



WELLESLEY PLANNING BOARD
APPLICATION FORM FOR REVIEW OF A
PROJECT OF SIGNIFICANT IMPACT

DATE: December 4, 2012
ADDRESS OF PROPERTY: 300 Wellesley Avenue PRECINCT E
NAME OF OWNER OF RECORD: Wellesley Country Club
signature

EXISTING USE OF
LAND/BUILDINGS: Country Club
PRESENT ZONING: Single Residence 30
PROPOSED USE OF
LAND/BUILDINGS: Country Club Facility use.

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE
SITE: 87,916 (entire Club property) SQUARE FEET.
**Existing square footage is based on current site and does not include turf care project currently under review.
TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE
SITE: 94,046 (entire Club property) SQUARE FEET.

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION
ONLY 8,380 (6,190 1st floor; 2,190 basement) SQUARE FEET.

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS none

AREA OF LOT OR DEVELOPMENT SITE 4,573,800 SQUARE FEET.

CONSULTANT(S) FOR IMPACT ANALYSIS
Allen & Major Associates, Inc. Phone 508-923-1010
Rob Bramhall Architects 978-749-3663
BLW Engineers, Inc. 978-486-4301

This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD
RECEIVED BY signature date

REVIEW COMPONENTS WAIVED BY PLANNING BOARD
date of vote
date of vote
date of vote
date of vote

SUBMISSION FEE RECEIVED \$ date

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS date

IMPACT ANALYSIS APPROVED BY:
Board of Selectmen date
Board of Public Works date
Fire Chief date

Special Permit Approved by Planning Board date.

WELLESLEY PLANNING BOARD

DEFINITIVE SUBMISSION - PROJECT PLAN SPECIFICATIONS

PROJECT OF SIGNIFICANT IMPACT

The Definitive Submission Project Plan shall be drawn to a scale of 1"=40' and shall show:

- a. Title and North arrow;
- b. Name of owner of record;
- c. Name of applicant (if different than owner);
- d. Names of all abutters as they appear on the most recent tax list;
- e. The general topography including an indication of open and wooded areas, permanent monuments, natural objects such as waterways, drainage courses, large boulders or ledge outcroppings, stone walls and the like;
- f. Proposed location of building(s) and structures, roads, drives, and parking areas, with the proposed rough layout of storm drains, water supply, sewage disposal system and necessary easements;
- g. The general relation of the proposed driveway(s), water, sewer and drainage systems and easements to adjoining properties and ways.

Should the plan be submitted on more than one sheet, all sheets shall be of the same size.



ZONING BOARD OF APPEALS

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

RICHARD L. SEEDEL, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

ROBERT W. LEVY
WALTER B. ADAMS

PROCESS SCHEDULE FOR SITE PLAN APPROVAL PROJECTS

1. Petitioner meets with Executive Secretary to discuss project. At initial meeting, petitioner is given the List of Plans, Check List, Time Line, Official Development Prospectus, and Process Schedule.

Preliminary Meetings

A. Mandatory – Design Review Board

B. Voluntary

(1). Department of Public Works

- a. Petitioner arranges preliminary meeting with Town Engineer, which will include other DPW representatives. Petitioner will be prepared to discuss in detail the water, sewer, drainage, electric, parking and landscaping requirements associated with the project. Petitioner will bring preliminary engineering and landscape/parking plans to this meeting.
- b. No less than Ten (10) weeks prior to the Public Hearing, the applicant will send **one** full set of plans to the Town Engineer for review by the Department of Public Works. Plans should include all requirements on the Check List. Within ten (10) days of receipt of the plans, the Department of Public Works will send a letter of review to the petitioner, summarizing comments and concerns and issues to be addressed.

(2). Wetlands Protection Committee

- a. If the location of the construction is within a Resource Area, a Water Supply Protection District or a Flood Plain District, the petitioner must obtain all necessary approvals and Orders of Conditions at least ten (10) days prior to the date of the Public Hearing on the petition.

(3). Public Safety Officer – Fire Department

(4). Board of Health

Process Schedule Continued

1. No less than six (6) weeks prior to Board of Appeals Public Hearing, the applicant shall submit thirteen (13) copies of all required plans (12 sets of large plans & 5 sets of 11 x 17 plans), incorporating all DPW comments, the Check List and the Official Development Prospectus to the office of the Board of Appeals.
2. The Executive Secretary shall time-stamp 2 copies of all materials and plans submitted in the Town Clerk's office. Individual packages of all plans and materials with a cover letter shall be distributed to the Planning Board, Design Review Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief, Police Chief and Municipal Light Plan, for review and recommendations.
3. The Board of Appeals will automatically continue the scheduled Site Plan Approval Public Hearing, if all revised plans and/or additional requested materials have not been approved by all departments no less than ten (10) days prior to the hearing.
4. Public Hearing on petition for Site Plan Approval
If the above requirements have not been completed, or if the Board requests additional information or plan revisions at the initial hearing, the Board may continue the hearing for one month.
5. Decision
The decision shall be issued between three to four weeks following the last Public Hearing.
6. General Comments
If the project requires a Special Permit for a Project of Significant Impact issued by the Planning Board, the Preliminary steps in the process may be undertaken concurrent with the processing of the Special Permit. However, no submission shall be made to the Board of Appeals until the Special Permit has been granted and the twenty-day appeal period has expired.

ALL WETLANDS PROTECTION ISSUES (DETERMINATION OF NEGATIVE APPLICABILITY OR ORDER OF CONDITIONS) MUST BE RESOLVED AND SUBMITTED TO THE BOARD BEFORE THE ZBA PUBLIC HEARING.

THE BOARD RECOMMENDS THAT THE PETITIONER REVIEW THE ZONING BOARD OF APPEALS RULES AND REGULATIONS.



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Special Permit Granting Authority
Wellesley Town Hall
Wellesley, MA 02482

Date: December 4, 2012

ZBA Number:

Pursuant to the provisions of Section XVIA, subparagraph, and Section of the
Zoning Bylaw, the undersigned hereby requests Site Plan Approval for the construction of
Pool and Pool Building replacement and renovation

Located at 300 Wellesley Avenue

Within a Single Residential 30 and Water Supply District District (s).

The following plans are submitted:

- 1. Existing Site Features Plan Plan #1 (Title Block Number)
2. Site Development Plan Plan # C-2
3. Plot Plan Plan #
4. Grading & Drainage Plan Plan # C-3
5. Utilities Site Plan Plan # C-4
6. Landscaping/Parking Plan Plan # C-5
7. Architectural Plans Plan # A1 through
8. Subsurface Conditions Plan Plan # See attached
9. Utilities Detail Plans Plan # C-6.1 through C-6.5
a. Structure Details Plan #
b. Plumbing Details Plan #
c. Electric Details Plan #

(Ten full sized copies of each plan, seven 11 inch by 17 inch copies of each plan, a check in the amount of
\$20,000 (+\$50 advert fee) payable to the Town of Wellesley, and a check in the amount of payable to the
Town of Wellesley Fire Department (for Site Plan Approval without PSI).

OWNER OF RECORD: The Wellesley Country Club
ADDRESS: 300 Wellesley Avenue
TELEPHONE NUMBER: 781-235-7333

PETITIONER:(If not Owner, relationship to owner) Martin Ryan - General Manager
ADDRESS: same
TELEPHONE NUMBER: same

PROJECT CONTACT PERSON: Philip Cordeiro, PE - Allen & Major Associates, Inc.
ADDRESS: 10 Main Street, Lakeville
TELEPHONE NUMBER: 508-923-1010 FAX NUMBER: 508-923-6309

TOWN OF WELLESLEY
ZONING BOARD OF APPEALS
SITE PLAN APPROVAL REVIEW
PLANS AND SUBMITTAL CHECKLIST

Plans and submittals for site plan approval review are submitted to the Department of Public Works for its review and approval on behalf of the Zoning Board of Appeals shall contain the items listed in this checklist. Electric plans will be reviewed by representatives of the Wellesley Municipal Light Plant.

<u>PLANS</u>	<u>CHECK</u>
1. EXISTING SITE FEATURES PLAN	
a) Location, type, size or dimension of existing trees and rock masses	x _____
b) Surface drainage and topography with one foot contours	x _____
c) Property lines, zoning districts, adjacent roadways, historical or archeological features	x _____
d) Rights of way and easements (temporary and permanent)	x _____
e) Wetlands and floodplains	x _____
f) Adjacent public, footpaths, trails and other natural or man-made features such as walls and fences	x _____
g) Plan to be Scale 1" = 40' or larger	x _____
h) Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	x _____
2. SITE PLAN DEVELOPMENT	
a) Building locations, finish floor elevations at basement and first floor	x _____
b) Grading detail for entire site with existing and proposed contours	x _____
c) Existing and proposed curb cuts, design as per Town Policy by Board of Selectmen dated 5/15/73	N/A _____
d) Property lines and easement lines	x _____
e) All elevations on the Town of Wellesley datum base	x _____
f) North directional arrows shall be provided and point due north	x _____
g) Plan must be stamped, dated and signed by a Registered Architect, Registered Land Surveyor or Professional Engineer in the Commonwealth of Massachusetts	x _____
3. PLOT PLAN	
a) Existing buildings and structures	x _____
b) Proposed structure(s) including all dimensions and distances from front, rear and side property lines	x _____
c) Area of lot or lots included in the project	x _____
d) Zoning district lines and portion of lot in different zoning district (if applicable)	n/a _____
e) Names of all abutters as they appear on the most recent tax list	(separate list) _____
f) The location of all permanent survey monuments	x _____
g) Not less than 3 permanent benchmarks, preferably triangulated, shall be shown	x _____
h) Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	x _____

4. GRADING AND DRAINAGE PLAN

a) Existing and proposed contours in one foot intervals of elevation	x
b) Location of existing and proposed storm drainage structures	x
c) Profile showing proposed utilities in relation to the ground surface	n/a
d) Erosion control measures such as haybales and siltation fencing	x
e) Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts	x

5. UTILITIES SITE PLAN

a) Building location and elevations	x
b) Existing utilities on project site and in abutting street	x
c) Location, depth, size, (slope where applicable) and material of:	x
• Water service and hydrants	x
• Gas service	x
• Sanitary sewer connection (pipe to be SRD-35 PVC, green)	x
• Storm drain installations	x
• Electric service	x
• Fire alarm connection	x
• Telephone service	x
d) Number utility structures such as manholes and catch basins for identification purposes	x
e) Detail specifications for installation of all utilities including street pavement restoration as per current DPW standards	x
f) Flow direction arrows on drain and sewer lines	x
g) Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts	x

6. LANDSCAPING/PARKING PLAN

a) Proposed landscaping of property	x
b) Size, type and location of proposed plant materials with botanical names	x
c) Consider the impact for plantings at their maturity size as relates to sight distances	x
d) Landscaping plan shall be coordinated with the grading plan	x
e) Tree planting and shrub planting details	x
f) Hardscape details such as walkways and patios	x
g) See attached listing of undesirable plants as prepared by the Town Horticulturalist	x
h) Plan must be stamped, dated and signed by a Registered Landscape Architect in the Commonwealth of Massachusetts	x
i) No bushes or trees of any kind shall be planted within 10 feet in any direction of a Fire Department connection or a Master Fire Alarm box. Connections include hydrants, standpipes and sprinkler feeds on the outside of buildings.	x
j) Parking lot plans shall include dimensions of parking spaces, maneuvering aisles, islands, turning radii, percentage of landscaped open space, percentage of interior landscaping, appropriate number of handicapped parking spaces, and directional flow arrows. All parking spaces shall be numbered	x

7. ARCHITECTURAL PLANS

a) Proposed floor plans	x
b) Elevations of all sides of all buildings	x
c) Sections identifying type and exterior finish of proposed buildings	x
d) Plan must be stamped, dated and signed by a Registered Architect in the Commonwealth of Massachusetts	x

8. SUBSURFACE CONDITIONS PLAN

a) Boring location with boring numbers	n/a
b) Boring logs	n/a
c) Ledge encountered and depth	n/a
d) Water encountered and depth	n/a
e) Percolation test info (if applicable)	(separate file)

9. UTILITIES DETAIL PLAN

a) Structure details	
• Sanitary sewer manholes	x
• Drain manholes, detention structures, etc.	x
• Catchbasins (gas and oil separators required at parking lots)	x
• Outside grease trap if restaurant is proposed	n/a
b) Plumbing details	
• Water service size and entrance location	x
• Water meter size, location and piping detail	TBD
• Size and location of water service backflow protection devices (if applicable)	TBD
• Sanitary sewer size and entrance location with elevations	x
• Size and location of sanitary sewer check valves (if applicable)	TBD
• Oil/water separators and MDC gas traps (if applicable)	x
• Pumping equipment (if applicable)	TBD
c) Electrical Details	
• Location service entrance	x
• Size of Service	TBD
• Meter location and switchgear arrangement	TBD
• Provision for future expansion	N/A
• Transformer size and facilities for pad or vault room	TBD
• Data including load requirements	(separate file)

GENERAL PLAN COMMENTS

a)	All plans must be stamped, signed and dated by a Registered Professional Engineer, or Architect in the Commonwealth of Massachusetts responsible for the particular plan's contents	x
b)	Title Blocks shall provide the name of project, job site location, architects and engineer responsible for plan contents, date and plan scale	x
c)	All plans must be numbered and titled	x
d)	All dates of revisions shall be included	x
e)	Provide retaining wall design details	N/A
f)	Provide locus plan drawn at a scale of 1" = 500' showing the relation of the project to adjoining properties within a radius of ¼ mile	x
g)	The cover sheet shall provide the names, mailing addresses and phone numbers of the land owner, building owner, architects and engineers and project contact person, and Table of Contents	x
h)	Location of all mechanical systems must be shown	x

SUBMITTALS

a)	Drain calculations showing capacities of the existing and proposed drain systems	x
b)	Runoff calculations for the 10, 25 and 100 year storm event for storm drains, leaching basins or holding areas	x
c)	Post development rate of peak runoff less than pre-development rate of peak runoff	x
d)	Information showing that the DEP Stormwater Management Standards will be met	x
e)	Operation and maintenance plan for drainage system	x
f)	Evaluation of existing municipal systems capacities	(See systems Analysis)
g)	Quantification and documentation of infiltration/inflow reduction measures	N/A
h)	Quantification and documentation of water conservation measures	N/A
i)	Written statement from a Registered Professional Engineer in the Commonwealth of Massachusetts regarding the adequacy of the water flow for the fire protection system	x
j)	Construction area to be fenced	x
k)	Traffic Management Plan during construction period	TBD
l)	Area of construction worker and equipment parking	TBD
m)	Materials staging area	TBD

UNDESIRABLE PLANTS FOR LANDSCAPE DESIGNS SUBMITTED WITHIN
THE TOWN OF WELLESLEY

TREES:

* <i>Acer platanoides</i>	Norway Maple
* <i>Acer pseudoplatanus</i>	Sycamore Maple
<i>Acer saccharinum</i>	Silver Maple
* <i>Ailanthus altissima</i>	Tree-of-Heaven
<i>Elaeagnus angustifolia</i>	Russian-olive
<i>Morus alba</i>	White Mulberry
* <i>Phelodendron amurense</i>	Amur Cork-tree
<i>Populus alba</i>	White Poplar
<i>Pyrus c. 'Bradford'</i>	Bradford Pear
<i>Pyrus c. 'New Bradford'</i>	New Bradford Pear
* <i>Robinia pseudoacacia</i>	Black Locust
<i>Tsuga canadensis</i>	Eastern Hemlock

SHRUBS:

<i>Alnus glutinosa</i>	Common Alder
* <i>Berberis thunbergii</i>	Japanese Barberry
* <i>Berberis vulgaris</i>	Common Barberry
* <i>Elaeagnus umbellata</i>	Autumn-olive
* <i>Euonymus alatus</i>	Burning Bush
* <i>Frangula alnus</i>	Glossy Buckthorn
* <i>Ligustrum obtusifolium</i>	Border Privet
<i>Ligustrum sinense</i>	Chinese Privet
<i>Ligustrum vulgare</i>	Common Privet
* <i>Lonicera maackii</i>	Amur Honeysuckle
* <i>Lonicera morrowii</i>	Morrow Honeysuckle
* <i>Lonicera tatarica</i>	Tatarian Honeysuckle
* <i>Lonicera x bella</i>	Bell's Honeysuckle
* <i>Rhamnus cathartica</i>	Common Buckthorn
* <i>Rosa multiflora</i>	Multiflora Rose

VINES:

* <i>Ampelopsis brevipedunculata</i>	Porcelain Ampelopsis
* <i>Celastrus orbiculatus</i>	Chinese Bittersweet
* <i>Cynanchum spp.</i>	Swallow-worts
* <i>Humulus japonicas</i>	Japanese Hops
* <i>Lonicera japonica</i>	Japanese Honeysuckle
* <i>Polygonum perfoliatum</i>	Mile-a-minute Vine
<i>Wisteria sinensis</i>	Chinese

ORNAMENTALS:

* <i>Aegopodium podagraria</i>	Goutweed
* <i>Iris pseudacorus</i>	Yellow Flag Iris
* <i>Lythrum salicaria</i>	Purple Loosestrife
* <i>Phalaris arundinaceae</i>	Ribbon Grass

* Indicates species listed *A Guide to Invasive Plants in MA*



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OFFICIAL DEVELOPMENT PROSPECTUS

Applicable to Major Construction Projects
Submitted Under Section XVIA of the Zoning Bylaw
And Comprehensive Permit Projects Submitted
Under Chapter 40B

Date: December 4

Year/Number: 2012

I. IDENTIFICATION

Petitioner: Wellesley Country Club - Martin Ryan (General Manager)

Address: 300 Wellesley Avenue

Telephone: 781-237-7333

Land Owner of Record: Wellesley Country Club

Location of Property: 300 Wellesley Avenue

Proposed Use of Property: Country Club

Zoning Districts: (Including all overlay districts) Residential 30

Water Supply Protection District

Are any other special permits or variances, other than Site Plan Approval
required for this project? Yes No

If yes, what is required? Special Permit for Construction in the Water Supply Protection District

II. DESCRIPTION

Describe in detail the plan to be executed under the appropriate categories below

1. Land Area 138 +/- acres (entirety of club property); 2.1 +/- acres development area.
2. Square footage of proposed construction footprint 6,190 sf
3. Square footage of existing building footprint >50,000 (multiple buildings)
4. Square footage of total structure footprint _____
5. Total floor area of existing building 2,250 (pool building); 530 gazebos
6. Total floor area of proposed construction 8,380 sf (1st floor-6,190;basement-2,190)
7. Total floor area after proposed construction completed >50,000 (multiple buildings)
8. Floor area ratio: (Commercial)
9. Number of Buildings 1
10. Number of Stories of each Building 1 story building
11. Height of each Building 27'+/-
12. Number of Parking Spaces: (Existing/Proposed)
Standard 53 / 8 Compact _____ / _____ Handicapped 2 / 3
Covered _____ / _____ Open _____ / _____
Total (Existing and proposed) 55 existing/11 proposed (parking count is for pool area only)
Total Number Required No requirement per zoning
13. Number of handicapped sidewalk curb cuts provided 1
14. Lot coverage in square feet (%)

	Before	After
1) Buildings	(1.1%)	(1.2%)
2) Drives & Parking	(3.2%)	(3.0%)
3) Other uses (identify uses and coverage)	(n/a)	(n/a)
15. Open Space

1) Landscaped area	(95.7%)	(95.9%)
2) Natural (i.e. woods, fields)	(95.7%)	(95.9%)
3) Recreational	(95.7%)	(95.9%)

"Before" coverage calculations are based on inclusion of Turf Care PSI submitted to Planning on October 29, 2012. Not currently approved as of the date of this application.

A. Residential Construction

1. Number of Dwelling Units

Efficiency n/a One Bedroom n/a Two Bedroom n/a
Three Bedroom n/a Other n/a

2. How many units will be provided with handicapped access to bathrooms, toilets, entrances, egresses, etc.? n/a

3. Density in square feet of land per dwelling unit.
Existing n/a Proposed n/a

4. Density in square feet of land per person:
Existing n/a Proposed n/a

III. TRAFFIC IMPACT ANALYSIS AND DATA

(Explain basis for data entered)

If, as a result of the proposed construction, the following conditions will exist, Questions 1-5 must be answered:

- a. If the floor area of the building exceeds 10,000 sf; or
Floor area does not exceed 10,000 sf. Actual is 8,380 sf.
- b. If 50 or more vehicle trips will be generated by the completed project in any single hour of the day.
No new trips are generated by this project.

1. Projected traffic generation of proposed new development:

a. Peak Day	In	Out	Total
24-Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Am Peak Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
PM Peak Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

b. Typical or Average Day

24-Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Am Peak Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
PM Peak Hour	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

2. Current two-way traffic flows on frontage street(s):

24 Hour AM Peak Hour PM Peak Hour

Street N/A _____

Street N/A _____

3. Data compiled by: Ron Muller Associates

4. Date of data compilation: August 2012

5. Comment on adequacy of drive entrances & exits with respect to sight distance and other traffic operations considerations on frontage street(s)

Locations through which 30 or more vehicles approach from a single direction in any single hour of the day.

(List intersections and operational problems):

N/A

List possible hazardous pedestrian and bicycle crossings:

N/A

6. Has a separate Traffic Study been submitted? Yes _____ No

IV. PUBLIC UTILITIES - (Quantitative, state basis for data entered)

A. Estimated water consumption 1,340 gal/day

B. Number of Fire Hydrants - existing within 200 ft 1 Proposed 1

C. Estimated discharge to sewer system 2,436 gal/day

D. Sewer Disposal - will any proposed on-site individual sewage disposal systems be designed to receive more than 110 gallons of sewage per quarter acre per day? Yes _____ No

E. Refuse disposal 300 (club value) lbs. or tons/day

1. Proposed method of handling Allied Waste Services

2. What provisions will be made to facilitate the recycling of solid waste? WCC makes every effort to use the Wellesley RDF

F. Service Voltage TBD (277/480 3 Phase or 120/208 3 phase) Service Amperage TBD (600 A or 1200A)

1. Estimated peak electrical consumption 247 (412 kVA) kw

a. Heating Season N/A kw b. Cooling Season 247 (412 kVA) kw

2. Estimated annual electric energy consumption 247 (412 kVA) kw

3. Three Phase Service TBD (277/480) Single Phase Service TBD

G. Are energy efficient appliances to be used? TBD

H. What R-Factors will be used in insulation and glazing for walls and ceilings? _____

I. What energy source will be used for heating water?
Electric _____ Gas^x _____ Fuel Oil _____ Other _____

J. Will electric resistance heating or heat pumps be used? Yes _____ No^x _____

K. Will the facility include an emergency electric generator?
Yes _____ No^x _____

If YES, would you be willing to run it to reduce your peak load?

Yes _____ No^x _____

V. FIRE PROTECTION

A. *Fire flow presently available at site 78 psi static; 75 psi residual @ 961 GPM; Hydrant test 10-24-12

B. *Total floor area of building (Largest single building if more than one building) 8,380

C. Type of Building Construction Single Story Wood Construction

D. *Required fire flow for building (Maximum required for a single building if more than one building) TBD

E. *If required fire flow (D) exceeds available fire flow (A), describe plans to provide required fire flow (D)

F. Describe access for fire apparatus to building (s) Access is provided via driveway along

building front and cart path along building and patio rear. East of the building is at grade parking for additional access

*Written statement indicating these figures signed by a registered professional engineer must accompany submittal.

VI. ENVIRONMENTAL IMPACT

A. What percentage of the property is Wetlands 0 (Development Site Only)
Floodplains 0 (Development Site Only)

Will either be altered as a result of the project? No

B. Will the proposed development contribute in any way to pollution of groundwater, surface water, or waterway: Yes _____ No^x _____

Oil _____ Salt _____ Chemicals _____ Other _____

Explain

Describe proposed measures to eliminate or minimize such pollution:

Stormwater system uses Deep sump catch basins with hoods, street sweeping, proprietary separators prior to infiltration. Roof runoff is separated from pavement

runoff to prevent cross contamination of systems

C. Does the proposed development involve storage of any of the following materials above or below the ground?

- _____ deicing chemicals or other related materials
- _____ commercial fertilizers and other related materials
- x _____ hazardous materials
- _____ liquid petroleum products

If YES to any of the above, list specific materials to be stored:

Treatment chemicals for maintenance of the pools will be store onsite (Chlorine, Alkalinity adjusters, pH balancers, etc.)

D. Impact on surface drainage

1a. Current rate of peak runoff 9.54 (25-year; 5.45 in) cubic ft/second

b. Current volume of runoff 29,752 cubic feet or acre-feet

2a. Post-development rate of peak runoff 7.55 (25-year; 5.45 in) cfs

b. Post-development volume of runoff 16,640 cubic feet or acre-feet

(Design storm and rainfall intensity should be cited for #1 & #2)

3. Describe measures to eliminate or minimize any increase in rate of runoff All "clean" runoff (building and deck) is recharged to groundwater via an infiltration system through the 25 year storm event.

4. Might the project result in significant changes in existing drainage patterns? Will any abutting or other property be adversely affected by the changes? No. There are no abutters adjacent to the development area. All

stormwater runoff is mitigated (peak and volume) prior to connecting to municipal system. Onsite impact areas will be mitigated with trench infiltration.

E. Does the proposed structure include installation of floor drains?

Yes _____ No^x _____ If YES, how many? _____

F. Will the project affect the condition, use, or access to any existing public open space or recreation area? If so, how?

No

G. Does the proposed development involve outside lighting? Yes^x No
if YES, state height of lighting fixtures 12'

Will the outside lighting shine directly on abutting premises?
Yes No^x

If YES, explain

Describe proposed steps to minimize this impact Use of cut off fixtures; There are no adjacent abutters.

H. Might any site or structure of historic or archeological significance be affected? Yes No^x

Describe Existing historic foundation and monument will remain intact and be protected during construction.

I. Will the project require the removal of any street trees protected under M.G.L. Ch. 87? Yes No^x

If YES, how many? _____

J. Will the project involve blasting or pile driving? Yes No^x

1. What is the approximate volume of the material to be removed?

N/A

Where will this material be disposed? N/A

K. Is an Environmental Notification Form required to be filed under M.G.L. Ch. 30, Section 61-62H, the Mass. Environmental Policy Act?

Yes No^x

VII. IMPACT OF WATER SUPPLY

A. Will the project result in an increase of 10,000 square feet or more of impervious area within a Water Supply Protection District defined by Section XIVE of the Zoning Bylaw? Yes No^x

If so, does it satisfy the design and operation standards of Section XIVE? Yes^{x(N/A)} No

B. Will the project result in finished exterior grades lower than the existing grade and less than 5 feet of soil overburden above the maximum ground water elevation within a Water Supply Protection District? Yes No^x

C. Will catch basins be installed? Yes^x No
If so, how many? 2 catch basins; 3 yard drains

Do catch basins presently exist? Yes^x No
If so, how many? 4 (within development area)

Are catch basins fitted with oil and grease traps? Yes^x No
How many? Existing 4 Proposed 2

D. Will water saving appliances be used or water conservation devices be used in all plumbing? Yes^x No

VIII. FINANCIAL IMPACT

A. Estimated Building Permit Valuation TBD

B. Estimated assessed value TBD



ZONING BOARD OF APPEALS
TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEGEL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELD

LENORE R. MAHONEY
Executive Secretary
Telephone
(781) 431-1019 Ext. 2208

J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

Date: October 29, 2012

ZBA: _____

Petition for:	<u>Residential Fee</u>	<u>Commercial & Municipal Fee</u>
Variance	_____ \$200	_____
Special Permit	_____ \$200	<input checked="" type="checkbox"/> _____ \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	_____ \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	<input checked="" type="checkbox"/> _____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	_____ \$25	_____ \$25
Petitioner assumes all costs for Peer Review		

Property Location: 300 Wellesley Avenue Zoning District: Residential 30

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Water Supply Protection District	<input checked="" type="checkbox"/>		<input type="checkbox"/>	

Applicable Section(s) of the Zoning Bylaw: XVIA

Explanation of Request: _____

Requested Relief:

_____ Lot Area	_____ Front Yard Depth (Street Setback)
_____ Lot Coverage	_____ Side Yard Width (Side Line Setback)
_____ Frontage	_____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width <input checked="" type="checkbox"/>	Other <u>No Relief Requested</u>

OWNER OF PROPERTY: Wellesley Country Club

MAILING ADDRESS: 300 Wellesley Avenue

PHONE: WORK: 781-235-7333 HOME: N/A

SIGNATURE OF OWNER: _____

PETITIONER (If different than Owner): Martin Ryan - General Manager

MAILING ADDRESS: Same

PHONE: WORK: Same HOME: N/A

**ZONING BOARD OF APPEALS
SITE PLAN SUBMITTAL
TIMELINE**

**PRELIMINARY MEETING WITH DPW
(Preliminary Engineering & Landscape Plans)**

**OTHER MEETINGS AS REQUIRED WITH:
DRB, MLP, FIRE DEPT., WPC & BOH**

**ONE FULL SET OF ENGINEERING & LANDSCAPE PLANS TO
DPW**

**10 WEEKS PRIOR TO
HEARING**

DPW RESPONSE TO APPLICANT ON PLANS

**10 DAYS AFTER
RECEIPT OF PLANS**

13 COPIES OF SUBMITTAL TO THE ZBA

**6 WEEKS PRIOR TO
HEARING**

**PLANS MUST BE APPROVED BY DPW OR ZBA HEARING
CONTINUED**

**10 DAYS PRIOR TO
HEARING**

ZBA HEARING