

Jeanne S. Conroy, Chair  
Sara Preston, Vice Chair  
Mark Synnott, Secretary  
Neal B. Glick  
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Meghan C. Jop, AICP  
Planning Director

January 29, 2013

Martin Ryan  
Wellesley Country Club  
300 Wellesley Avenue  
Wellesley, MA 02481

Brookside Road – Scenic Road Application

Dear Mr. Ryan,

The Planning Board held a public hearing on the Scenic Road application to alter right of way and to improve an access driveway at the Country Club's property fronting Brookside Road for a proposed Comfort Station, on December 17, 2012 and January 8, 2013. A modified plan was submitted prior to the January 8, 2013 hearing which proposed to install an 8" gravel base, and once construction of the Comfort Station is completed, the Club would install 4" of loam and seed and allow the area to grow into a vegetative state. There would be no modification within the Brookside Road right of way.

At the close of the public hearing, the Planning Board voted unanimously (3-0, Ms. Preston abstained) to conditionally approve the plan as modified. This vote was based on the modified plan submitted by Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02346, Order of Conditions Minor Modification Plan Fig-1 dated December 19, 2012. The conditions of approval are outlined as follows:

1. The use of the driveway shall be only for vehicular non-regular emergency maintenance and emergency services; and
2. The proposed work, including the loam and seeding of the disturbed access area, shall be completed prior to the issuance of a Certificate of Occupancy for the Comfort Station .

Sincerely,

Meghan C. Jop, AICP  
Planning Director

cc: Kathy Nagle, Town Clerk  
Michael Grant, Building Inspector  
Phil Cordeiro, Allen and Major  
Les Shea, Attorney, Shea and Wilder