

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2000-9

Petition of Wellesley College
Schneider Tennis Courts
Wellesley College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Wednesday, January 19, 2000 in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA, Section XIVE and Section XXV of the Zoning Bylaw to allow construction of a temporary tent structure with a height of 32 feet and an area of 9,650 square feet, to be located on one half of the SCHNEIDER TENNIS COURTS on the WELLESLEY COLLEGE CAMPUS in an Educational District, and a Water Supply Protection District.

On December 28, 1999, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was William Sloan, project architect, who was accompanied by Michael Culcassi, project engineer. Mr. Sloan explained that Wellesley College will be involved in a number of renovation projects over the next three years which will displace a number of departments that will require housing in some type of temporary space. The college would like to construct a tent structure approximately 70 feet by 118 feet which will occupy two of the tennis courts directly behind the Schneider Student Center. There will be a covered walkway linking the tent with the student center.

The tent will house the Student Center Bookstore and the Department of Work and Service. The structure is temporary, but is insulated and will contain glass windows, plumbing, lighting, etc. The tent, which is a one-story structure, will not require permanent footings, as it will be staked into the ground.

The project has received a Negative Determination of Applicability from the Wetlands Committee, and has been through the Design Review Board, which approved the color and design.

Mr. Sloan said that he has received some comments from Doug Stewart, Assistant Town Engineer. Most of Mr. Stewart's comments require clarification of discrepancies between the landscaping plan and the civil plan. The landscaping plan is the accurate one. Mr. Stewart has also suggested that the Board include a condition in its decision that the catchbasin be cleared of sediment on an annual basis.

The Board asked what the fabric of the tent would be. Mr. Sloan said it is a synthetic coated nylon fabric called "Tedlar", which is guaranteed for ten years.

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The Board asked how long the tent structure would be needed. Mr. Sloan replied that it would be a minimum of 3 years with a maximum of 5 years, as the renovations will take that long to complete. Upon completion of the renovations and construction of a new student center, which hopefully will occur during this period, the bookstore would move into the new student center. It will take about 2 weeks to take the tent down.

The Board agreed that if the tent was required after 3 years, the college should be required to return to the Board to request an extension of the Site Plan Approval. At that time, a more definite time table should be available.

The Board asked if a link would be provided to the parking area. Mr. Sloan said that the same material would be used to provide such a link. They have met with the Fire Chief, who has required that the tent must be sprinklered. The Board asked if the tent was structurally capable of supporting a sprinkler system. Mr. Sloan said the tent has aluminum ribs which can provide sufficient support.

The Board asked where the stakes would be placed. Mr. Sloan said that where each rib hits the ground, a stake will be driven into the ground.

The Board asked if there would be additional exterior lighting. Mr. Sloan said there is already existing lighting in the area. They are proposed the addition of low walkway lights.

The Board agreed that the decision would include a condition about the annual catchbasin cleaning, the installation of a sprinkler system, and that a sign-off from Doug Stewart would be required prior to the issuance of a building permit. The Negative Determination of Applicability would be incorporated into the decision, as well as a condition that the college return at the end of three years to request a continuance of the Site Plan Approval, if necessary, and be ready to furnish a termination date at that time, as the projected time frame is from three to five years.

No other person present had any comment on the petition.

Statement of Facts

The proposed area of construction is located on two of the tennis courts behind the Schneider Student Center, on the Wellesley College campus, in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval to construct a 9,650 square foot tent structure at a height of 32 feet, to house departments affected by planned building renovations during the next three to five years. The tent structure will be composed of a coated nylon fabric and supported by aluminum ribs with stakes driven into the ground. The insulated tent will contain plumbing, heating, lighting and glass windows and will be fully sprinklered. The tent will remain in place from between three to five years. Associated landscaping, but no additional parking, will be added.

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The following plans were submitted: Existing Conditions (Sheet 1 of 5), dated June 29, 1999, drawn by John R. Andrews, III, Registered Land Surveyor; Site Development & Floor Plan (Sheet 2 of 5), dated December 28, 1999, drawn by William H. Sloan, Registered Architect; Utility, Grading & Drainage Plan, dated December 28, 1999, drawn by Gregory M. Valton, Registered Professional Engineer; Landscaping Plan (Sheet 4 of 5), dated December 28, 1999, drawn by Harry S. Fuller, Registered Landscape Architect; and Elevations and Sections (Sheet 5 of 5), dated December 28, 1999, drawn by William H. Sloan, Registered Architect.

The following written information was submitted: Project Narrative, Official Development Prospectus, Flow Test Results performed by Best Automatic Sprinkler Corp., and Drainage Analysis written by Paul B. Hutnak, E.I.T. of J.R. Andrews Survey & Engineering, Inc.

On September 23, 1999, the Wetlands Protection Committee issued a Negative Determination of Applicability for the project.

On January 13, 2000, the Design Review Board reviewed the temporary tent proposal and voted to approve the project as presented, provided that a white tent be used.

All submitted plans and written materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, and Fire Chief, as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above, with the exception of the Board of Health, and are on file in the ZBA office.

On January 18, 2000, the Planning Board reviewed the petition, and had no objection to the granting of the request, provided there is an acknowledged time table for the removal of the tent structure.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed temporary tent structure constitutes a Major Construction Project under Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area, and is also pursuant to Section XIVE as the area of construction lies in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for the 9,650 square foot temporary tent structure on the Schneider tennis courts on the Wellesley College campus, as enumerated in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

Site Plan Approval is hereby granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, Section XIVE and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as "Addendum A".

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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board
Wetlands Protection Committee
Doug Stewart, Assistant Town Engineer
Inspector of Buildings

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Kendall P. Bates
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Kendall P. Bates, Chairman

William E. Polletta
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Richard L. Seegel
Richard L. Seegel

ADDENDUM A

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1. Prior to the issuance of any building permit, the petitioner shall clarify the discrepancies between the submitted landscaping and civil plans to the satisfaction of the Assistant Town Engineer, and a letter from the Assistant Engineer stating that the discrepancies have been resolved shall be received in the office of the Board of Appeals.
2. The catch basin located to the north of the proposed tent structure shall be cleared of all sediment on an annual basis to begin one year from the date of this decision. Verification of said clearing shall be submitted to the Engineering Department of the Department of Public Works.
3. All work shall be performed in accordance with the plans submitted and on file with this Authority.
4. All design and construction shall comply with all applicable state and local codes.
5. All requirements of the Town of Wellesley Fire Department shall be complied with, including the requirement that the tent structure shall be fully sprinklered to the satisfaction of the said department.
6. All requirements of the Department of Public Works shall be met, including, but not limited to the requirement that water, sewer and electric connections, together with drainage connections, be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
7. The Negative Determination of Applicability issued by the Wetlands Protection Committee on September 23, 1999, is hereby incorporated into this decision.
8. Upon completion of the protect, a complete set of site utility plans shall be submitted to the Department of Public Works.
9. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted this Authority at the time of issuance.
10. Site Plan Approval shall expire three years from the date of this decision. If, prior to the expiration date, Wellesley College still requires the use of the temporary tent structure, the college shall make a formal request to the Board of Appeals for an extension to said Site Plan Approval giving reasons for the extension, and a specific date on which the tent shall be removed, which shall not exceed a period of two additional years.