

October 31,2019

Wellesley Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, Ma. 02482

Re: ZBA Application 3 Burke Lane Apartments, Wellesley, Ma.

There are a number of items concerning the proposed development at 3 Burke Lane.

The first item of concern is the developers density figures. In the Board of Selectmen response letter to Mass Housing dated 01-28-19 the Board of Selectmen requested that any reference to 2 Burke Lane and it's 2277 square feet in regards to the proposed development of 3 Burke Lane be removed from the application. Yet the developer in his June 4, 2019 presentation page 7 included it. Indicating that the square feet of land at 3 Burke Lane was 41307 square feet, when in fact that the square footage of 3 Burke Lane is 39,030 square feet as shown on the development narrative on page seven. Also on page seven on the developers presentation pamphlet I question how they calculated the density. I thought that density is the ratio of mass (bulk) by volume (space occupied). Example one could have 10 units each consisting of two bedrooms with a square footage of 2000 square feet with a total of occupied space of 20,000 square feet, or one could have 15 units each consisting of one bedroom with a square footage of 1000 square feet with a total of occupied space of 15,000 square feet. By the developers system of calculating density gives the impression more units are less dense per square foot of land then the fact that less units can actually have a larger density per square foot of land. Would not a more accurate way to determine density is to have the total square footage of the structure divided by the total square footage of the land?

If proposed project is approved is not it really being rezoned from single family to a apartment zoned property? Would that not then to be required to fall under those requirements in regard to parking? For each dwelling unit two bedrooms or less 1.5 parking spaces, for three bedrooms or more would require 2 parking spaces per dwelling unit. Would not this mean the devolper would need a parking lot of with 25 parking spaces? Should not the requirements for handicap parking which fall under the American with Disabilities Act be consider a separate requirement? Under ADA parking lots with 26-50 spaces require 2 handicap parking spaces. According to the plans dated 10-15-19 there are only 26 spaces shown, leaving it short one parking space, with no allowance for guest parking. Also on plans dated 10-15-19 shown a two car garage with a pedestrian walkway in located directly in front of it. Does that not create a safety hazard for any pedestrian or cyclist on the walkway considering any vehicle backing out of that garage does not have a clear line of sight to anyone who is using the walkway at that time. In regards to parking spaces 21-23 designated guest parking is this where any type of service personnel are expected to park? Since all service type vans cargo doors are located on the rear and passengers side of the vehicle how does one expect the service person to be able to unload any items need to be removed from the vehicle given the location and dimension of those spaces. All the parking spaces designated 16-23 require the driver to make a u turn or a three point turn in the parking lot in order to parallel park in those spaces.

On plans dated 10-15-19 it shows a location on the southern property line designated as recycling pad.

This recycling pad dimension of 6' by 10' is it sufficient size? A 96 gallon curbside collection trash can dimension of 35" deep by 29" wide, a 1.5 yard container dimension of 7' deep by 3.5' wide or a 4 yard dumpster dimension of 48" deep by 78" wide needs an area around it to place something into it. Given the amount of proposed units would even a 1.5 yard container and several curbside collection trash cans for recyclables be of sufficient amount?

On the plans dated 10-15-19 it shows a emergency response access between 3 Burke Lane and 7 Burke Lane. The property of 3 Burke Lane is not the same property owner of 7 Burke Lane will the town require that it be recorded on the deeds of both properties a easement exists to insure that no time in the future any development on 7 Burke Lane can not hinder the ability of emergency personnel to gain access to that location?

On the plans dated 10-15-19 it shows a A/C pad on the north side of 3 Burke Lane for the existing home which is only 7' from the property line. The developer is asking for side set back from 20' to a 11' foot side side back. The town zoning requires the A/C condenser units to be in the required setbacks. How will this be addressed?

On the plans dated 10-15-19 shows that the condensers for the proposed structure are to be located in the attic with a fan system to bring sufficient volume of air to allow condensers to dissipate the heat they generate. What is the noise levels generated by this fan system? What is the location of the intake and exhaust openings? Will any odor from the restaurant exhaust located to the north of proposed structure be drawn in and effect the residential abutters?

With over thirty years in the HVAC trade I am concerned with the developers plan to locate 15 air conditioning condensers in the attic. I have found that any air handler or condenser no matter if it is outside or inside can be come a nesting place for mice. The majority of manufactures wiring sheathing is of a soy bean extract which mice love to chew on and expose the bare wires. This combined with fans bringing in volumes of air to dissipate the heat of the condensers create a potentially fire hazard. I will be voicing my concerns to the Wellesley Building Inspector and Wellesley Fire Department Chief.

On the plans dated 10-15-19 I see no indication for a step down transformer. Is one not needed for the electrical power demands of the proposed structure? Or will power need to be brought from the transmission lines on Cedar Street to Burke Lane and what disruption will this cause to the properties located on the on ramp to route 9 east?

Has it been determined yet if the present four inch gas main on Burke Lane can accommodate the proposed project? Will National Grid be updating any or all of the gas main on Burke Lane given it's age? Causing further disruption to the residents on Burke Lane.

The size and scope of the proposed project will be generating a significant amount of large commercial vehicles not just ready mix concrete trucks. There will ten wheel dump trucks, ten wheel box trucks and delivery trucks bringing in building supply's. The waste generated will require many roll off containers being delivered and removed from the site. This combined with the narrow width of Burke Lane, the turning radius of the east bound ramp onto Burke Lane creates a need for a police detail. Allowing the developer and contractor to decide when this is needed is like putting the fox in charge of the hen house.

I have ask several times to for a depiction of what will be protruding thru the roof of the proposed structure. Given the fact the two story home at 150 Cedar Street sits at a higher elevation and is the nearest residential property to the proposed project is of a major concern. There will be at least thirty in number 2” pvc pipes for heating equipment, how many plumbing vents? These are not the most pleasant items to be viewing on a daily basis.

The idea of a large retaining wall with several smaller retaining walls simply does not fit in with the character of the neighborhood. The terrain throughout the entire neighborhood is of sloping hills be it Burke Lane, McLean Street, Sheehan Circle, Willow Street and Willow Park.

The developer is attempting to put ten pounds of you know what into a five pound bag when there where other ways to develop the property. Given the frontage of 147' on Burke Lane a row of town houses placed on a curve similar to the town houses located at 56 – 66 Linden Street or like the town housing at 41 River Street which has 360 degree access for emergency vehicles completely around it unlike the proposed structure at 3 Burke Lane.

Thank you,
The Miller Family
150 Cedar Street Wellesley