

Mahoney, Lenore

From: Brita Heimarck [REDACTED]
Sent: Thursday, May 16, 2019 6:32 PM
To: Panak, Victor; Mahoney, Lenore
Cc: Joseph Zani; Jared Linder; Grant Owens; Victor Coelho; Lan Yu; Ninghui Yu; Gary Miller; Caitlin Linder
Subject: Re: New Comprehensive Permit Application - 2-3 Burke Lane- Letters Documenting Resident Concerns forwarded for your Information for this ongoing process in Wellesley
Attachments: Letter to MassHousing filed 1.28.19.pdf; Comments Letter_20190123.docx; wellesley burke lane SECOND PE comment letter 2-19-19.docx; Dear Town of Wellesley Board of Selectmen and Planning Board.docx

Dear Mr. Panak, Concerned Neighbors, and Lenore Mahoney of the Zoning Board of Appeals in Wellesley, I am forwarding several documents to you with regard to the 3 Burke Lane Development Project that will be discussed this evening in Wellesley. Since there is a new Director for the Planning Department, now Victor Panak, and since the MassHousing eligibility approval has gone forward, I want to make sure that our letters from those earlier stages in the process documenting the residents' serious concerns on Burke Lane and abutting the development project on all sides will be taken into consideration by the Wellesley Zoning Board of Appeals as well as the Wellesley Planning and Building Departments. Please review these letters and our concerns accordingly.

Thank you very much.

Yours sincerely,

Brita Heimarck
resident 24 Burke Lane

On Mon, Apr 29, 2019 at 3:29 PM Panak, Victor <vpanak@wellesleyma.gov> wrote:

Hi Joseph,

The Town does not view those questions as being trivial, but they are best addressed through the Comprehensive Permit process, which has now begun. The first stage (the Site Eligibility process with MassHousing) was focused on whether this site and the proposed conceptual project are acceptable for the development of affordable housing. Specifically to your questions: I unfortunately do not have good answers for you - they require significantly more information to address than is currently available to me. Your point about parking at 7 Burke Lane is well-taken, and while I think there are means to ensure that any parking on that site is available in perpetuity for residents of 3 Burke Lane, the requisite steps to ensure that have certainly not yet been taken. Traffic is always a concern and topic of discussion as it relates to 40B projects. Ultimately, I would strongly recommend that you provide your comments on this project to the Zoning Board of Appeals either in writing (to Lenore Mahoney, lmahoney@wellesleyma.gov) or in person at the Public Hearing.

Thanks,

Victor Panak

Interim Planning Director

Town of Wellesley - Planning Department

525 Washington Street, Wellesley, MA 02482

Phone: 781.431.1019 x2238 - Email: vpanak@wellesleyma.gov

From: Joseph Zani [REDACTED]
Sent: Wednesday, April 24, 2019 2:07 PM
To: Panak, Victor <vpanak@wellesleyma.gov>
Cc: Jared Linder [REDACTED] Grant Owens [REDACTED] Brita Heimarck [REDACTED]
[REDACTED] Victor Coelho [REDACTED] Lan Yu [REDACTED] Ninghui Yu [REDACTED]
[REDACTED] Gary Miller [REDACTED]
Subject: Re: New Comprehensive Permit Application - 2-3 Burke Lane

Thank you Victor for keeping in touch with current Burke Lane residents.

I have 2 questions that I have mentioned in the past but for some reason I (and other residents) feel have been either been regarded as trivial or considered as unimportant.

Are we to believe that a couple renting a single unit are only allowed to own 1 vehicle and the same with the two bed 2 bath units and the 3 bed 2 bath units.

Mr DiSchino has in the past indicated during a meeting with the Selectmen and residents of Burke Lane that there would be space available if needed, in the adjoining property which he manages for the current owner however, it was noted by Blythe Robinson former Executive Director for Wellesley, and the Selectmen, that Mr DiSchino cannot guarantee that the current or future owners of that property would allow that land to be used for additional parking for this project.

The second question relates to the flow of traffic onto Route 9 at the junction of Burke Lane.

The traffic from rte.9 eastbound merges at Burke Lane with traffic from the off-ramp during morning and evening hours and the speed of those passing cars needs to be seen to be believed. There have been documented accidents at this location and the State Engineers had recommended to the Town to reduce the speed limit on the off ramp however, it has never been changed.

I presented to Ms Robinson and the Selectmen, copies of the traffic surveys done by the State and I do have my originals.

I know that other residents have concerns regarding the increased flow of traffic on Burke

Lane relating to the safety of residents young and old and they have also been discussed at Town Meetings however, it seems that safety is not as important than meeting that 10%.

On Wednesday, April 24, 2019, 12:01:57 PM EDT, Panak, Victor <vpanak@wellesleyma.gov> wrote:

Good Afternoon,

The Zoning Board of Appeals received a new Comprehensive Permit Application for a 16-unit housing development at 2-3 Burke Lane pursuant to Mass. General Law Chapter 40B. The Public Hearing has been scheduled for May 16, 2019 but no discussion is anticipated for that meeting. The plans and other documents submitted by the applicant can be viewed at this webpage: <https://wellesleyma.gov/1242/3-Burke-Lane>. The page will be updated periodically as new materials are received and you will typically be notified by email if this happens.

Cheers,

Victor Panak

Interim Planning Director

Town of Wellesley – Planning Department

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