



**TOWN OF WELLESLEY, MASSACHUSETTS
PLANNING BOARD**

Staff Report for Case Number LHR 14-04

Project Name	21 Seaver Street
Project Location	Subject Property: 21 Seaver Street Map-Block: 76-13
Owner	Paul and Jan Wright
Applicant	Paul and Jan Wright
Representative	Timothy Burke
Applicant's Request	Large House Review Approval

Background/Findings of Fact

The proposed project is located at 21 Seaver Street (Parcel ID 76-13), within the Single Residence District zoning district and the 10,000 square foot area regulation district (SRD 10). The property gradually slopes to the rear and has an area of approximately 27,451 square feet. The rear of the property is a vegetated wetland associated with Caroline Brook, and the 100-foot Buffer Zone and 200-foot Riverfront Area extend across the majority of the property. The applicant proposes to construct an addition to the existing structure located on the lot. The proposed project originally received an Order of Conditions in 2008, which was still valid due to the Permit Extension Act. The proposed project received an Amended Order of Conditions from the Wellesley Wetlands Protection Committee in June 2014.

The Large House Review threshold for the SRD 10 is 3,600 square feet. For additions to trigger Large House Review, the TLAG of the project must exceed the district threshold and increase the existing TLAG by more than ten percent (10%). The existing TLAG of the residence is 1,997 square feet. The proposed addition will increase the TLAG by 169 percent (3,510 square feet) and at the completion of the project the TLAG of the structure will be 5,507 square feet.

The addition is located to the right and the rear of the existing home. The driveway will be modified to allow for two driveway openings at the street, and it will be extended to the new garage located below the main floor of the addition. On the main floor of the addition, the kitchen will be expanded and new living space will be added. On the second floor, a new master suite and other bedroom space will be added. Storage space on the attic floor will be added.

A new deck will be added, and hardscape and landscaping will be added to the property. Two existing trees will be removed.

The complete application was submitted on June 11, 2014. The 90-day review period will expire September 10, 2014.

A complete list of the plans and documents considered as part of the application can be found at the end of this report.

LHR Procedural Requirements

Engineering Review and Comments: Recommendation letter issued July 1, 2014 (*see attached*); Final memorandum issued July 11, 2014 (*see attached*)

Design Review Board Recommendation: Meeting on June 25, 2014; Recommendation issued on July 1, 2014 (*see attached*)

Notice of Planning Board meeting sent to abutters: July 11, 2014

Large House Review Standards and Criteria for Review

Per Section XVID, D. 4., of the Zoning Bylaw, “if the Planning Board finds that the Standards and Criteria for Review have been satisfied, it shall approve the project as set forth in the submissions, provided that it may approve the project subject to conditions or plan modifications.” Per Section XVID, E., the following standards and criteria apply to the subject project. These standards and criteria will be discussed at the July 21, 2014 Planning Board meeting, as will any necessary conditions to aid in satisfying the standards and criteria.

- *Preservation of landscape: The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and vegetation and soil removal. Unique natural areas, topographic features such as ledge outcrops, significant trees and landscaping, and historic features shall be saved or enhanced insofar as practicable.*
- *Scale of Buildings: All new construction shall be sited and implemented in a manner that is consistent with the scale of other structures in its vicinity through the use of appropriate massing, screening, lighting and other architectural techniques such as variation in detail, form and siting. Consideration shall be given to the need for vegetated buffers. To the extent practicable this shall be based on the “Intent, Policy and Recommendations” specified in Part II. Design Criteria of the “Design Guidelines Handbook” adopted by the Design Review Board and otherwise applying good architectural and aesthetic principles. Structures shall be arranged insofar as practicable to avoid casting shadows onto abutting property.*
- *Lighting: Exterior lighting shall be only as needed to accomplish safety and design objectives and shall be arranged so as to minimize the impact on neighboring properties.*
- *Open Space: Open space shall be as extensive as is practicable and designed so as to add to the visual amenities of the neighborhood for persons passing the site or overlooking it from nearby properties. To the extent practicable this shall be based on the “Intent, Policy and Recommendations” specified in Part II. Design Criteria of the “Design Guidelines Handbook” adopted by the Design Review Board.*

- *Drainage: The development shall incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes to groundwater levels, increased rates of runoff, and minimize potential for flooding. Drainage shall be designed so that groundwater recharge is maximized, and so that the rate of runoff shall not be increased at the project boundaries.*
- *Circulation: Walkways, drives and parking shall be safe and convenient and, insofar as practicable, not detract from the use and enjoyment of adjacent properties and Town streets.*

Abutter Input: The Planning Department has received two letters from abutters expressing support for the proposed project (*see attached letters from Ms. Westerman, 25 Seaver Street, and Mr. and Mrs. Dougherty, 26 Seaver Street*). No other abutter input has been received by the Planning Department to date.

Design Review Board Recommendation: The applicant attended a meeting with the DRB on June 25 of this year. In general, the DRB was supportive of the proposed project, and unanimously recommended approval with a condition.

The DRB thought that the architect successfully blended the addition with the existing residence. The entire home will be resided and repainted, and the roof will be resingled, at the end of construction adding to the seamlessness of the addition. The applicant proposes to use clapboards on the main mass of the house and scalloped shingles in the gables, as well as a stone veneer foundation, consistent with the existing appearance of the home.

However, some DRB members thought that the new dormer on the front of the home (southeast elevation) competed with the existing secondary gable adjacent to the dormer. The dormer will provide adequate ceiling space for an improved and safer staircase leading to the attic floor from the second floor. The DRB recommended that the top of the dormer be lowered to be consistent with the existing gable, and to set off the existing ridge line, which would not be altered by the proposed addition. By lowering the height of the dormer, the existing gable becomes the dominating feature.

The DRB unanimously recommended approval of the project at their meeting on June 25, 2014. The applicant incorporated the DRB's recommendation into revised plans.

Engineering Review: The Engineering Division issued a recommendation memorandum on July 1, 2014, with a number of plan modifications identified and additional information requested. The Engineering Division's initial comments requested certain plan modifications, additional information, and the recommendation that the water and sewer lines which connect the main to the structure be replaced. The Engineering Division found that the proposed grading will not impact existing drainage patterns. The applicant provided the additional information and revised the proposed plan, including indicating that the water and sewer lines will be replaced, which were reviewed by the Engineering Division and found to be sufficient on July 11, 2014.

The proposed project will capture stormwater via two infiltration systems. Downspouts will carry water from portions of the existing roof and the entirety of the new roof to the infiltration systems. The proposed driveway extension and parking court will be graded to direct water to a

catch basin which is connected to the infiltration systems. The edge of the driveway extension includes a curb to keep runoff on the driveway directing it to the catch basin. A rain garden is proposed to accept overflow from the catch basin. An operations and maintenance plan has been developed.

The Engineering Division did not identify any necessary conditions for approval for the Planning Board's consideration. However, as part of an ongoing effort to address the long-term maintenance and effectiveness of subsurface stormwater controls, the Engineering Division and the Planning Department recommend a condition that requires annual reports to be submitted which summarize inspection and maintenance activities, review the performance of infiltration systems, and provide recommendations for repair or remedial measures required to maintain the performance of the system (*see condition No. 13*).

Other Department Input: The proposed project required an amended Order of Conditions from the Wellesley Wetlands Protection Committee (WPC). A previous property owner had received an Order of Conditions in 2008 for the same project. The applicant, who is now the current property owner, altered the site layout to accommodate their preferences, and requested an amended Order of Conditions in June 2014. The WPC found that the project would not impact the ability of the buffer zone and the vegetated wetlands to serve and protect the interests of the Massachusetts Wetlands Protection Act and the Wellesley Wetland Bylaw. *The 2008 Order of Conditions and 2014 Amended Order of Conditions are attached.*

Planning Department Staff Comments: As the project is subject to Large House Review, the Tree Bylaw is not applicable and the Planning Board has jurisdiction over all trees on the property. A large number of trees on the property are inside of the proposed erosion barrier, and therefore within the limit of work and in proximity to the excavated soil stock pile. These trees should be protected in a manner consistent with the Tree Bylaw. Staff recommends that a Certified Arborist prepare a mitigation plan consistent with the requirements of the Tree Bylaw to document the existing health of the trees, how the trees will be protected during construction, and any required post-construction monitoring to maintain the health of the trees (*see condition No. 8*).

Staff's Recommended Conditions for Board Consideration:

If the Board approves the project, Staff recommends that the Board consider imposing the following conditions:

1. The project shall be subject to the requirements as listed in Attachment 1 of the Large House Review Rules and Regulations.
2. The applicant shall record this Approval Agreement at the Norfolk County Registry of Deeds and provide evidence of recording to the Planning Director and Building Inspector prior to the issuance of a Building Permit.
3. All construction activities shall comply with the submitted application materials, listed above, except where revisions are necessary to comply with required conditions. Where revisions are necessary, the applicant shall present them to the Planning Director per Part D of Section XVID of the Zoning Bylaw.

4. This Approval Agreement shall not relieve the applicant of complying with all other applicable regulations.
5. Prior to the issuance of a Building Permit, Planning Department Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under the LHR Decision or Section XVID of the Zoning Bylaw, including the altered roofline of the dormer shown on Sheet A-4, Existing and Proposed Southeast Elevations, prepared by Timothy Burke Architecture, dated June 27, 2014.
6. Prior to the issuance of a Building Permit, the Planning Department Staff shall review and approve the installation of the erosion barrier shown on the Stormwater Plan, prepared by Columbia Design Group, LLC, dated May 21, 2014, revised July 11, 2014. Thereafter, Building Department Staff shall be responsible for verifying that the erosion barrier remains in place during construction.
7. Prior to the issuance of a Building Permit, the DPW - Engineering Division shall review and certify that plans submitted to the Building Department for permits, which shall include all necessary information pertaining to stormwater and utility facilities to be installed and/or altered, are substantially consistent with those approved under the LHR Decision or Section XVID of the Zoning Bylaw.
8. Prior to the issuance of a Demolition and/or Building Permit, a Certified Arborist shall review the trees located within the limits of construction (i.e. not protected by the proposed erosion barrier). The Certified Arborist shall submit to the Planning Department a mitigation plan consistent with the Tree Preservation and Protection Bylaw that documents the existing health of the trees, protection measures during construction, and post-construction monitoring. A Demolition and/or Building Permit shall not be issued until the Planning Department submits documentation to the Inspector of Buildings that this condition has been satisfied. Building Department Staff shall be responsible for verifying that any protection measures remain in place during construction.
9. While the Building Permit is active, the frontage of 21 Seaver Street, and any other portion of Seaver Street affected by this project's construction-related activities, shall be swept and cleaned of debris as needed to maintain the existing condition of the public way.
10. All construction activities, including the parking and storage of all trailers, machinery, equipment, and materials, but not including personal vehicles, shall be confined to the subject property and the portion of the right-of-way that abuts the frontage of the subject lot. The parking of personal vehicles within the right-of-way shall comply with Town Bylaws, but all efforts should be made to reduce the number of personal vehicles in the right-of-way.
11. Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, Planning Department Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section XVID of the Zoning Bylaw.

12. Prior to the issuance of a Certificate of Occupancy or approval of Final Inspection by the Building Department, DPW - Engineering Division Staff shall review and certify that the project has been executed consistent with the plans listed above, or as modified and approved by the Planning Director per Section XVID of the Zoning Bylaw.
13. In perpetuity, prior to December 31st of each year, the annual report required in the Operation and Maintenance Plan for 21 Seaver Street, Wellesley, MA, prepared by Columbia Design Group, LLC, shall be submitted to the Town Engineer and the Planning Director. The annual report shall be prepared by a drainage professional, and summarize inspection and maintenance activities, review the performance of infiltration systems, and provide recommendations for repair or remedial measures required to maintain the performance of the system.

Plans and Documents

The following plans and documents are considered to be part of this application:

- Large House Review Application Form
- Large House Review Statement of Intent
- Section XVID Review Affidavit
- Storm Drainage Report, Prepared by Columbia Design Group, LLC, dated May 21, 2014
- Operation & Maintenance Plan, 21 Seaver Street, Wellesley, Massachusetts
- Troy Lighting Sagamore Post Fixture Specification
- Troy Lighting Sagamore Exterior Wall Sconce Specification
- Progress Lighting Pagoda Path Light Specification
- Halo LED ICAT Housing for New Construction Specification
- Sheet X-1, Neighborhood Delineation Plan, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet X-2, Site Photographs, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet X-3, Existing Site Plan, Prepared by Timothy Burke Architecture, dated July 14, 2014
- Sheet X-4, Existing Floor Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet A-1, TLAG Calculations, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet A-2, Proposed First Floor and Basement Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet A-3, Proposed Second Floor and Attic Plans, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet A-4, Existing and Proposed Southeast Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014
- Sheet A-5, Existing and Proposed Northeast Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014
- Sheet A-6, Existing and Proposed Northwest Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014
- Sheet A-7, Existing and Proposed Southwest Elevations, Prepared by Timothy Burke Architecture, dated June 27, 2014

- Sheet A-8, Colored Proposed Elevations, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet A-9, Isometric, Prepared by Timothy Burke Architecture, dated June 9, 2014
- Sheet C-1, Stormwater Plan, Prepared by Columbia Design Group, LLC, dated May 21, 2014, revised July 11, 2014
- Sheet L-1, Landscape Plan, Prepared by Timothy Burke Architecture, dated July 14, 2014
- Sheet E-1, Lighting Plan, Prepared by Timothy Burke Architecture, dated June 18, 2014