

**ZONING BOARD OF APPEALS**

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ROBERT W. LEVY
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DEREK B. REDGATE

November 20, 2018
7:30 pm
Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Robert W. Levy, Acting Chairman
J. Randolph Becker,
Derek B. Redgate

ZBA 2018-64, 680 WORCESTER ROAD LLC, 680 WORCESTER STREET
ZBA 2018-65, 16 STEARNS ROAD LLC, 16 STEARNS ROAD

Present at the public hearing on behalf of the Town of Wellesley were Robert Nagi, VHB, and Cliff Boehmer, Davis Square Architects.

Present at the public hearing on behalf of the Applicant was Geoff Engler, SEB, LLC.

Mr. Nagi discussed traffic at 16 Stearns Road. He discussed changes to the site plan, including circulation on the ring road and snow storage. He discussed concerns about truck access and impact to Stearns Road, turning radius and parking.

Mr. Nagi discussed changes to the site plan for 680 Worcester Street. He said that he was comfortable with a parking ratio of 1.65 spaces per unit. He discussed concerns about the lack of off-site parking for visitors, management of trash and recycling, adequate maneuverability for trucks on the site, parking stackers over the sewer easement, access and maintenance of the stackers, and on site circulation.

Mr. Boehmer discussed location on the site, architectural elements, topography, open space, character of the street, lack of sidewalks, traffic calming, curbing, better lighting, street trees to tie into the neighborhood, further development of architecture on the west side, study of improvements to mitigate the impact on the path at the end of the road, issues with the ramp to the parking, Building Code issue with dead end corridor on first floor, van accessible space, significant amount of and peer review of blasting, proposed method to construct the building, and adjacent playground and athletic fields.

Mr. Boehmer discussed the lack of integration or mitigation at the east end of the proposed building at 680 Worcester Street with small single family homes with considerable setbacks from Route 9, desirability to have a 3-D image, shadow studies, massing, usable open space, deck over the sewer easement, need to go through parking garage to get to the deck, parking spaces that open to sky are on the easement, patio that looks into neighbor's yard, usable outdoor space, the need for more information about the building materials,

trash and recycling, adequate turnaround space, delivery vehicles, getting safely get back onto Route 9, landscaping, accessible unit, mechanical equipment, visual and noise impacts.

Mr. Becker asked about the retaining wall at the west end.

Mr. Boehmer said that his opinion is that the building is too big for the site. He said that the east end should be lower. He discussed moving the driveway to the other end and raising the first floor height to get emergency vehicles into the garage.

Mr. Levy asked about the practicality of accessing the patio from the garage. Mr. Boehmer said that he was also concerned about the open patio facing the neighbor's backyard.

Mr. Levy asked about location of the mechanicals. Mr. Boehmer said that he would need to see a roof plan.

Mr. Boehmer said that there is an opportunity to have an attractive building in a prominent location at 680 Worcester Street. He said that the Alzheimer's building is not as visible.

Mr. Becker asked about total mass and distribution of mass. Mr. Boehmer said that the same volume could be reshaped to fit appropriately on the site. He said that they could add height on the western end.

Mr. Engler said that he would speak with Mr. Zehner and Mr. Boehmer before revising the plans. Mr. Levy said that the plans should also incorporate DPW comments.

Mr. Levy said that the Board should get a copy of the easement plan.

Mr. Zehner said that the landscape plan should identify which plants are to be planted where. Mr. Engler said that once the footprint is set, they will submit at that plan.

Peter Buhler, 10 Stearns Road, discussed volume and mass of the buildings, cumulative effect on the neighborhood, proximity to Route 9, proximity to neighbor on the east side, shadows, utility deck, lack of articulation and step backs, changing the nature of Stearns Road, Francis Road being the only access, road becoming the driveway for the new development, truck turnaround, school bus pick up, driveway access to garage, large vehicles on the lot backing up onto the school path, drilling and blasting plans, concerns about Blasting Company, proximity to the school, possible shifting on piles at Alzheimer's Center, effect of blasting on children, lack of noise level information, infringement on the easement, how much ledge will be removed, photometric plan, materials, lighting, trash, and experience of the project manager.

Scott Fraser, 4 Stearns Road, submitted a letter from the Director of the Alzheimer's Center that expressed concerns about the size of the project, adequate on-site parking, building footprint, the number of apartments, attempts to park in the Alzheimer's Center parking lot, and patients who are sensitive to blasting.

Mr. Fraser discussed concerns about the submission being inadequate and incomplete.

Mr. Levy said that the Construction Management Plan (CMP) will be discussed at a future meeting. He discussed having a representative from the Wellesley Fire Department present at the hearing to address concerns about blasting. Mr. Engler said that the sites are constrained. He said that he understands that the CMP is important but it is unusual to submit one so early in the process. Mr. Levy said that the Board will review and approve the CMP. Mr. Becker said that the Board does not expect to see construction but would need to review the expectations. He said that CMP's that were done for Babson and Wellesley College could provide guidance as to what the Board is looking for.

The Board discussed continuing the hearing to December 4, 2018 at 7 pm and possibly holding a working session at some time before the hearing.

Mr. Becker moved, Mr. Redgate seconded the motion, and the Board voted unanimously to continue the hearing to December 4, 2018.

As there was no further business to come before the Board, the hearing was adjourned at 9:02 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT