



**NATIONAL
DEVELOPMENT**

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Newton
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MA 02462

June 9, 2008

BY HAND DELIVERY

Christopher Chan, Chairman
Wellesley Planning Board
c/o Wellesley Planning Office
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

And

Richard H. Brown, Director
Planning Department
Town of Wellesley
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02482

**RE: 27 Washington Street (Grossman's) Redevelopment
Request for New Assisted Unit Determination**

Dear Mr. Chan and Mr. Brown:

You will recall that in the course of the Project of Significant Impact/Residential Incentive Overlay Special Permit review process the Applicant reduced the overall number of residential units proposed within the residential apartment building from 150 to 141 units. This reduction in overall units, results in a reduction in the minimum number of Assisted Units within the project, as required pursuant to Section XVIB (Inclusionary Zoning) of the Wellesley Zoning Bylaw. The Board had previously determined at their meeting on November 19, 2007, as evidenced by the enclosed letter from Planning Director Rick Brown, that a minimum of 31 Assisted Units would be required for the project as proposed at that time. While there has been a reduction in the overall number of residential units, there has been no change to the proposed non-residential floor area within the project.

Accordingly, please accept this letter as our request for the Planning Board to revise their previous determination of the minimum number of Assisted Units that are required for

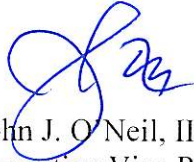
Christopher Chan, Chairman
Richard H. Brown, Director
June 9, 2008
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the proposed project, consistent with such rules and regulations, to account for the reduction in overall residential units within the project. The reduction of overall residential units results in an adjustment from the total minimum number of Assisted Units required within the Project from 31 to 30 units (accounting for both the residential and non-residential uses proposed on site).

We continue to be committed to provide for all affordable units on-site, to be located within the residential apartment building. We are also not seeking a special permit to locate any affordable units off-site or to make a payment in lieu of building affordable units, which is in keeping with the Town's goals for developing affordable units on-site.

We understand that a meeting date of June 16, 2008 is available to act on this matter.

Sincerely,
NDNE Lower Falls LLC



By: John J. O'Neil, III
Title: Executive Vice President

Encl.

cc: Albert Robinson, Esq. – Town of Wellesley
Meghan Jop – Town of Wellesley
Robert C. Davis, Esq. – Goulston & Storrs
Peter L. Tamm, Esq. – Goulston & Storrs
Mark L. Paris – National Development



**NATIONAL
DEVELOPMENT**

Grossman's Redevelopment
27 Washington Street, Wellesley, MA

Assisted Unit Count Determination - Calculation Summary - Revised June 2008

(Inclusionary Zoning -- Section XVII B of Zoning Bylaws)

Project Component	Size	Assisted Unit Requirement	Calculation	Assisted Units Required	Assisted Units Required On Site
1. Retail/Office	33,000± sf	.02 units per 1000 sf	$33 \times .02 = .6$.6	1
2. Residential	141 units	.2 units per dwelling	$141 \times .2 = 28.2$	28.2	29
TOTAL ASSISTED UNITS REQUIRED ON SITE:					30

Thomas Frisardi, Chairman
Rose Mary Donahue, Vice Chairman
Chris Chan, Secretary
Donald S. McCauley
Barbara Lehmann



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Richard H. Brown, Planning Director

November 20, 2007

John J. O'Neil, III
Executive Vice President
National Development
2310 Washington Street
Newton Lower Falls, MA 02482

Dear Mr. O'Neil,

RE: 27 Washington Street (Grossman's) Redevelopment
Request for Assisted Unit Determination

At its meeting of Monday, November 19, 2007 the Board met with Mark Paris and Peter Tamm to discuss your request of November 9th for a determination of the number of assisted units required in your proposed redevelopment of the 27 Washington Street property. After review of the materials submitted and discussion with Mr. Paris and Mr. Tamm the Board moved, seconded and voted unanimously to determine that 31 assisted units will be required.

It is understood that all of these units will be constructed on-site and will be consistent with the Inclusionary Zoning Section of the Wellesley Zoning Bylaw, the Inclusionary Zoning Rules and Regulations adopted 9/20/05, and the requirements of the Wellesley Housing Development Corporation.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard H. Brown".

Richard H. Brown
Planning Director

cc: Hans Larsen, Executive Director
Thomas G. Schnorr, Chair Wellesley Housing Development Corporation