

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-59

Petition of Encore Properties of Wellesley, LLC
192-194 Worcester Street & 150 Cedar Street

Pursuant to due notice, the Special Permit Granting Authority held a Remote Public Hearing on Thursday, November 6, 2025, at 7:30 pm, on the petition of Encore Properties Of Wellesley, LLC requesting a Special Permit pursuant to Section 5.14 and Section 6.3 of the Zoning Bylaw for retaining walls that are greater than 4 feet located within 10 feet of a property line, at 192-194 Worcester Street and 150 Cedar Street, in a Business District, a Single Residence A District and a Residential Overlay District.

On October 8, 2025, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were Steve Garfinkle, Encore Properties, and Daniel Riggs, Embarc Architects.

Mr. Riggs said that the process for this project began in 2023. He said that project received Site Plan Approval in September 2025. Mr. Garfinkle said that although the Board reviewed the plans for the retaining walls during the Site Plan Approval hearing, it did not rule on them because the Design Review Board (DRB) had not reviewed them yet. Mr. Riggs said that the proposed retaining walls were reviewed by the DRB on October 22, 2025. A Board member confirmed that the plans for the retaining walls, dated September 9, 2025, are the same plans that were reviewed at the Site Plan Approval hearing.

A Board member said that the design of this project is such that a four-story building can be put in place without having an adverse impact to the neighborhood due to the existing topography.

Mr. Riggs presented detailed plans showing retaining walls over 4 feet within setbacks, highlighted in red on the plans. He discussed each section of the property. He said that in some of the sections, there will be concrete walls with footings, and in others there will be H-pile and lagging construction to minimize excavation disturbance to neighboring properties and to allow stormwater infiltration to have full clearance within the area. He said that the most dominant finish on the walls will be board-formed concrete, while other walls will have parged finishes to match the concrete board-formed walls.

Mr. Riggs said that an existing concrete retaining wall along the western property edge will be removed and replaced. He said that along the Cedar Street entry, the wall will accommodate access for emergency

vehicles, maintenance purposes and deliveries that cannot be done at the primary access. He said that there will be a conventional concrete retaining wall on the eastern property side.

The Chairman reviewed the criteria under Section 5.14 of the Zoning Bylaw, noting that the Board must find that the walls comply with bylaw provisions, will not adversely impact adjacent properties or the public, have received DRB approval, and are the minimum structure necessary to allow the property to be reasonably utilized.

No member of the public wished to speak to the petition.

Statement of Facts

The subject property is located at 192-194 Worcester Street and 150 Cedar Street, in a Business District, a Single Residence A District and a Residential Overlay District.

The Petitioner is requesting a Special Permit pursuant to Section 5.14 and Section 6.3 of the Zoning Bylaw for retaining walls that are greater than 4 feet located within 10 feet of a property line.

Submittals from Applicant:

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
RW-00	Cover	9/9/25	Embarc	
	Site	9/9/25	Richard J. Hood, PLS	
Sheet 1	Existing and Proposed Retaining Wall	9/9/25	Richard J. Hood, PLS	
Sheet 2	Existing and Proposed Retaining Wall	9/9/25	Richard J. Hood, PLS	
Sheet 3	Existing and Proposed Retaining Wall	9/9/25	Richard J. Hood, PLS	
RW-1	Retaining Walls - Northwest	9/9/25	Embarc	
RW-2	Retaining Walls - Northwest	9/9/25	Embarc	
RW-3	Retaining Walls - Northwest	9/9/25	Embarc	
RW-4	Retaining Walls - Northwest	9/9/25	Embarc	
RW-5	Retaining Walls - Courtyard	9/9/25	Embarc	
RW-6	Retaining Walls - Courtyard	9/9/25	Embarc	

RW-7	Retaining Walls - Courtyard	9/9/25	Embarc	
RW-8	Retaining Walls - Courtyard	9/9/25	Embarc	
RW-9	Retaining Walls - Courtyard	9/9/25	Embarc	
RW-10	Retaining Walls - Driveway	9/9/25	Embarc	
RW-11	Retaining Walls - Driveway	9/9/25	Embarc	
RW-12	Retaining Walls - Driveway	9/9/25	Embarc	
RW-13	Retaining Walls - Driveway	9/9/25	Embarc	
RW-14	Retaining Walls - Driveway	9/9/25	Embarc	
RW-15	Retaining Walls – Terraced Wall	9/9/25	Embarc	
RW-16	Retaining Walls – Terraced Wall	9/9/25	Embarc	
RW-17	Retaining Walls – Terraced Wall	9/9/25	Embarc	
RW-18	Retaining Walls – East	9/9/25	Embarc	
RW-19	Retaining Walls – East	9/9/25	Embarc	
RW-20	Retaining Walls – East	9/9/25	Embarc	
RW-21	Reference Images	9/9/25	Embarc	

On October 23, 2025, the Design Review Board reviewed the petition and voted to accept the application, as presented.

On November 6, 2025, the Planning Board reviewed the petition and recommended that a special permit be approved.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structures do not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that construction of retaining walls that will exceed four (4) feet in height and be located within ten (10) feet of a property line will otherwise be in compliance with the provisions of Section 5.14, will not adversely impact adjacent property or the public, that the report of the Design Review Board has been received and that requested retaining wall is consistent with that report and those criteria contained in Section 5.14.D, Design Review and Permitting, of the Zoning Bylaw; and

the proposed retaining wall is the minimum structure necessary to allow a subject property to be reasonably utilized.

Therefore, a Special Permit is granted for construction of retaining walls that will exceed four (4) feet in height and be located within ten (10) feet of a property line, in accordance with the provisions of Section 5.14 of Zoning Bylaw and the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02462
2025 NOV 19 PM 12:12

ZBA 2025-59
Petition of Encore Properties of Wellesley, LLC
192-194 Worcester Street & 150 Cedar Street

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.

Robert W. Levy (Lm)
Robert W. Levy, Acting Chairman

Walter B. Adams (Lm)
Walter B. Adams

Derek B. Redgate (Lm)
Derek B. Redgate

ZBA 2025-59
Applicant Encore Properties of Wellesley LLC
Address 192-194 Worcester Street & 150 Cedar Street

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

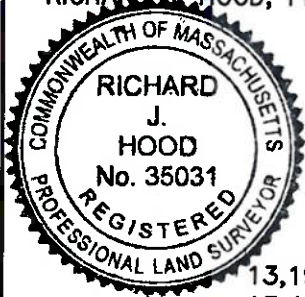
Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN APRIL, 2025.

Richard J. Hood 09SEP25
RICHARD J. HOOD, PLS DATE

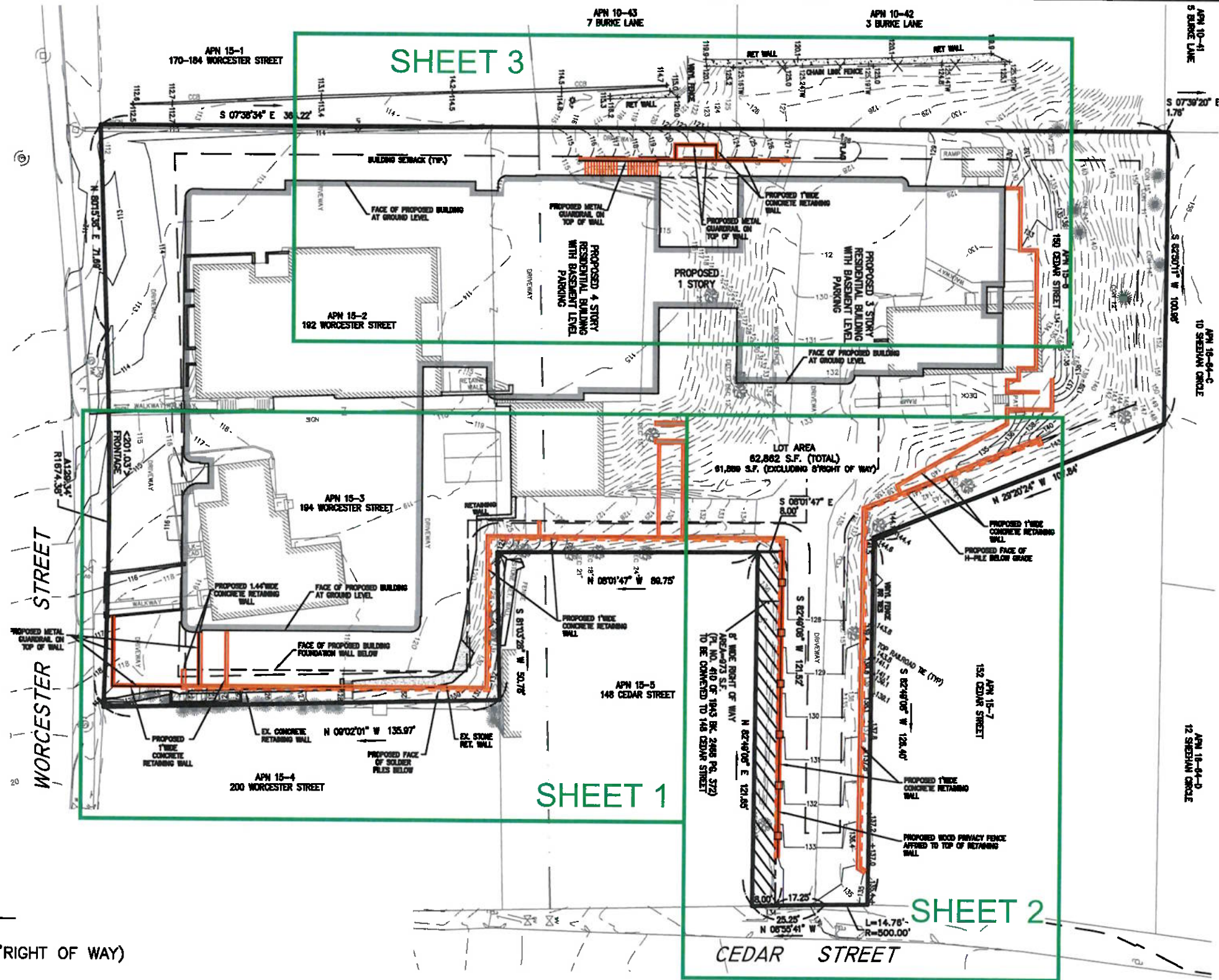


LOT AREA
13,190 S.F. (APN 15-2)
13,408 S.F. (APN 15-3)
36,264 S.F. (APN 15-6)

62,862 S.F. (TOTAL)
61,889 S.F. (EXCLUDING 8' RIGHT OF WAY)

	EXISTING TOTAL	PROPOSED
LOT COVERAGE	14.15% (*) 8,758 S.F.	40.88% (*) 25,300 S.F.

(*) EXCLUDING 8' WIDE RIGHT OF WAY AREA.



Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061

EXISTING AND PROPOSED RETAINING WALL 192-194 WORCESTER STREET & 150 CEDAR STREET WELLESLEY, MASSACHUSETTS

DRAWN BY: AL
DESIGNED BY: --
CHECKED BY: RTLS
APPROVED BY: RJH
DATE: SEPTEMBER 09, 2025
SCALE: 1"=20'
PROJECT NO.: 223-218
DWG. NO.

SITE