

March 8, 2018

Town of Wellesley
525 Washington Street
Wellesley, MA

Re: Revisions to 8 Delanson Circle

Dear Commissioners:

Please note the following changes as a result of feedback from the town at our last hearing:

1. Residential entry and Garage entry have been swapped. Residential entry is now off of Hollis and garage entry off of Linden.
2. Building along Linden Street has been pushed back 6'-6" to provide a 26'-6" setback along Linden. Building along Hollis Street has been pushed back 16'-3" to provide a 31'-3" setback along Hollis. Building along abutting property has been pushed back by 3'-10". The building edges along the West property line have remained as originally designed. As a result the overall building foot print has been reduced by approximately 1,500 Square Feet.
3. As a result of pushing back the buildings along Hollis and Linden, ample area in front of the building has been provided for use by the civil engineer to relocate sub-surface components to better address ground water concerns.
4. Fire lane access aisle has been increased in width to 16'.
5. Planters along the fire lane access aisle adjacent to the abutting property has been removed.
6. Drop off access at the new residential entry has been provided.
7. Four surface spaces off of Hollis Street have been provided for visitors and UPS/Amazon drop off.
8. Dedicated loading zone with direct access into garage has been provided off of Hollis Street.
9. Garage ceiling height has been increased to allow for 12'-6" clear for use with stackers. Residential floors have been reduce by 8" each to maintain building height.
10. Parking ratio has been increased from a little over 1.0 to 1.4 as suggested by the traffic consultant.
11. Open space (landscaped and useable) have increased given reduction in building footprint.

Sincerely,

Dartagnan Brown | Architect

