

WELLESLEY PLANNING BOARD

PSI-12-02

300 WELLESLEY AVENUE

WELLESLEY COUNTRY CLUB POOL PROJECT

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Town of Wellesley Planning Board (“the Planning Board”), acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, Section XVIA., Part C, Project of Significant Impact (“PSI”), opened a duly advertised public hearing on January 22, 2013 on the application of the Wellesley Country Club (“the Applicant”), 300 Wellesley Avenue, Wellesley, MA 02481.

The public hearing was continued on January 22, 2013 to February 4, 2013. Each session of the hearing was digitally recorded with the file retained at the Planning Board Office. During the course of the public hearing the full submission package was available for public examination at the Town Hall, Planning Board Office and online at www.wellesley.ma.gov.

After comments were concluded on February 4, 2013, the Planning Board moved, seconded and voted to close the public hearing. All sessions of the hearing were held in the Great Hall of the Wellesley Town Hall, 525 Washington Street, Wellesley. Announcement of the date, time and place of all continued sessions was made at the end of the prior session.

Ms. Conroy, Ms. Preston, Mr. Synnott, Mr. Glick and Ms. Carpenter attended each session of the hearing.

PROJECT DESCRIPTION

The project includes the demolition of the existing 2,250 square foot pool building, pool, and associated parking. It will be replaced with the construction of a new 8,380 square foot pool building and the pool area will be expanded to 7,000 square feet.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on December 4, 2012, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 1990 and revised March 10, 2008. The submission was sent to the Board of Selectmen, Department of Public Works, Municipal Light Plant and Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

Fire Chief – January 7, 2013

Municipal Light Plant – January 9, 2013

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Department of Public Works – January 15, 2013 (DPW Water & Sewer Division),
 February 4, 2013
Board of Selectmen – January 30, 2013

Applicant's Submitted Plans:

1. Application for Project of Significant Impact & Site Plan Review submitted December 4, 2012 prepared by Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02347 stamped by Philip Cordeiro.
2. Wellesley Country Club Site Plan Review and Project of Significant Impact Plan Set:

a. Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02346

			Revised
Partial Existing Conditions	1	12/4/12	
Proposed Site Preparation and Demolition Plan	C-1	12/4/12	1/28/13
Proposed Layout and Materials Plan	C-2	12/4/12	1/28/13
Proposed Grading and Drainage Plan	C-3	12/4/12	1/28/13
Proposed Utilities Plan	C-4	12/4/12	1/28/13
Proposed Planting Plan	C-5	12/4/12	1/28/13
Site Details	C-6.1	12/4/12	1/28/13
Site Details	C-6.2	12/4/12	1/28/13
Site Details	C-6.3	12/4/12	1/28/13
Site Details	C-6.4	12/4/12	1/28/13
Site Details	C-6.5	12/4/12	1/28/13
Proposed Utility Profile	C-7	12/4/12	1/28/13
Proposed Erosion/Sediment Plan	C-8	1/28/13	
Proposed Site Lighting Photometrics	C-9	1/28/13	
Existing Watershed Plan	EW-1	12/4/12	1/28/13
Proposed Watershed Plan	PW-1	12/4/12	

b. Architectural Plans prepared by Rob Bramhall Architects, 14 Park Street, Andover, MA 01810

A100	Basement Floor Plan	12/4/12	
A101	First Floor Plan	12/4/12	
A102	Roof Plan	12/4/12	
A201	North Elevation/South Elevation	12/4/12	
A202	East Elevation/West Elevation	12/4/12	
A204	Site Sections	12/4/12	

3. Response to Beta Recommendation prepared by Phil Cordeiro of Allen and Major dated January 25, 2013
4. Response to Engineering Comments from Phil Cordeiro of Allen and Major dated January 29, 2013

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Additional Reports/Correspondence Received:

- 12/11/12 **Application** for Project of Significant Impact & Site Plan Review
(Dated-12/4/12, time stamped-12/12/12)
Letter from Meghan Jop to various depts. to review WCC PSI
Check received for PSI \$20,050.00 (PSI Fee \$20,000.00 & advertising fee \$50.)
- 12/13/12 **Notice** of Public Hearing for PSI Hearing on 1/22/13-sent out
- 1/7/13 **Report** from Deputy Fitzpatrick, Fire Department, Review of PSI
- 1/15/13 **Report** from George Saraceno, DPW, Review of PSI
- 1/16/13 **Memorandum** from Kien Ho, Beta Engineering to Hans Larsen, Re: Traffic
Peer Review
- 1/17/13 **Notice** sent to abutters notifying them of rescheduled hearing
- 1/25/13 **Letter** from Resident, Laura Fragasso to Board of Selectmen, Re: Lighting
Report from the Council on Science and Public Health American Medical
Association-Light Pollution: Adverse Health Effects of Nighttime Lighting
- 1/29/13 **Letter & Revised Plans** from Philip Cordeiro from Allen & Major Assoc. to
Meghan Jop, Re: Response letter to comments issued by DPW &MLP
- 1/30/13 **Memo** from Terrence Connolly, Selectmen's office to Meghan Jop, Re:
Selectmen's vote to approve PSI project. Attached with memo:
- Abutters notice informing of Selectmen's meeting
 - Email from resident, Gordon Russell, re: concerns
 - Email from Trails Committee member, Bob White, Re: suggestions
 - Report from Allen & Majors, Traffic Report

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FINDINGS

Based on the herein referenced submittals from the Applicant, other submitted documents and the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, the Wellesley Planning Board:

accepts the analysis and recommendations of the Wellesley Public Works Department dated January 15, 2013 and February 4, 2013, as sufficient evidence that **WATER CAPACITY, SEWER CAPACITY, STORM DRAINAGE CAPACITY, and RECYCLING AND DISPOSAL SYSTEMS** are sufficient to meet the flow demands and/or standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the analysis and recommendations of the Wellesley Municipal Light Plant dated January 9, 2013, as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the **TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION** report, recommendations, and conditions of the Wellesley Board of Selectmen dated January 30, 2013, to approve the Wellesley Country Club Facilities Maintenance traffic study as being professionally prepared and having sufficient evidence that the traffic conditions

resulting from the Pool Project will meet the standards for level of service, sight lines, proposed, site connections, and pedestrian safety due to the minimal traffic impact subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the analysis and recommendations of the Wellesley Fire Department dated January 7, 2013, as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the Applicant.

NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

Based on the record and findings referenced herein, the Planning Board requires the following improvements/conditions to meet minimum service standards:

WATER CAPACITY

1. All work regarding the municipal water system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

SEWER CAPACITY

1. All work regarding the municipal sewer system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

STORM DRAINAGE CAPACITY

1. All work regarding the storm drainage system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

ELECTRICAL CAPACITY

1. All electrical work, both on and off-site, shall be completed prior to the issuance of a Certificate of Occupancy, and prior to making application for final building inspection as presented.

TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION

1. Prior to the issuance of a Building Permit the Applicant shall submit a copy of the Construction Management Plan, approved by the Zoning Board of Appeals, and verify there will be no construction vehicle access or parking at anytime on Brookside Road during the construction of the pool and associated building; and

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2. Best efforts shall be made to avoid potential conflict of swim meets with other events in order to insure parking adequacy within the site.

FIRE PROTECTION AND LIFE SAFETY

The applicant shall install and complete all off-site and on-site work regarding the municipal alarm system to the satisfaction of the Fire Chief prior to building occupancy.

REFUSE DISPOSAL SYSTEM

1. The refuse disposal system shall be developed to the satisfaction of the Department of Public Works prior to building occupancy.

DECISION

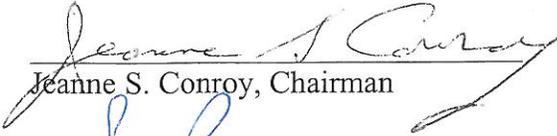
On the basis of the above listed Negotiated Improvements/Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the Applicant's Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the Applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore the Board moved, seconded and voted unanimously (5-0) on February 4, 2013 to issue this special permit in accordance with the conditions specified above.

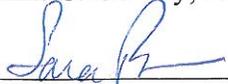
This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there is hereinafter a material change to the Project which generates an intensification of use as reasonably determined by the Planning Board, the Applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements cannot be completed the Applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

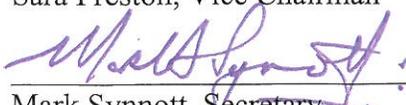
Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40A § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk.

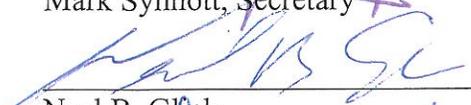
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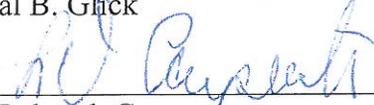
WELLESLEY PLANNING BOARD


Jeanne S. Conroy, Chairman

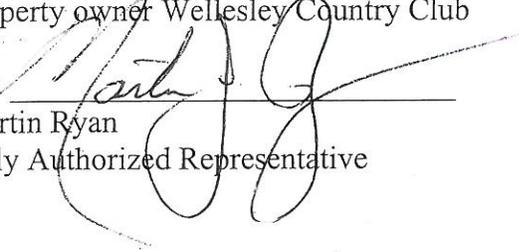

Sara Preston, Vice Chairman


Mark Synnott, Secretary


Neal B. Glick


L. Deborah Carpenter

Negotiated Improvements ~ Special Permit Conditions acknowledged and agreed to by property owner Wellesley Country Club

By: 
Martin Ryan
Duly Authorized Representative

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