



November 8, 2018

Ref: 14400.00

Mr. Richard Seegal, Chair
Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: Supplemental Transportation Peer Review Commentary
Proposed Residential Development
680 Worcester Street
Wellesley, Massachusetts

Dear Mr. Seegal and members of the Zoning Board of Appeals:

VHB/Vanasse Hangen Brustlin, Inc. (VHB) has performed a supplemental technical 'peer' review of the revised civil site plans for the proposed residential development to be located at 680 Worcester Street (Route 9) in Wellesley, Massachusetts. The project known as the "Proposal Residential Development" as proposed is a development of 20 apartment units being serviced by 37 parking spaces on a site located off Worcester Road/Route 9 (the "Project"). As part of this review effort, VHB reviewed the following documents:

"#680 Worcester Street, Chapter 40B Comprehensive Permit, Wellesley MA Engineering Plan Set"; originally dated May 9, 2016, with a number of revisions. The most recent revision date is noted to be October 19, 2018 and prepared by Hayes Engineering, Inc.

Noted Changes to the Site Plan

In reviewing the site plan from a transportation and circulation perspective, VHB noted a number of changes to the original plans reviewed as part of our October 26, 2018 comment letter. While some of the prior comments issued by VHB have been answered by these site plan changes, VHB offers the following comments on the revised plans.

- **Comment #1:** The revised plan set decreased the number of proposed parking spaces by 1 from 34 total spaces to 33 revised spaces. *VHB finds the revised parking ratio of 1.65/unit is still reasonable given the nature of the project.*
- **Comment #2:** The trash and recycling area has been located to the southwest corner of the site, replacing the originally laid out tandem parking spaces. *The Applicant should provide a narrative of how trash and recycling will be accessed, especially on pick-up days, with vehicles parked directly*

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in front of it. Similarly, given the limited area to maneuver in, the Applicant should provide a Vehicle Tracking© (or similar) turning radius assessment illustrating how the garbage collection vehicle would access the collection area.

- **Comment #3:** The revised plan set provides a dedicated parking space for a delivery vehicle located on the southwest corner (adjacent to the garbage storage area). The Applicant has provided a vehicle tracking plan showing how a WB-30 vehicle can maneuver into the site, but not how it would access this specific location. *VHB requests that a Vehicle Tracking© (or similar) turning radius assessment for delivery trucks should be identified on the plan for maneuvering in and out of this particular space. VHB also notes that, to the extent possible, larger vehicles (including a WB-40) should also be presented as these are typical size box trucks used by moving services.*
- **Comment #4:** The revised plan identifies additional snow storage locations, while removing the proposed snow storage within parking spaces. *VHB is comfortable with the proposed locations, and do not expect snow storage to interfere with parking or circulation within the site. We note that the comments regarding the maintenance of clear sight lines at the driveways should be considered in thinking about the long-term nature of snow storage at the site. Should snow storage limit sight lines, provisions for clearing and/or removal of excess snow from the site should be considered.*
- **Comment #5:** The applicant has removed the parking stackers from being placed over the easement in the southeast portion of the building and relocated them to a different area under the building. *Assuming that the building and parking can still be placed over this easement, we agree that this is a more suitable location.*

Please call if you have any questions or require additional information on any of the comments noted above. I will be available at the next Zoning Board of Appeals hearing on November 20, 2018 to discuss in greater detail these findings if needed.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "Robert L. Nagi", is written over a large, faint, light-blue watermark that says "DRAFT" diagonally across the page.

Robert L Nagi, PE

Principal

cc: Michael Zehner, Town of Wellesley