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February 15, 2018

BY ELECTRONIC MAIL: mjop@wellesleyma.gov

Wellesley Zoning Board of Appeals
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

Re: Application for Comprehensive Permit – Wellesley Crossing (Delanson Circle)

Dear Members of the Board:

This firm represents neighbors and abutters, known as the College Heights Association, to the proposed 90-unit development on land located at 1-8 Delanson Circle (the “Project” and the “Project Site”), which is the subject of a pending comprehensive permit application. Enclosed for the Board’s consideration, please find a comment letter from the College Heights Association’s engineer, Sean Reardon of Tetra Tech.

Thank you for your continued diligence in reviewing this application.

Very truly yours,

A handwritten signature in black ink that reads 'Kaitlyn Baptista'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kaitlyn Baptista

Encs.

cc: Sean Reardon
Clients



February 13, 2018

Daniel C. Hill, Esq.
Hill Law
43 Thorndike Street
Cambridge, MA 02141

**Re: Wellesley Square Residences – Chapter 40B Application
Delanson Circle
Wellesley, Massachusetts**

Dear Mr. Hill:

The following are comments generated during the course of our review of applicant submittals and collateral materials related to the above-referenced project (Project). It is our understanding that the applicant's engineer has indicated a major drainage re-design is in process so our comments focus on general issues related to design, constructability and public safety whose eventual resolution may substantially impact Project design. The following is a list of specific documents reviewed:

- *Wellesley Square Residences – 8 Delanson Circle Wellesley, MA 02482 dated November 17, 2017 – ZBA Submission* hereinafter referred to as "Project Plans".
- *Wellesley Department of Public Works Engineering Division Comment Letter* dated January 18, 2018 hereinafter referred to as "DPW Comment Letter"
- *Preliminary Hydrologic Analysis for: Comprehensive Permit Development Wellesley Square Residences, Wellesley, MA* by McKenzie Engineering Group dated November 30, 2017 hereinafter referred to as the "Drainage Report".
- *Wellesley Crossing - Proposed Wavier List*

Comments

The following are specific comments generated during the course of our review.

Project Plans

1. It would be helpful if Project Plans and other documentation used a common project title to avoid confusion when referencing particular submittals. For example titles on civil and architectural plans vary and the waiver list references "Wellesley Crossing".
2. The Plans do not provide reasonable offsets from abutting properties to construct the work without trespass on adjacent public and private property. In particular Project Plans indicate a proposed retaining wall along the majority of the site's northern boundary with no offset from the property line and no indication of footing limits. Landscape plans suggest a modular block wall is proposed. Modular block walls require geotextile tie-backs that extend more than 10 feet into the retained material (on abutting property) to resist loads. Those tie-backs would necessarily extend onto abutting property suggesting the proposed wall locations are not feasible. Similarly, walls proposed along the Hollis Street and Linden Street rights-of-way provide no offset in which future repairs or modification could be accomplished without disturbing improvements in the public/private way.
3. The Project Plans indicate a 12-foot wide Fire Lane. NFPA regulations require Fire Lanes to be a minimum of 20 feet in width or as otherwise approved by the local Fire Chief. In our opinion the 12-foot

Fire Lane shown on the Project Plans does not provide adequate accommodation for emergency vehicles since it does not provide enough room for truck outriggers, does not provide through access or safe turnaround area, is constrained by vertical walls on both sides and is offset less than eight feet from the building roof line leaving little to no room to safely operate equipment.

4. No area for staging of construction materials or equipment is provided on the plans. Given the proposed density of development we recommend the Applicant be required to provide a clear Construction Management Plan identifying proposed construction phasing and addressing critical components of construction such as contractor parking, construction trailer location, crane location (if needed), construction laydown area, construction materials delivery, snow storage and temporary stormwater controls. The proposed density leaves little or no space for normal construction operations and construction activity is likely to spill onto neighboring streets creating potential risks to public safety.
5. Given the proposed building height and proximity to neighboring residential property we recommend the Applicant provide a clear description of anticipated building mechanical systems and location of all exterior noise/emissions generating mechanical units. We also suggest the ZBA request the Applicant to provide an analysis of how sound is likely to travel from the proposed lawn area toward Oakencroft Road. Given the proposed shape of the building and the lack of alternate congregation space on site it is likely that noise from the only outdoor common space could be amplified or projected toward abutters west of the project.
6. There is no provision for removal/storage of snow. Applicant should indicate where snow will be stored or otherwise commit to immediate offsite removal. Snow should not be stored in areas designated for stormwater control and should not be moved to the adjacent public/private right-of-way.
7. Tree removal required to construct the site will reduce existing canopy coverage on abutting parcels and require removal of trees whose base is located on abutting property. In particular trees located along the Project's north boundary will require removal or will otherwise have root systems damaged to a degree that will likely kill the tree. Many of the trees are located near the property boundary and their loss will eliminate privacy screen and shade on nearby residence on Hollis Street while simultaneously introducing a new four-story building face less than 50 feet from the existing home. We recommend the ZBA request the Applicant provide pre- and post-development renderings of views into the site from adjacent homes including any anticipated tree removal necessary to complete the work and proposed landscape mitigation.
8. It is unclear from project submittals how trash will be managed on site. No space is identified on lower levels or within the site for trash removal or recycling. We recommend all trash storage be limited to areas within the building.

Stormwater Management

We understand the stormwater management system is currently under re-design and we offer the following comments to identify issues that should be addressed in the revised design.

9. The analysis evaluates cumulative stormwater impacts at the confluence of Linden and Hollis Street. Discharges to Hollis and Linden Streets should be evaluated independently to confirm no increase in runoff to either street.
10. The proposed grading along the Project's northwest boundary alters runoff patterns from adjacent parcels and results in accumulation of flow on adjacent property. Proposed grading should not result in additional runoff onto or otherwise impede runoff from abutting parcels and all offsite runoff flowing through the Project's stormwater system must be included in modeling.
11. The current design includes a complicated network of "stormwater planters". Future drainage design should account for storage volume lost to planting and accumulated detritus.
12. Drainage analysis should include an evaluation of available capacity in the existing 12-inch drain in Linden Street to confirm no increased flooding will occur in downstream or upstream areas. If drainage

infrastructure capacity is exceeded water can pool in gutter line creating a potentially unsafe condition for vehicles, bikes and/or pedestrians.

13. Underlying soils information should be provided for any proposed stormwater features that incorporate infiltration.
14. We have reserved our more detailed comments in anticipation of a modified drainage design.

DPW Comment Letter

15. We agree with Comment 1. The Applicant should be required to document available capacity in the local water distribution and wastewater collection systems to safely accommodate the significant proposed increase in flow expected from the Project.
16. We agree with Comment 2. As noted above, any proposed infiltration measures should include clear documentation that underlying soil conditions are suitable. In our opinion the design, as submitted, does not demonstrate the Project can reliably meet Stormwater Management Standards.
17. We agree with Comment 3. Constructability is a critical concern given the lack of available space on site to accommodate even basic construction operations and the high likelihood that construction activities and impacts will spill over onto neighboring streets and private property potentially resulting in risks to safety.
18. We generally agree with Comment 4. There is a high likelihood the project will require some type of ledge/rock removal and the applicant has not indicated proposed methods for removal such as blasting or pneumatic hammering. If blasting is proposed, the Town maintains strict control of any proposed blasting through state mandated blasting permits issued by the local Fire Chief. Regardless of the ZBA's decision, adequate controls and insurance requirements exist through implementation of normal blasting control plans and permits. If pneumatic hammering is proposed, we highly recommend the ZBA condition any decision with strict limits on hours and duration of activities since hammering can be an extreme nuisance.
19. We agree with Comment 5. The Applicant should clearly describe how trash and snow will be managed and provide a lighting plan identifying all light sources for the purposes of evaluating potential impacts to surrounding neighborhood. Analysis should include an assessment of light sources from upper levels of the building given the buildings proposed location so close to the road and abutting properties. We also recommend the applicant provide a nighttime rendering of the proposed building for the purposes of assessing how light generated from unit windows will be perceived at street level and from the surrounding neighborhood.

Waiver List

20. Retaining Walls – Given the space typically required to safely construct walls without impact to abutting property we recommend the ZBA maintain the minimum setback requirements for retaining walls.

We are happy to discuss any of our comments at your request. Please don't hesitate to contact us with any questions, or if you require additional information.

Very truly yours,



Sean P. Reardon, P.E.,
Vice President