

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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TOWN OF WELLESLEY

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OFFICIAL DEVELOPMENT PROSPECTUS

Applicable to Major Construction Projects
Submitted Under Section XVIA of the Zoning Bylaw
And Comprehensive Permit Projects Submitted
Under Chapter 40B

Date: 3/7/2018

Year/Number: 2018

I. IDENTIFICATION

Petitioner: NORTHLAND RESIDENTIAL CORPORATION

Address: 80 BEHARRELL STREET, SUITE E, CONCORD, MA 01742

Telephone: 781-229-4700

Land Owner of Record: WELLESLEY RESIDENTIAL, LLC

Location of Property: 135 GREAT PLAIN AVENUE, WELLESLEY, MA 02482

Proposed Use of Property: 44 FOR-SALE CONDOMINIUM UNITS

Zoning Districts: (Including all overlay districts) SINGLE RESIDENCE 20

Are any other special permits or variances, other than Site Plan Approval required for this project? Yes No x

If yes, what is required? Project is being filed per MGL Chp 40B for a Comprehensive Permit

II. DESCRIPTION

Describe in detail the plan to be executed under the appropriate categories below

1. Land Area 12.05 ACRES
2. Square footage of proposed construction footprint 71,196 +/- SF
Table 1
3. Square footage of existing building footprint 504 +/- SF
4. Square footage of total structure footprint 71,700 +/- SF
5. Total floor area of existing building 504 +/- SF
6. Total floor area of proposed construction 114,368 SF +/- (Table 1)
7. Total floor area after proposed construction completed 114,872 +/- SF
8. Floor area ratio: (Commercial) N/A
9. Number of Buildings 22
10. Number of Stories of each Building 2.5
11. Height of each Building 35'- 40'
12. Number of Parking Spaces: (Existing/Proposed)
Standard_____/_____ Compact_____/____ Handicapped_____/_____
Covered_____-____/ Open_____-____/ Guest _____
Total (~~Existing and~~ proposed) 2/Unit plus 22 Guest Spaces
13. Total Number Required N/A
14. Number of handicapped sidewalk curb cuts provided 12
14. Lot coverage in square feet (%)

	Before	After
1) Buildings	<u>1.2%</u>	<u>13.7%</u>
2) Drives & Parking	<u>2.3%</u>	<u>11.0%</u>
3) Other uses (Other impervious)	<u>(N/A)</u>	<u>6.9%</u>

15. Open Space

1) Landscaped area	1.3 acres	5.1 acres
2) Natural (i.e. woods, fields)	10.5 acres	4.8 acres
3) Recreational	N/A	N/A

A. Residential Construction

1. Number of Dwelling Units

Efficiency _____ One Bedroom _____ Two Bedroom 8
 Three Bedroom 36 Other _____

2. How many units will be provided with handicapped access to bathrooms, toilets, entrances, egresses, etc.? 0

3. Density in square feet of land per dwelling unit.

Existing N/A Proposed 3.65 UNIT/ACRE OR 11,929 SF/UNIT

4. Density in square feet of land per person:

Existing N/A Proposed @ 2.5 PP/UNIT = 525,031/2.5P/UNIT or 4,773 SF/PERSON

III. TRAFFIC IMPACT ANALYSIS AND DATA

(Explain basis for data entered) SEE ATTACHED EXHIBIT #1

If, as a result of the proposed construction, the following conditions will exist, Questions 1-5 must be answered:

a. If the floor area of the building exceeds 10,000 sf; or

b. If 50 or more vehicle trips will be generated by the completed project in any single hour of the day.

1. Projected traffic generation of proposed new development:

a. Peak Day	In	Out	Total
24-Hour	—	—	<u>314</u>
Am Peak Hour	<u>5</u>	<u>22</u>	<u>27</u>
PM Peak Hour	<u>21</u>	<u>10</u>	<u>31</u>

b. Typical or Average Day

24-Hour	—	—	314
Am Peak Hour	<u>5</u>	<u>22</u>	<u>27</u>
PM Peak Hour	<u>21</u>	<u>10</u>	<u>31</u>

2. Current two-way traffic flows on frontage street(s):

24 Hour AM Peak Hour PM Peak Hour

Street Great Plain Avenue 14,220 1171 1128

Street _____

3. Data compiled by: VANASSE & ASSOCIATES

4. Date of data compilation: 6/23/2017

5. Comment on adequacy of drive entrances & exits with respect to sight distance and other traffic operations considerations on frontage street(s) SEE ATTACHED TRAFFIC ASSESSMENT REPORT - Exhibit 1

Locations through which 30 or more vehicles approach from a single direction in any single hour of the day.

(List intersections and operational problems):

SEE ATTACHED TRAFFIC ASSESSMENT REPORT - Exhibit 1

List possible hazardous pedestrian and bicycle crossings:

6. Has a separate Traffic Study been submitted? Yes X No _____
SEE ATTACHED EXHIBIT #1

IV. PUBLIC UTILITIES - (Quantitative, state basis for data entered)

A. Estimated water consumption 15,000gal/day @ 110/GPD/BR X 124 BRS x 1.1

B. Number of Fire Hydrants - existing within 200 ft 1 Proposed 2

C. Estimated discharge to sewer system 13,640 gal/day @ 110/GPD/BR X 124 BRS

D. Sewer Disposal - will any proposed on-site individual sewage disposal systems be designed to receive more than 110 gallons of sewage per quarter acre per day? Yes _____ No X

E. Refuse disposal 484 LBS/UNIT/DAY lbs. or tons/day 2.5P/UNIT X 44 X 4.4

1. Proposed method of handling MUNICIPAL

2. What provisions will be made to facilitate the recycling of solid waste? MUNICIPAL RECYCLING PROGRAM

F. Service Voltage _____ Service Amperage 200 AMP/HOME

1. Estimated peak electrical consumption 440-528 kw

a. Heating Season 252 kw b. Cooling Season 484 kw

2. Estimated annual electric energy consumption 440-528 kw

3. Three Phase Service TBD Single Phase Service TBD

G. Are energy efficient appliances to be used? YES

H. What R-Factors will be used in insulation and glazing for walls and ceilings? WALLS - R - 21, CEILINGS - R - 60, FLOORS - R - 30

I. What energy source will be used for heating water?

Electric _____ Gas X Fuel Oil _____ Other _____

J. Will electric resistance heating or heat pumps be used? Yes No X

K. Will the facility include an emergency electric generator?

AT SEWER PUMP STATION ONLY
Yes X No

If YES, would you be willing to run it to reduce your peak load?

Yes No X

V. FIRE PROTECTION

A. *Fire flow presently available at site N/A

B. *Total floor area of building (Largest single building if more than one building) 10,296 SF

C. Type of Building Construction WOOD FRAME

D. *Required fire flow for building (Maximum required for a single building if more than one building) 360 gals

E. *If required fire flow (D) exceeds available fire flow (A), describe plans to provide required fire flow (D)

F. Describe access for fire apparatus to building (s) VIA INTERNAL ROAD

NETWORK

*Written statement indicating these figures signed by a registered professional engineer must accompany submittal. See Attached Exhibit 3

VI. ENVIRONMENTAL IMPACT

A. What percentage of the property is Wetlands - 16%
Floodplains 23%

Will either be altered as a result of the project? NO

B. Will the proposed development contribute in any way to pollution of groundwater, surface water, or waterway: Yes No X

Oil _____

Salt _____

Chemicals _____

Other _____

Explain

Describe proposed measures to eliminate or minimize such pollution:

C. Does the proposed development involve storage of any of the following materials above or below the ground?

NO deicing chemicals or other related materials
NO commercial fertilizers and other related materials
NO hazardous materials
NO liquid petroleum products

If YES to any of the above, list specific materials to be stored:

D. Impact on surface drainage -

1a. Current rate of peak runoff
b. Current volume of runoff

2a. Post-development rate of peak runoff
b. Post-development volume of runoff

(Design storm and rainfall intensity should be cited for #1 & #2)

3. Describe measures to eliminate or minimize any increase in rate of Runoff

The proposed stormwater management system has been designed using and underground detention and infiltration system so that the post development peak discharge rate does not exceed the pre-development discharge rate. See Exhibit 2

4. Might the project result in significant changes in existing drainage patterns? Will any abutting or other property be adversely affected by the changes? NO

E. Does the proposed structure include installation of floor drains?

Yes _____ No X If YES, how many? _____

F. Will the project affect the condition, use, or access to any existing public open space or recreation area? If so, how?

THE PROJECT MAY PROVIDE A PUBLIC WALKING PATH ACCESSING AQUADUCT TRAIL.

G. Does the proposed development involve outside lighting? Yes X No _____ if YES, state height of lighting fixtures 12'

Will the outside lighting shine directly on abutting premises?

Yes _____ No X

If YES, explain

Describe proposed steps to minimize this impact _____

H. Might any site or structure of historic or archeological significance be affected? Yes _____ No X _____

Describe THE PROJECT WILL RETAIN AN EXISTING SMALL STONE STRUCTURE

I. Will the project require the removal of any street trees protected under M.G.L. Ch. 87? Yes X No _____
If YES, how many? _____

J. Will the project involve blasting or pile driving? Yes _____ No X

1. What is the approximate volume of the material to be removed?

Where will this material be disposed? _____

K. Is an Environmental Notification Form required to be filed under M.G.L. Ch. 30, Section 61-62H, the Mass. Environmental Policy Act? Yes _____ No X

VII. IMPACT OF WATER SUPPLY

A. Will the project result in an increase of 10,000 square feet or more of impervious area within a Water Supply Protection District defined by Section XIV of the Zoning Bylaw? Yes _____ No X

If so, does it satisfy the design and operation standards of Section XIVE? Yes____ No____

B. Will the project result in finished exterior grades lower than the existing grade and less than 5 feet of soil overburden above the maximum ground water elevation within a Water Supply Protection District? Yes____ No X

C. Will catch basins be installed? Yes X No____
If so, how many? 8

Do catch basins presently exist? Yes____ No X
If so, how many? _____

Are catch basins fitted with oil and grease traps? Yes X No____
How many? Existing N/A Proposed 8

D. Will water saving appliances be used or water conservation devices be used in all plumbing? Yes X No____

VIII. FINANCIAL IMPACT

A. Estimated Building Permit Valuation \$20m _____

B. Estimated assessed value \$50m _____