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March 3, 2020

Wellesley Planning Board  
c/o Donald McCauley, Planning Director  
Wellesley Planning Department  
525 Washington Street  
Wellesley, MA 02482

Re: Large House Review, 194-196 Pond Road, Wellesley, MA

Dear Board Members:

I am attaching the following supplementary materials in preparation for our continued Large House Review and Scenic Road hearings on the above application, to be conducted on March 16, 2020:

1. Revised Site Plans (these reflect all Engineering Department and Board of Health comments to date);
2. Revised House elevations and renderings (these reflect all Design Review Board comments and approvals);
3. Revised Landscape Plans;
4. Revised Construction Management Plan;
5. Photometric Plans.

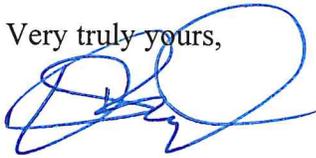
In preparation for the hearings I wanted to briefly review a few relevant statistics regarding the proposed project, as follows:

1. 194 Pond Rd—this is a conforming lot of 40,767 sq. ft. of land on which we propose to build a new house with a TLAG of 8,993 sq. ft. We would be able to build a house with a TLAG of 7,200 sq. ft. by-right. We comply with all setback requirements, and the front yard setback (a minimum of 62 feet from the street layout at the closest point and 72 feet from the paved surface of Pond Road), is well beyond the minimum required setback of 40 feet. Given the orientation of the house, the furthest point is set back about 100 feet from the street pavement, or 2 ½ times the required minimum. Additionally, our lot coverage of 9.7% is much lower than the maximum permitted lot coverage of 15%.

2. 196 Pond Road—this is a conforming lot of 43,933 sq. ft. of land on which we propose to build a new house with a TLAG of 9,421 sq. ft. versus the by-right threshold of 7,200 sq. ft. This house will also comply with all setback requirements, with a front yard setback well in excess of the minimum at 64 feet at the closest point (and 80 feet from the paved surface of Pond Road). Again, due to the house orientation, the furthest point is set back about 100 feet from the street pavement, or 2 ½ times the required minimum. Finally, the lot coverage of only 9.1% is again much lower than the maximum 15% permitted.

We look forward to continuing our discussion with the Board on March 16.

Very truly yours,



Laurence D. Shind  
LDS  
CC: Joe Hassell