

Ref: 7719

January 18, 2019

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

Re: Proposed Multifamily Residential Development  
16 Stearns Road – ZBA 2018-65  
Wellesley, Massachusetts

Dear Chairman Seegel and Members of the Zoning Board of Appeals:

Vanasse & Associates, Inc. (VAI) has completed a review of the current Site Plan (revised through December 21, 2018) that has been prepared by Hayes Engineering, Inc. in support of the proposed multifamily residential community to be located at 16 Stearns Road in Wellesley, Massachusetts (ZBA Case 2018-65). Specifically, we have reviewed the current version of the Site Plan in the context of the analyses and recommendations that were presented in the June 2018 *Transportation Impact Assessment* (the “June 2018 TIA”) that was prepared by VAI in support of the project and was reviewed by VHB on behalf of the Zoning Board of Appeals (ZBA) and found (after review of subsequent responses to initial comments) to provide an appropriate representation of the potential impact of the project on the transportation infrastructure.

Consistent with the development program that was assessed in the June 2018 TIA, the revised Site Plan reflects the development of a 24-unit multifamily residential community that will be accessed from two (2) driveways that will intersect the south side of Stearns Road, with the west driveway providing access to the parking garage beneath the proposed building and the east driveway providing access to the front of the proposed building and will convey traffic in a one-way counterclockwise direction. While the revised Site Plan indicates a slight increase in the number of on-site parking spaces (50 parking spaces are shown), it is our understanding that the two (2) parking spaces located outside of the parking garage entrance will be removed, resulting in an on-site parking supply of 48 parking spaces, or a parking ratio of 2.0 spaces per dwelling unit, which is consistent with the parking supply that was referenced in the June 2018 TIA and is within the range of acceptable values for a multifamily residential community in a similar setting.<sup>1</sup> As such, we have concluded that the findings and recommendations that were presented in the June 2018 TIA and as further refined in the subsequent November 16, 2018 *Response to Transportation Peer Review Commentary*, continue to be valid for the project and the conditions that are presented on the revised Site Plan.

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<sup>1</sup>A referenced in VHB’s October 31, 2018 review letter, a parking ratio of between 1.5 and 2.0 spaces per unit is desirable for a multifamily residential community.

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If you should have any questions regarding our review of the revised Site Plan for the project, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE  
Principal

*Professional Engineer in CT, MA, ME, NH, RI and VA*

JSD/jsd

cc: File