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October 9, 2019

Design Review Board
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: 3 Burke Lane
Application for a Comprehensive Permit Pursuant to M.G.L. c.40B §§20-23

Dear Board Members:

The Zoning Board of Appeals (“ZBA”) is conducting a public hearing on the application of Cedar Place LLC (the “Applicant”) for a comprehensive permit pursuant to M.G.L. c.40B §§20-23. This application seeks a comprehensive permit that would authorize construction of sixteen (16) dwelling units in two buildings on property located at 3 Burke Lane. The Applicant recently submitted a plan dated October 2, 2019 (and revised October 4, 2019) depicting its proposed sign for this project (a copy is attached for reference), and the ZBA requests that the Design Review Board (“DRB”) review this proposed sign and provide its recommendation.

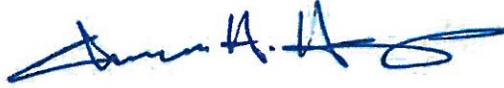
Given that this is an application for a comprehensive permit, the ZBA is required to act in the place of all “local boards” in Town that would ordinarily have jurisdiction over the project, including the DRB.¹ Accordingly, the Applicant is not required to undergo separate design review with the DRB pursuant to Section 22A of the Zoning Bylaw. Nonetheless, the ZBA is hoping that the DRB will review the sign as it would with any other project, and provide its recommendation so that the ZBA can incorporate any comments or feedback into the final decision on this application.

¹ 760 CMR 56.02 defines “local board” as “any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer^o or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council or board of selectmen. All boards, regardless of their geographical jurisdiction or their source of authority (that is, including boards created by special acts of the legislature or by other legislative action) shall be deemed Local Boards if they perform functions usually performed by locally created boards.”

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The next session of the ZBA's public hearing is scheduled for October 29, so it would be appreciated if the DRB could provide its written recommendation before then. Thank you very much, and please let me know if I can provide any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris H. Heep", with a stylized flourish at the end.

Christopher H. Heep

Encl.

cc: Zoning Board of Appeals