last meeting on April 26, 2018, we were asked by the Board to submit some additional documents and exhibits to add further clarity to several aspects of our proposed Project, "Fieldstone Way", located at 135 Great Plain Avenue. In addition to these documents, we're also submitting supplementary information that we believe will be helpful to the Board in the review of our proposed Project.

Resource Area Information (Northland to WPC)

On May 14th, the Wellesley Wetlands Protection Committee ("WPC") visited the site to conduct a site walk to better understand the limits of construction activities in proximity to applicable wetland buffer zones. The WPC requested Northland to prepare a Memo with exhibits to add further clarity to proposed site clearing and grading activities and the extent of jurisdictional resource areas on the site. Additional information pertaining to the construction and design of the underground infiltration stormwater management system was also requested. This Memo addresses these requests and was submitted to the WPC in advance of their meeting on May 17th.

Stormwater Summary Memo

VHB has prepared a "Stormwater Summary Memo" which provides a brief summary overview of the proposed stormwater management system. The purpose of this summary is to help the Board better understand the context and the governing State regulations to which the Project must comply. This Memo also contains a summary of a field visit by a VHB engineer conducted after the ZBA April 26th meeting. A summary of the field visit was included to provide additional information in response to comments raised by neighborhood property owners about apparent flooding issues and/or concerns relating to their residences. This Memo was forwarded to the Wellesley Wetlands Protection Committee following our site walk with the WPC on May 14th and was received in advance of their meeting on May 17th.

Resource Area Summary (VHB)

A professional wetland scientist from VHB prepared this Memo to provide additional information and clarity on state and locally regulated environmental resource areas and their associated buffers as they relate to the proposed Project. This Memo was forwarded to the WPC following the site walk on May 14th and was received in advance of their meeting on May 17th.

Traffic Memo

Our Traffic Engineers, Vanasse & Associates, Inc., have prepared a response to the Peer Review comment letter prepared by BETA.

Site Lighting Plan

VHB has prepared a "Site Lighting Plan" that locates the proposed exterior wall entry sconces, garage sconces, post lanterns, column lanterns, sidewalk bollards and street lights for the Project. For the exterior wall entry sconces and garage sconces, we have only shown these fixtures on the units along the perimeter of the Project as the perimeter is the most sensitive area for abutters. As shown on the Plan, the proposed lighting does not overflow beyond the property lines.

Abutter Reach-Out

In an effort to open or continue a dialogue with our abutters, we sent a letter to all eight of our direct abutters on May 9th. This has resulted in meetings with three of our abutters and an email exchange of information with another one.

Eisenhower Circle Stormwater Letter

Two neighbors located on Eisenhower Circle expressed concern at the April 26th meeting that stormwater from our proposed Project may result in the increase of the water level in the wetlands that border their properties. This letter (as well as the Stormwater Summary Memo) addresses their concerns.

Construction Management Plan

Northland Residential Construction has prepared a Construction Management Plan detailing the phasing of development, construction schedule, construction hours, materials delivery, truck routes and construction worker parking. The truck routes shown have been approved by the Wellesley Police Department.

Project Waiver List Graphic

In response to the request by the Board, VHB has prepared a graphic to add more clarity and detail to the Preliminary List of Project Waivers submitted with our original application. This graphic will be presented to the Board at the continued public hearing.

Fire Access Plan

The Fire Department requested a swept path analysis to be conducted for the site modeling the Fire Department's largest truck. A reduced copy of this plan is included.

We trust this information will be helpful to the Board in the review of our proposed Project and look forward to discussing these topics at our meeting on May 31st.

Very truly yours,

Peter D. Crabtree
SVP, Acquisitions & Development