



80 Beharrell Street – Suite E

Concord, MA 01742

Tel: 781-229-4700

Fax: 781-229-7676

[WWW.NORTHLANDRESIDENTIAL.COM](http://WWW.NORTHLANDRESIDENTIAL.COM)

June 21, 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:

In preparation for our meeting before the ZBA on June 28, 2018, please find the attached documents. These documents should allow us to conclude the discussion on Traffic and Stormwater. In addition, the discussion we will have on landscape design and architecture will be aided by the attached sketches.

**Traffic Analysis – VAI Response to BETA Comment Letter dated June 7, 2018**

Our Traffic Engineers, Vanasse & Associates, Inc., have prepared a response to BETA's comment letter dated June 7, 2018.

**Traffic Analysis – VHB Response to BETA Comment Letter dated June 7, 2018**

Our Civil Engineers, VHB, have prepared a response to BETA's comment letter dated June 7, 2018 specifically addressing the comments under the section "Site Plan Review". Attached to VHB's letter is a WB-50 Turning Movement Plan, as requested by BETA.

**Stormwater System – Additional Information requested by DPW**

In response to the Town Engineer's request for more information on the proposed storm water system, VHB has provided the following documents: Infiltration System Section, Soil Suitability Assessment logs and a Rawls Rates Table.

**Concept Architecture & Perspective Illustrations**

Our Architects, Union Studio, has updated the architectural plans with a few small revisions to address comments from the peer reviewer (Davis Square Architects) and has provided the illustrations requested by the ZBA depicting the scale of the proposed Townhouses as viewed by the abutters to the east, west and along the frontage on Great Plain Avenue.

### **Architecture Scale Comparisons**

Union Studio has prepared a detailed and thorough comparison of site density, building footprint area and total living area with the surrounding area. Proposed home elevations are also compared to two nearby homes which show that the height and size of our proposed homes fit well within the context of the neighborhood.

### **Landscape Design – Colored Renderings**

Our Landscape Architects, Ryan Associates, has provided colored renderings using the landscaping plans previously submitted as a base, which depict the proposed landscaping elements of the community.

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 June 28<sup>th</sup>.

Very truly yours,

**NORTHLAND RESIDENTIAL CORPORATION**

Peter D. Crabtree  
SVP, Acquisitions & Development