

## PROJECT DATA SUMMARY

### 1. Applicant

16 Stearns Road, LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified to undertake the planning and development of the proposed condominium community in Wellesley, MA. The Applicant proposes to develop 24 condominium units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

The project manager of 16 Stearns Road LLC, Jay Derenzo, as well as many members of his development team, have experience developing multi-family housing developments in the Greater Boston area. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Geoffrey Engler, 257 Hillside Ave, Needham MA 02494.

### 2. Description of the Development

The proposed building is located on a side street one block from Route 9, Worcester Street, in Wellesley. The site is adjacent to and overlooks the multi-acre Sprague Fields, a large open space and recreational area.

The 24 unit building is sited and configured so as to minimize the building massing adjacent to neighboring homes putting open space and landscaping immediately adjacent to the neighbors. There is a garage level has its entrance at the end of Stearns Road. The main entrance is accessed by a turn-around that includes guest and handicapped accessible parking.

The building form is faceted creating an entry courtyard and presenting a series of distinct gable forms in order to blend a multi-unit building into a single-family neighborhood. A covered portico leads to the main lobby and internal circulation leads to a third floor library/ sitting room and provides lower level access to a patio adjacent to the Town sports fields. The building features modest recessed terraces, both hip and gable roofs that, together with complementary color shading, contributes to minimizing the visual impact.

### 3. Qualification as a 40B Development

The development qualifies as assisted "low or moderate income housing" within the meaning of Massachusetts General Laws Chapter 40B, section 20 and will provide 6 units (25%) which will serve households earning at or below 80% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines of the MassHousing New England Fund Program administered by MassHousing under which a site approval letter has been granted.

### 4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), in September 2017, Wellesley's subsidized housing inventory represented 6.3% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

### 5. Exceptions and Approvals Requested

16 Stearns Road is zoned Single Residential 10 (SR-10) - restricts development to single lots. Certain elements of the proposed development do not comply with the current underlying zoning. Consequently, an exception of use is required to enable multi-family residential at the proposed density to be constructed. Other exceptions to the Town of Wellesley's Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have

not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein.

## CONCLUSION

For all of the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Application, the Applicant respectfully requests the Board, after complying with the procedural requirements as provided by law, issue to the Applicant a Comprehensive Permit for the Development.