



ZONING BOARD OF APPEALS

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ROBERT W. LEVY
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DEREK B. REDGATE

February 13, 2019
7:30 pm
Great Hall
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

Present on behalf of the Town of Wellesley were Christopher Heep, Town Counsel, Dave Hickey, Town Engineer, Rob Nagi, VHB, and Judi Barrett, Consultant.

Present on behalf of the Applicant were Geoff Engler, SEB, Jim Velleco, Architect, and Jay Derenzo, Applicant.

The Board said that the Applicant granted an extension to April 5, 2019.

Mr. Engler discussed updates since the last meeting including submittal and review of revised architectural plans, Construction Management Plans (CMP), Blasting Study and waiver lists.

Mr. Velleco discussed architectural changes including stepping the building down as you get closer to the east, removal of the common space that overlooked the neighbor at the back and putting it on the top of the western side, taking the structure and the footings out of the easement, adding a fourth residential level, and raising the first level to allow for 13.5 feet of clearance for fire equipment in the garage. He said that they kept the mechanical equipment as far back from the edges as possible. He said that the elevator override has to go past highest level of the building by three to four feet. He said that the 60 foot height of the building is included in the waiver list.

Mr. Velleco discussed the Shadow Study.

Mr. Levy asked about sound mitigation on the roof. Mr. Velleco said that none is proposed because the neighbors will be a long way away. He said that there are products available if the decibel level is excessive. The Board discussed screening the equipment.

Mr. Nagi discussed the traffic study. He discussed concerns about the ability for larger vehicles to access the site. He asked that the Applicant submit plans that show a WB-40 (typical moving truck) and how it might

enter the site and unload. He asked that the Applicant submit a narrative discussing how garbage and refuse will be picked up and provide more detail about turning movements in the garage and the entry area.

The Board discussed movement of smaller trucks on the site. Mr. Engler said that the Applicant will provide a trash narrative. He said that the trash truck will be privately contracted and will pick up multiple times a week.

Mr. Becker asked about parking an SU-30 truck on the site. Mr. Engler said that they can pull into the gray shaded area or the two spaces outside the building.

Mr. Redgate asked about parking management. Mr. Engler said that it will be controlled by the property manager. Mr. Levy asked about visitor parking, drop off and pick up, and space for the trash truck.

Mr. Nagi said that the Applicant will have to work with MA DOT for the driveway design.

Mr. Levy said that the CMP should include information about where the contractors will park and materials storage.

Mr. Heep asked about fire truck access to the site. Mr. Nagi said that the Fire Department looked at the plans and was comfortable with the fact that the truck could not pull onto the site but would most likely fight a fire from Route 9. He said that there is space for a large ambulance to pull onto the site, maneuver and get back onto Route 9. He said that the Fire Department likes to have access to three sides of the building.

Pete Buhler, 10 Stearns Road, discussed concerns about shadows on Route 9.

Scott Fraser, 4 Stearns Road, discussed concerns about having a five story building on Route 9. He asked that a view from the street with the proposed building superimposed be submitted.

ZBA 2018-65, 16 STEARNS ROAD LLC, 16 STEARNS ROAD

Mr. Velleco said that the design of the building was meant to be away from the abutters at 10 and 11 Stearns Road. He said that the series of gables will have a similar rhythm to the street but will be higher. He discussed floor plans, space for handicapped vans, scale of front entrance, drop off space, open space, roof plan, building materials clapboards, height of structure, and topography of the site.

Mr. Redgate asked about a buffer between the property lines, and a fence on top of the wall to shield headlights. Mr. Engler said that 10 Stearns Road is higher, so headlights will not shine onto that property. He said that they can work with the owner of 10 Stearns Road on the style of the fence.

Mr. Nagi said that he would like to see more details on the plans. He discussed concerns about delivery vehicle size, access and exiting the site, jumping the curbs, placement of compact parking spaces, width of drive aisle to lower garage reduced to 20 feet, moving vehicles not parked near garage elevators and the distance to the office and elevator shaft, move in policies, more information about a pedestrian path through the site to connect to the athletic fields, delivery trucks not having to back out of Stearns Road, bus drop off and pick up. He said that he would like to see a vehicle maneuvering plan for the site.

Mr. Becker said that kids walk to the Middle School and Sprague School down Francis Road. Mr. Nagi discussed having a designated walking path to get them off the roadway. He said that these are low volume streets but narrow.

Pete Buhler, 10 Stearns Road, discussed concerns about the Photometric Plan and lumens across his front yard, the amount of excavation and material removal from the property, likelihood of contaminated soil,

AUL document for capped membrane on Sprague Field. Mr. Engler said that the AUL is not located on the 16 Stearns Road property. Mr. Becker said that the AUL is regulated by the State.

Mr. Levy said that the CMP will be discussed at another hearing.

Mr. Engler discussed construction experience. He said that they will hire professionals but it is premature to select a general contractor at this point. He said that Mr. Derenzo has a good reputation. He said that he understands the neighbors' concern and can let neighbors know who the general contractors will be.

The Board discussed continuing the hearing. Mr. Engler said that an extension was granted to April 5, 2019.

Vincent Starck, 6 Stearns Road, asked about a height chart for 680 Worcester Street. He asked about a comparison for the top of the roof of the neighbor with the new building. Mr. Velleco said that he could prepare a comparison of the heights of the houses versus the new building.

Sara McRoberts, 10 Francis Road, said that she lives with parents. She read a statement into the record.

Mr. Levy explained that the 40B procedure is governed by State statutes that dictate review and what circumstances can be allowed or conditioned. He said that these are difficult sites where Stearns Road is a small street and the Worcester Street project is dense and takes up almost all of the site. He said that the Board is constrained by the law. Ms. McRoberts said that the project is unreasonable. Mr. Levy said that it is not discretionary.

Mr. Becker said that the level of detail in the CMP is not enough for both sites. He asked for more information about construction means and methods, and some sense of quantification of what happens on the sites and impacts. He said that he did not see an overall schedule or duration of work, average and peak labor, staging and equipment deliveries, materials storage, parking and how many spaces will be needed and where they will be located, how the whole plan fits together, and if the same contractors will be used for both projects. Mr. Levy asked about off-site parking. He said that the developer will have to figure out where the contractors will park.

Mr. Engler said that he anticipates that the CMP will be a condition for the building permit. He said that it is unusual to ask for detail early in process because they do not have contract documents or subs lined up. He said that happens after the permit is issued.

Mr. Becker said that there is nothing in the record about how many people will be on the site during construction. He said that the Board does not need to see a full CMP but needs to see enough detail to understand the impacts.

The Board discussed the agenda for the next hearing.

Mr. Hickey discussed concerns about circulation and congestion at the entrance of 680 Worcester Street with big trucks making 3.5 point turns delaying residents and parking on Route 9. He discussed concerns about the S turn driveway at 16 Stearns Road.

Mr. Becker moved, Mr. Redgate seconded the motion, and the Board voted unanimously to continue the hearing to March 12, 2019.

As there was no further business to come before the Board, the hearing was adjourned at 10:02 pm.

Respectfully submitted,
Lenore R. Mahoney, Executive Secretary