

Ref: 7718

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
680 Worcester Street – ZBA 2018-64
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 January 17, 2019) that has been prepared by Hayes Engineering, Inc. in support of the proposed multifamily residential community to be located at 680 Worcester Street in Wellesley, Massachusetts (ZBA Case 2018-64). 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 20-unit multifamily residential community that will be accessed from a single 24-foot wide driveway that will intersect the south side of Worcester Street (Route 9). On-site parking has been reduced slightly from 35 parking spaces to 33 parking spaces, or a parking ratio of 1.65 spaces per dwelling unit, which continues to be within the range of acceptable values for a multifamily residential community in a similar setting.¹ 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. In addition, we note that the revised Site Plan incorporates the recommendations that were provided in the June 2018 TIA.

¹A 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

