



## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ROBERT W. LEVY  
WALTER B. ADAMS  
DEREK B. REDGATE

April 3, 2018  
6 pm  
Juliani Meeting Room  
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman  
J. Randolph Becker  
Walter B. Adams  
David G. Sheffield  
Derek B. Redgate

Also Present at the hearing was Michael Zehner, Planning Director.

ZBA 2017-99, DELANSON REALTY PARTNERS, LLC, 8 DELANSON CIRCLE &  
ZBA 2018-24, WELLESLEY PARK, LLC, 148 WESTON ROAD

Present on behalf of Delanson Realty Partners LLC was Victor Sheen.  
Present on behalf of Wellesley Park, LLC was Peter Holland.

Mr. Seegel said that Mr. Sheen and Mr. Holland requested extensions for their Chapter 40B projects. Agreements To Extend Time To Conduct Public Hearing On Application For A Comprehensive Permit were signed by Victor Sheen, on behalf of Delanson Realty Partners LLC and by Peter Holland, on behalf of Wellesley Park, LLC. Both Agreements were signed by Richard L. Seegel, Chair, Zoning Board of Appeals (ZBA). The Agreements were dated April 3, 2018.

Mr. Seegel said that the Agreement for Delanson Realty Partners LLC extends the time for the ZBA to conduct a public hearing by 138 days. Two previous Agreements between the Applicant and the ZBA were agreed on February 16, 2018 for an additional 45 days, and on March 20, 2018 for an additional 30 days. The Applicant and the ZBA have agreed to continue the public hearing to September 13, 2018. The Agreement signed on April 3, 2018 extends the time for the ZBA to conduct a public hearing through January 14, 2019.

Mr. Seegel said that the Agreement for Wellesley Park, LLC extends the time for the ZBA to conduct a public hearing by 145 days. An Agreement between the Applicant and the ZBA was agreed on March 20, 2018 for an additional 30 days. The Applicant and the ZBA have agreed to continue the public hearing to September 11, 2018. The Agreement signed on April 3, 2018 extends the time for the ZBA to conduct a public hearing through March 5, 2019.

Mr. Sheen said that the intent is to use the time to respond to a current Request for Proposal (RFP) for the Tailby and Railroad Lots. Mr. Holland said that the plan is to try to form some sort of win/win project for the abutters and the Town. He said that the intent is to involve all of the properties as one proposal. He said that they will look at shifting the density onto the Tailby and Railroad Lots. Mr. Sheen said that their plans are in development to incorporate the Delanson and 148 Weston Road projects and modify them to tie in with the Tailby and Railroad Lots RFP.

Mr. Becker moved and Mr. Adams seconded the motion to continue the public hearing for Delanson Realty Partners LLC to Thursday, September 13, 2018. The Board voted unanimously to continue the hearing.

Mr. Seegel moved and Mr. Adams seconded the motion to continue the public hearing for Wellesley Park, LLC to Tuesday, September 11, 2018. The Board voted unanimously to continue the hearing.

As there was no further business to come before the Board, the hearing was adjourned at 6:15 pm.

Respectfully submitted,

Lenore Mahoney  
Executive Secretary

DRAFT