

Wolcott Residential, LLC
c/o Northland Residential Corporation
80 Beharrell Street, Suite E
Concord, MA 01742

February 24, 2022

Town of Milton Planning Board
Denise Swenson, Chair
Town Office Building
525 Canton Avenue
Milton, MA 02186

Re: Wolcott Woods Special Permit Modifications Regarding Site Plan Adjustments, Wolcott House Layout, and Cladding Material

Dear Chair Swenson:

We are pleased to submit this request for a minor modification to the Wolcott Woods Special Permit, Site Plan Approval, and Scenic Road Permit, which was originally issued on April 26th, 2019. The proposed modification consists of three changes:

1. Unit location site plan adjustments at a number of building footprints in the uphill portion of the site,
2. the elimination of one permitted new unit and the placement of a second unit in the historic Wolcott House, and
3. the use of wood shingle siding rather than stucco siding on certain units near the Wolcott House.

These changes do not affect the overall number of units or bedrooms in the neighborhood, the maximum floor area of each unit, the residency restrictions, or any other constraint imposed by the Special Permit.

Background

The Planning Board issued the Wolcott Woods Special Permit in the spring of 2019. After receiving the permit, our team purchased the property and began the site work in the fall. The Phase 1 site infrastructure was largely complete in the first half of 2020.

Unit construction began with the renovation of the historic Devens House and continued with the construction of the two units behind it. As of February 2022, we have completed 7 units and 11 additional units are in various stages of construction. We are very pleased with the progress we've made, and the community and prospective buyers have responded positively our vision for the site. A handful of recent photographs are included with this letter.

1. Unit Location Adjustments

In the spring of 2020, the Planning Board approved an amendment to the Special Permit to change the architectural design of the new units. The updated designs made it possible to fine-tune certain aspects of the site layout, eliminating some retaining walls and allowing the buildings to sit more naturally on the topography. To take full advantage of this opportunity, it was necessary to adjust the locations of some of the units (swapping the locations, for example, of a Type B unit with a Type D unit, etc.) This change left the overall site layout and the building footprint locations largely unchanged.

The Planning Board has previously approved unit swaps in Buildings 5, 6, 11, and 12 via a minor modification process that it conducted in September of 2020 and August of 2021. In this application, we request approval for similar adjustments in the uphill portions of the site.

2. Two Units in the Wolcott House

As permitted, the Wolcott Cluster contains two duplex buildings, Building 8 and Building 9, which contain a total of four units. In this application, we request approval to eliminate one of the four units, resulting in the replacement of two duplex buildings with three singles. The fourth unit would be placed within the Wolcott House, leaving it with two units rather than one. This proposed change would reduce the physical density of the neighborhood.

The existing house is large and dividing it would produce two units whose floor areas are roughly comparable to those of the new units. If it were left as one unit, the Wolcott House would be the largest unit in the neighborhood by a significant margin.

The 2019 Special Permit allows us to add an aesthetically compatible garage wing on the rear of the house. The two-unit design would include this garage wing. We also propose adding one additional garage whose appearance and location is similar to that of the recently-demolished original garage. This garage would be detached from the main body of the house, and a connection would be made via a breezeway whose appearance would be similar to that of the existing sunroom.

As required by the Special Permit, we will present the Wolcott House construction documents to the Milton Historical Commission for approval before we obtain a building permit for the renovation.

2. Use of Wood Shingle Siding Rather Than Stucco Siding

The Special Permit currently calls for seven buildings (Bldgs 8-10 and 13-16) to be clad in stucco. In this application, we request approval to clad these buildings in wood shingles. The shingle units that are already in place, photos of which are attached, have been very well received by the homebuyers and by the local Milton community, and we request that we maintain this standard throughout the site. Visitors to the neighborhood have expressed a consistent aesthetic preference for shingles, based in part on what we have already built, and have had a negative response to stucco. Moreover, we believe that wood shingles may prove to be more durable in the local climate.

This proposed change would not affect the Wolcott House, which will remain clad in stucco. The additional shingle units would feature a range of shingle colors compatible with the Wolcott House and with those used in the other areas of the site.

We appreciate the time that you and the Board have invested into this project, and we are confident that these modifications to the Special Permit will allow us to create an even better neighborhood for the residents and for all of Milton.

The following pages contain photographs of some of the new units. The slide deck that accompanies this letter illustrates the proposed changes, and the attached civil sheets C3.1-C3.4, dated 2/24/2022, document the updated site layout in detail.

Sincerely,

Jack Dawley

John C. Dawley
President & CEO
Northland Residential Corporation

Attachments: Site Photos, 11x17 slides, Updated Civil Plans





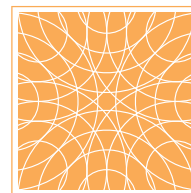


WOLCOTT WOODS

DESIGN MODIFICATIONS

MILTON, MA

FEBRUARY 2022



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com

140 Union Street Providence, RI 02903

[t 401.272.4724](tel:4012724724) [f 401.272.4825](tel:4012724825)

1. Unit Location Adjustments



2019 Layout

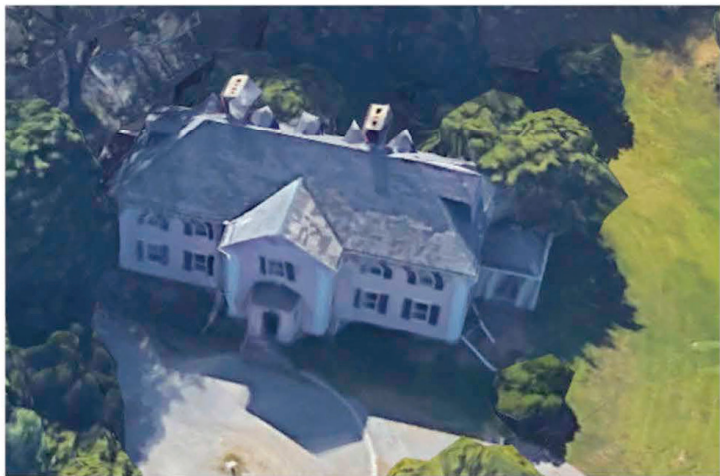


Proposed Layout

2. Two Units in Wolcott House

WOLCOTT HOUSE

1726 CANTON AVENUE MILTON, MA
EXISTING PHOTOGRAPHS



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WOLCOTT WOODS, LLC
80 BEHARELL ST SUITE E,
CONCORD, MA

GRAZADO VELLECO ARCHITECTS, INC
10 DOAKS LANE MARBLEHEAD, MA

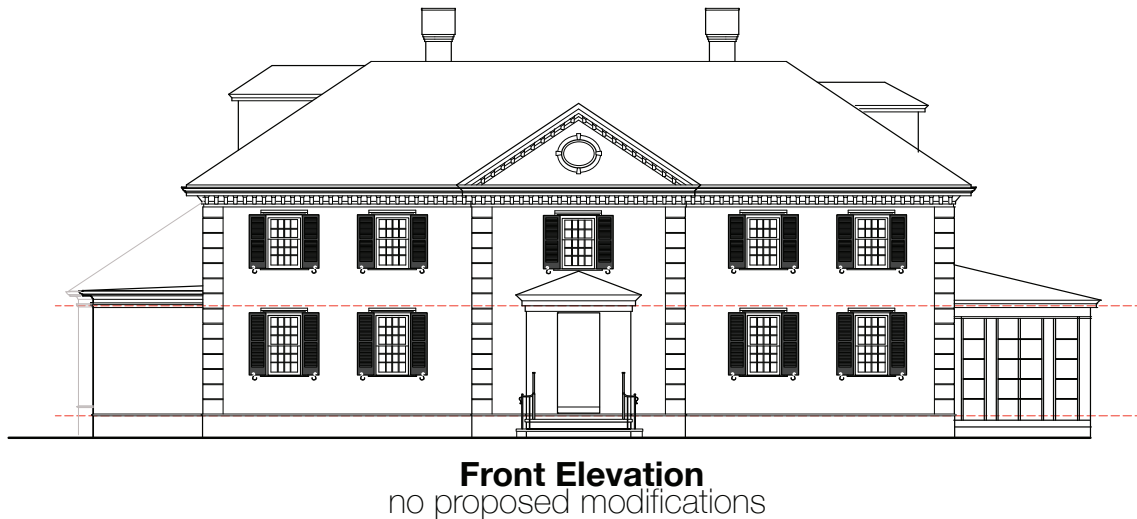
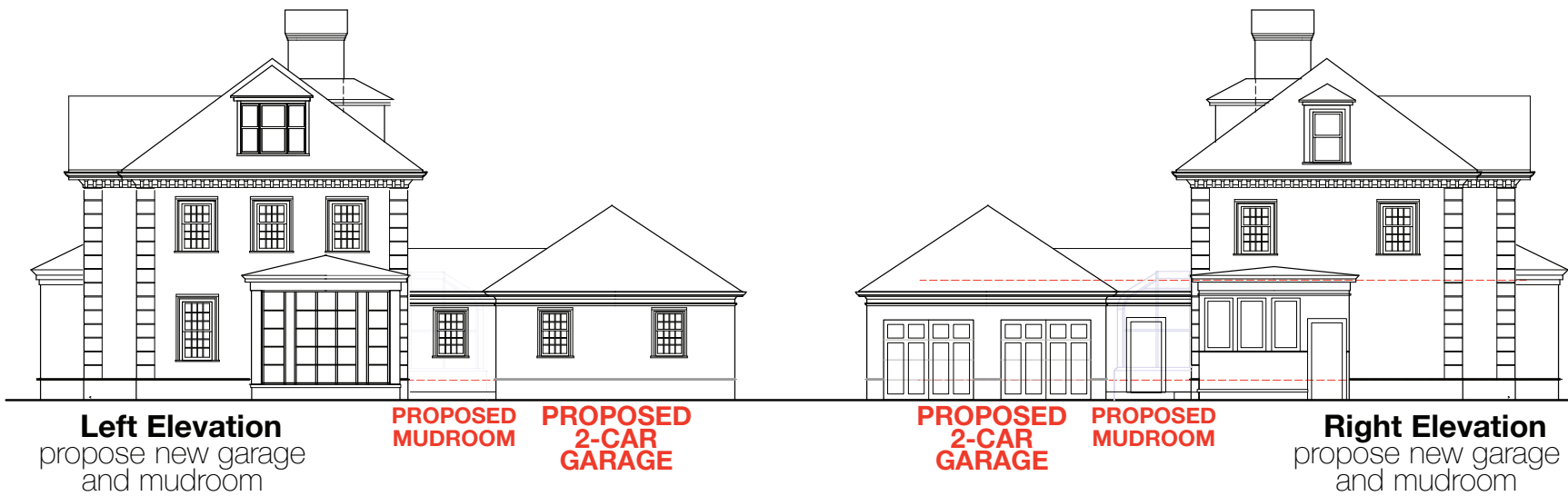
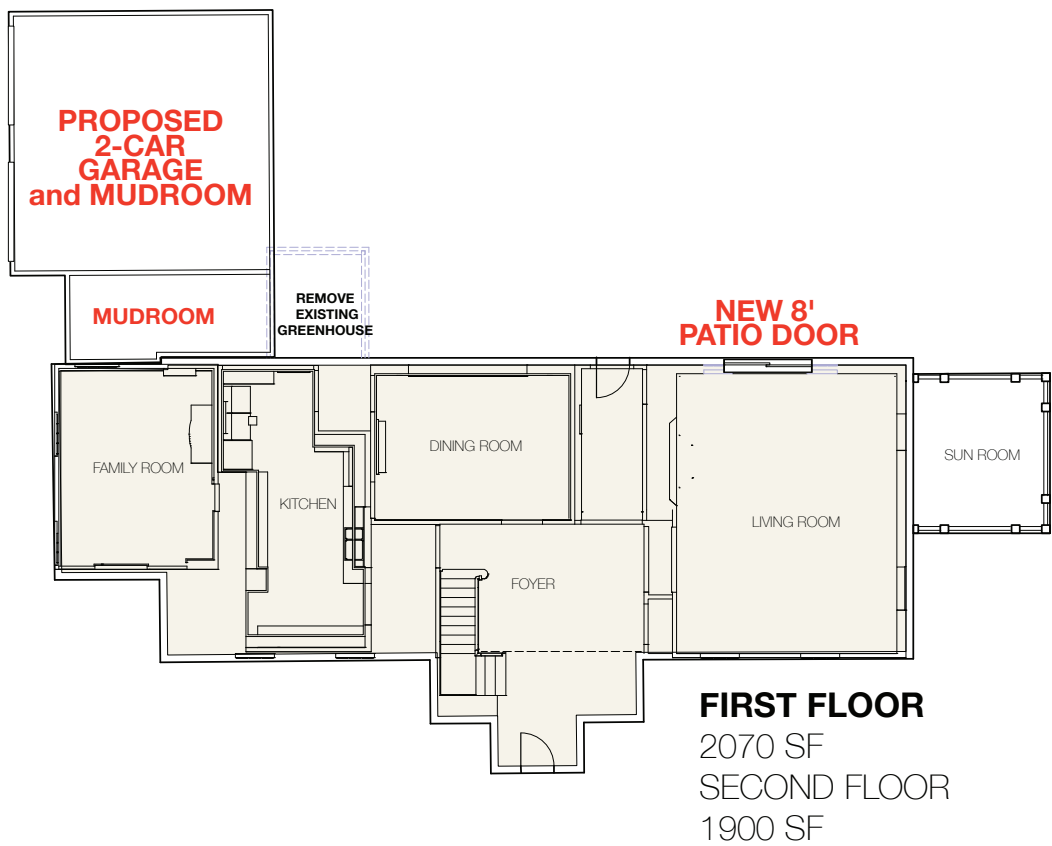
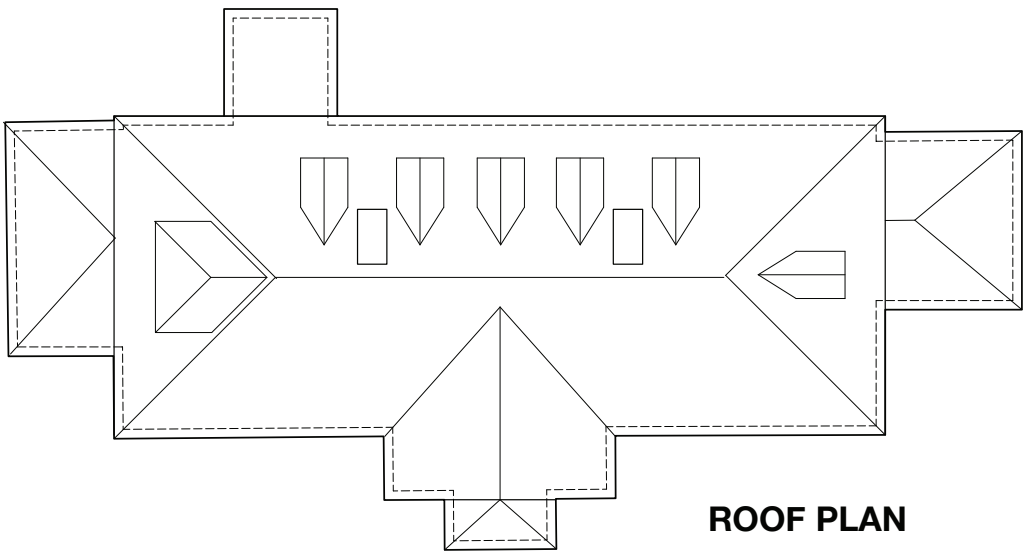
WOLCOTT WOODS
CANTON AVENUE
MILTON, MA

Photos of
Wolcott House

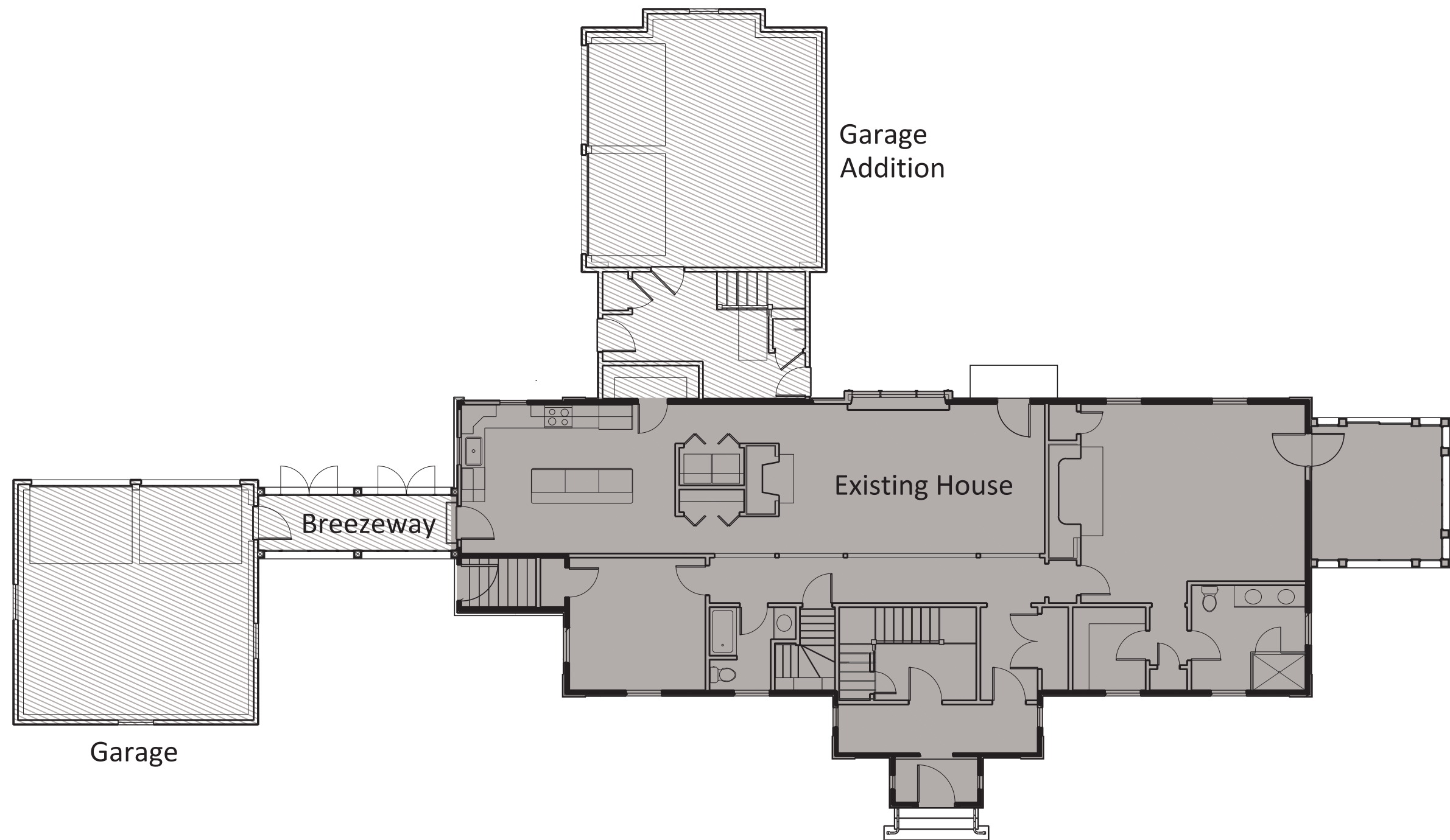
DATE: 1/24/19

LATEST DATE:
4.1.19

2019 Special Permit
Wolcott House Design



See Exhibit E for scope of
Renovations



Wolcott House: Proposed Footprint

3. Use of Wood Shingle Siding in Place of Stucco Siding



STREET PERSPECTIVE LOOKING DOWN WOLCOTT WOODS LANE (AS PROPOSED, SHOWING SHINGLE SIDING)



SITE PLAN - VIEW LOCATION

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS
NOVEMBER 03, 2021
SCALE: NTS



WOLCOTT HOUSE - EXISTING IMAGES



SITE PLAN - WOLCOTT HOUSE

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - WOLCOTT HOUSE CLUSTER



WOLCOTT HOUSE - FRONT ELEVATION



WOLCOTT CLUSTER BUILDING BC-2 - FRONT ELEVATION (AS STUCCO, CURRENTLY PERMITTED)



WOLCOTT CLUSTER BUILDING A-2 - FRONT ELEVATION (AS STUCCO, CURRENTLY PERMITTED)



SITE PLAN - WOLCOTT CLUSTER

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - WOLCOTT HOUSE CLUSTER



WOLCOTT HOUSE - FRONT ELEVATION



WOLCOTT CLUSTER BUILDING BC-2 - SHINGLE FRONT ELEVATION



WOLCOTT CLUSTER BUILDING A-2 - SHINGLE FRONT ELEVATION



SITE PLAN - WOLCOTT CLUSTER

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - WOLCOTT HOUSE CLUSTER



FRONT ELEVATION



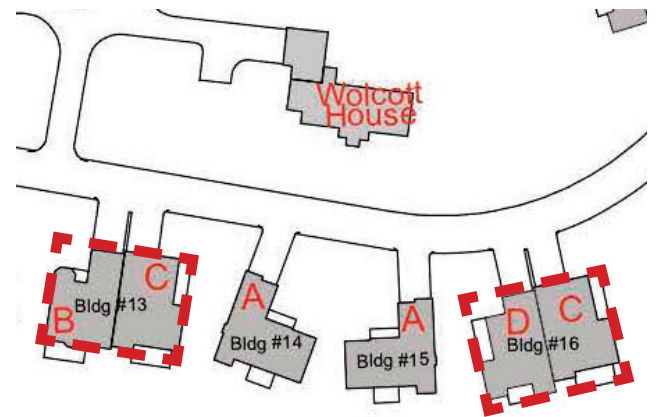
SIDE B ELEVATION



REAR ELEVATION



SIDE C ELEVATION



KEY PLAN

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - TYPE BC-2 STUCCO ELEVATIONS

NOVEMBER 03, 2021

SCALE: NTS



FRONT ELEVATION



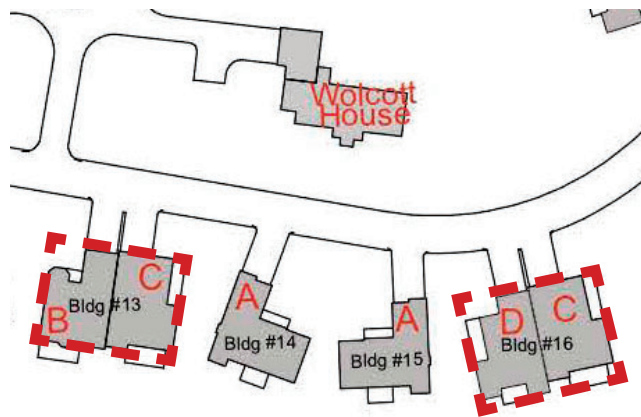
SIDE B ELEVATION



REAR ELEVATION



SIDE C ELEVATION



KEY PLAN

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - TYPE BC-2 SHINGLE ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

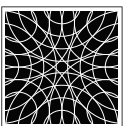


KEY PLAN

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - TYPE A-2 SHINGLE ELEVATIONS

SCALE: NTS





FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



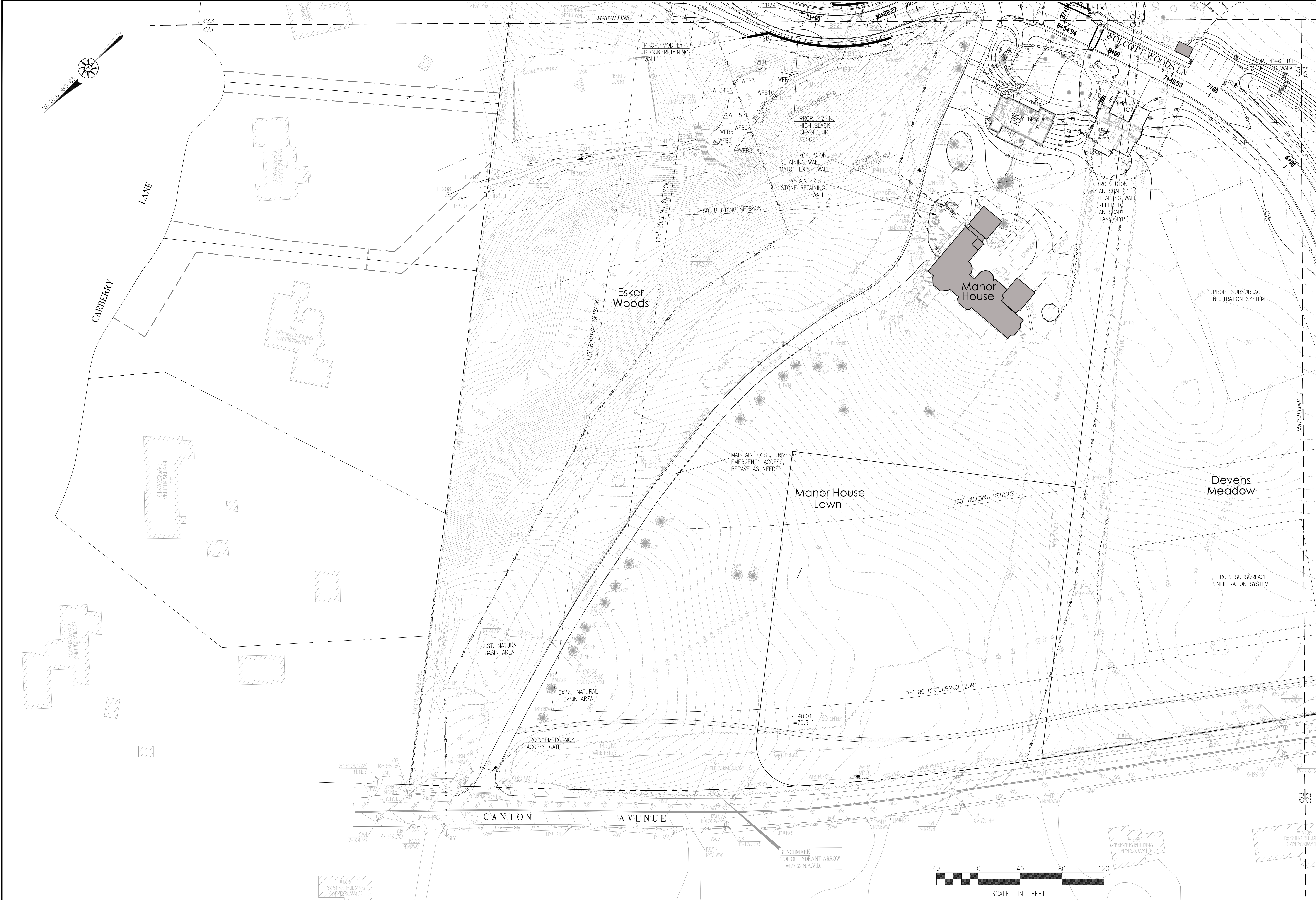
SIDE ELEVATION



KEY PLAN

PROPOSED REVISION TO WOLCOTT HOUSE CLUSTER

WOLCOTT WOODS - TYPE A-2 SHINGLE ELEVATIONS



REVISIONS

5	2/24/22	REVISED BLDG LAYOUT
4	7/22/20	REVISED BLDG LAYOUT
3	4/1/19	REVIEW COMMENTS
2	12/28/18	REVIEW COMMENTS
1	12/3/18	REVIEW COMMENTS

NORTHLAND
RESIDENTIAL

SITE PLAN

WOLCOTT WOODS
MILTON, MA

WOLCOTT RESIDENTIAL, LLC
80 BEHARRELL ST, SUITE E
CONCORD, MA 01742

AUG. 31, 2018

SCALE: 1" = 40'

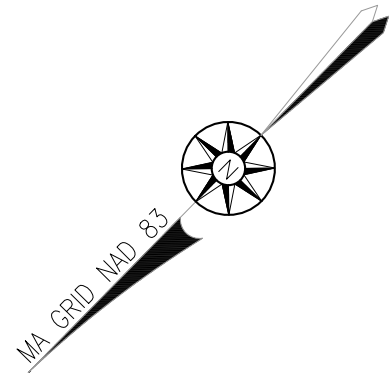
LATEST UPDATE: FEB. 24, 2022

SITE LAYOUT PLAN

C3.1

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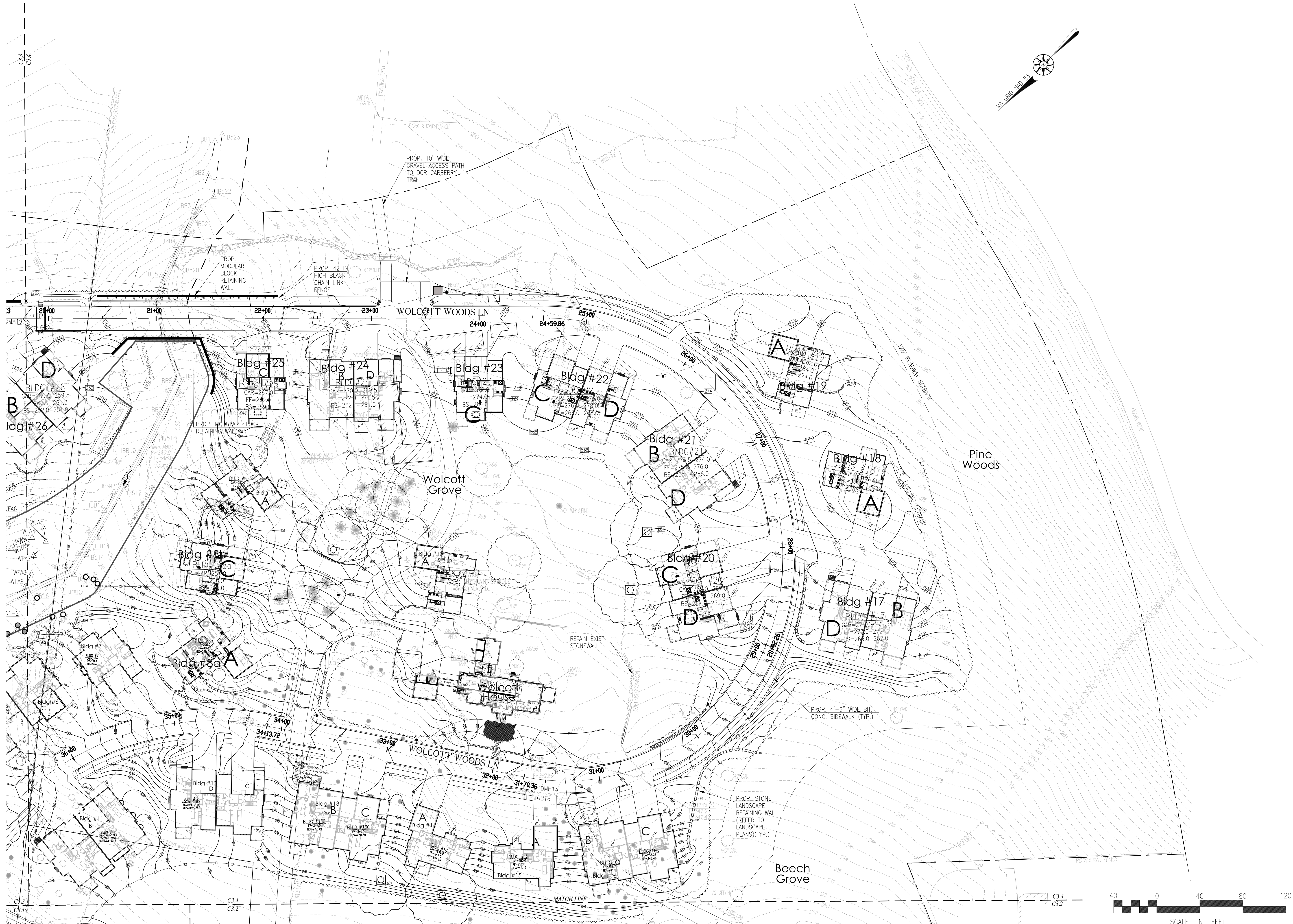
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MILTON, MA
WOLCOTT RESIDENTIAL, LLC
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CONCORD, MA 01742

AUG. 31, 2018

SCALE: 1" = 40'

LATEST UPDATE: FEB. 24, 2022

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