



MEMORANDUM

Town of Wellesley - Planning Department

To: Zoning Board of Appeals
From: Michael D. Zehner, Planning Director, on behalf of the Planning Board
Date: November 20, 2018
Subject: Planning Board Comments and Recommendations on 40B Comprehensive Permit Applications at 680 Worcester Street and 16 Stearns Road

The Planning Board supports the comments submitted by the Design Review Board and respectfully requests the Zoning Board of Appeal's consideration of the following additional comments on the two subject projects:

680 Worcester Street

- The structure is entirely too large for the lot; this condition negatively affects vehicular ingress and egress, the ability to provide for appropriate landscaping and outdoor amenities given the lack of space, and access to the sewer easement.
- The Board is concerned that construction over the easement, as proposed, is infeasible. The Board suggests that the applicant receive documentation from the Town's Inspector of Buildings that the proposed construction over the easement would be entitled to a permit.
- The height of the proposed building significantly conflicts with the character of neighboring properties.
- There is not enough articulation in the façade of the building; bays with 1'-2' of relief are not sufficient.
- All elevations of the building need to be equally finished and attractive.
- The top floor of the building should have a "step back"; delineation with alternative materials alone is not sufficient.
- The Board is concerned about the amount of mechanical equipment necessary and the lack of information regarding the location and visibility of such equipment, especially any roof mounted equipment.
- The Board is concerned about construction management, given the location and size of the project. The Board believes that it is necessary to provide information on contractor parking.
- Consistent with the recommendations of the Route 9 Enhancement Study and Plan ([LINK](#)) the applicant should work with the MetroWest Regional Transit

Authority (MWRTA) to provide a bus stop for the Route 1 bus along the frontage of the property and work with MassDOT to provide for a 10' wide multi-modal path in lieu of the proposed conventional sidewalk.

- The Board is concerned about access for Fire and EMS calls to the site.
- The Board is concerned that the site and building design is significantly different than that of other projects along Route 9.
- The submitted landscape plan is deficient; the type and number of tree species intended to be planted is undefined.
- The Board believes that a 4-unit project, perhaps comprised of two duplexes, would be a successful project for this site.

16 Stearns Road

- The Board is concerned that the project is essentially a “reverse transition” with respect to density, where the densest housing in the neighborhood will be interior to the neighborhood, at the end of a dead-end street. The Board is concerned that this project will destabilize the long-term viability of this single-family neighborhood.
- The Board is concerned about the project’s impact on existing street infrastructure.
- The Board agrees with the Design Review Board that more open space should be provided, but would not want to negatively impact maneuverability.
- With regard to ledge removal, the Board would like to know how many truckloads of material will need to be removed from the site and the impact of this work on infrastructure.
- In general, the construction impact will be significant on the neighborhood, and on the street.
- The rear elevations of the building should have a better design given visibility from Sprague School and Field; alternatively, consideration should be given to an improved landscaped buffer.
- The submitted landscape plan is deficient; the type and number of tree species intended to be planted is undefined.
- The Board is concerned about the amount of mechanical equipment necessary and the lack of information regarding the location and visibility of such equipment.
- The Board believes that more information regarding snow removal is necessary.

- The Board is concerned about the project's impact on the Route 9 turnaround at Oak Street, as west bound traffic would likely use this turnaround to access the site.