

PROJECT SITE NARRATIVE
Comprehensive Permit Application
Wellesley Crossing
1-8 Delanson Circle, Wellesley, MA

November 2017

Existing Site Description

The site of the proposed project are five contiguous parcels of land and a private way containing an aggregate of approximately 61,774 square feet of lot area, located off Linden Street and Hollis Street Private Way. They are listed respectively by the Town of Wellesley Assessors as Parcel 123-9 (2-4 Delanson Circle), 123-10 (6 Delanson Circle), 123-11 (8 Delanson Circle), 123-12 (5-7 Delanson Circle) and 123-13 (1-3 Delanson Circle).

According to the current Town of Wellesley Zoning Map (v. 9.3.2015), 1-3 Delanson Circle, 2-4 Delanson Circle and 5-7 Delanson Circle are situated within the General Residence (GR) zoning district, while 6 Delanson Circle and 8 Delanson Circle are located within the Single Residence 10 (SR10) zoning district.

The topography of the site slopes up from elevation 155 feet at the Linden Street and Hollis Street intersection to 200 feet at the rear. All elevations were based upon the Town of Wellesley Vertical Datum Base.

The existing homes are serviced by municipal water and sewer. The electrical, cable and telephone services are from above ground poles located on Linden Street and Holli Street. Underground gas connections are available along the frontage of the site.

The site is not located in a DEP Zone 2 and Town of Wellesley Aquifer Protection District Zone. The site does not contain any wetlands or other resource areas protected by the Wetlands Protection Act or Town of Wellesley Wetlands Protection Bylaw according to the Town of Wellesley Wetlands Protection Committee Wetlands Administrator.