

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2004-76
Petition of Wellesley College
106 Central Street

Pursuant to due notice, the Site Plan Approval granting Authority held a Public Hearing on Thursday, October 28, 2004 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE, requesting a Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for a major construction which shall involve construction of a 5,410 square foot addition to and renovation of the existing "Oakwoods" house in order to convert the building to the campus admissions office, on the WELLESLEY COLLEGE CAMPUS, in a Water Supply Protection District and an Educational District. The proposed project will result in 12,605 gross square feet of office and ancillary space.

On October 8, 2004, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Representing Wellesley College was Pat Byrne, Vice President of Administration, who introduced Chris Lovett of VHB, Michael Culcasi of the Physical Plant Staff at Wellesley College, Suzanne Rivin of Genesis Planners, and Richard Renner, Architect. Ms. Byrne said that the goal was to restore an old, neglected building on the campus and recreate its new use as the Admissions Office of the College.

Presenting the case at the hearing was Chris Lovett, who described the proposed project as the renovation of the existing Oakwoods house, and construction of an extension for additional space for the Admissions Department as conference rooms and storage space.

The Board asked what the current use of the building is. Mr. Lovett responded that for the past few years it has been a residence for the Dean of Students.

The Board noted that the proposed project is a relocation of a function. They asked what would happen to the space vacated by the Admissions Office. Ms. Byrne responded that that space would be renovated to serve as a Humanities Center, providing meeting and lecture space for a department already on the campus. Mr. Lovett said that there would be no increase in faculty or students.

The Board asked if the College could foresee any future expansion plans for the Oakwoods house. Ms. Byrne responded that the Admissions staff size is appropriate for the college. In the future they may increase their use of electronic technology, which could result in a decrease in staff.

The Board asked about parking. Mr. Lovett said that there would be two handicapped parking spaces at the Oakwoods site. Ms. Byrne said that students who are planning to spend some time on the campus will

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WELLESLEY MA 02482
2004 NOV 29 A 10 56

ZBA 2004-76
Petition of Wellesley College
106 Central Street

be instructed to park in the garage which is located near Route 135 and then report to the College Police Station for directions. Campus maps will be available in the parking garage. Ms. Byrne said that the College found it advantageous to have students walking on campus. Students who come to the Admissions Office for a quick visit will park in a lot across College Road which is adjacent to a residence home. There will be eight or nine spaces available during the hours of Admissions Office operation. The Board asked about employee parking. Ms. Byrne responded that all employee parking is in the Founders Lot.

The Board asked about signage. Ms. Byrne responded that there is currently one sign on College Road directing students to the Admissions Office. They will install a second sign on College Road.

The Board noted that a silt fence and hay bale barrier shown on the Grading, Drainage & Erosion Control Plan is different from the one shown on the Construction Management Plan. Mr. Lovett responded that the Construction Management Plan was done by the contractor. VHB's Grading, Drainage & Erosion Control Plan shows the minimum control required for the grade. The contractor has shown additional controls for an area where he might have to put up staging.

The Board noted that the approach to the building slopes down and that water coming down the driveway could be an issue. Mr. Lovett said that they plan to minimize the work in that area. The heavy excavation and earth disturbance are on the perimeter and these areas grade down, away from the pavement. There should be only one area that will drain down towards the driveway.

The Board asked if the drywell system was designed to take the net increase in runoff. Mr. Lovett said that runoff from the south side of the existing roof does go into drywells. The proposed drywell system is designed to handle the runoff from the north side of the existing roof. The Board asked about the runoff from the roof of the addition. Mr. Lovett said that it would run off the back. He said that the grade is high and a water line is there. The Board asked for clarification that the petitioners would be improving the current condition as that is what is required under the Bylaw. Mr. Lovett responded that there would be an improvement to the current condition.

The Board asked about the ownership of utility poles and wires. Mr. Lovett said that it is an underground system that is owned by Wellesley College. He said that the water system is also owned by Wellesley College. The Board asked for clarification that the city water referred to in the RDK letter is actually the Wellesley College water system. Mr. Lovett responded that it is the Wellesley College water system.

The Board asked how the requirements set forth in the Construction Traffic Management Plan would be conveyed to the contractors and to the people who will deliver materials. Mr. Lovett responded that it is actually a part of the contract with the contractor. The Board clarified that the Construction Traffic Management Plan is an attachment to the contract.

The Board asked about tree removal, particularly, if enough trees would be left to create a visual screen. Mr. Renner responded that they would be removing around 11 trees, some of which are diseased. Some of the trees are so close to the house that they have caused deterioration. The building will be tucked behind a fairly dense tree cover.

The Board noted that the Design Review Board recommended approval, "subject to richness in detail of window openings and more refinement of detail in material transition." They asked how those comments were being addressed. Mr. Renner responded that the general philosophy about the relationship of the

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addition with the house is deferential. He said that, consistent with good practice, when you're adding or restoring, you complement the neighbor. They have received approval from the Massachusetts Historic Commission, who had expressed similar concerns. The issues are being handled by varying the materials, by making clear distinctions between vertical regions of the building, by carefully detailing the overhang, and by canting the addition 15 degrees. The 15 degree angle breaks down the scale and defers to the existing building. Mr. Renner said that the discussion with the Design Review Board had to do with the variation of the plane of the wall as you move through the building. The shingles on the existing building are articulated out every 20 inches to create a horizontal banding. They picked up on the banding by adding wood trim. On the back side, the concrete will be incised to pick up on the banding. The upper level steps out, which is consistent with the existing house, but done differently. The top level is pulled back to read as a separate band. There will be vertical wood siding, particularly noticeable on the south elevation, which creates an upper story ending. He said that changing the materials, changing the details, and moving the planes addresses the concerns of the Design Review Board.

Statement of Facts

The subject property is located on the Wellesley College Campus, at 106 Central Street, in a Water Supply Protection District and an Educational District.

The petitioner is requesting Site Plan Approval to allow renovation of the existing three story Oakwood House with a footprint of 2,835 square feet, a floor area of 7,315 square feet at a height of 43 feet and construction of a three story addition with a footprint of 1,619 square feet, a floor area of 5,345 square feet at a height of 36 feet eight inches, for a total structure footprint of 4,025 square feet, a total floor area of 12,605 square feet, on a site which is less than 1% of the Wellesley College Campus.

The Design Review Board reviewed the project on September 22, 2004 and voted to approve the project, subject to richness in detail of window openings and more refinement of detail in material transition.

On October 26, 2004, the Wellesley Fire Department gave its approval for the project to move forward. The Fire Department will do further review with Wellesley College and Fire Protection Engineer, Maurice Pilettee for the permitting of the sprinkler and fire alarm systems.

On October 27, 2004, Douglas R. Stewart, P.E., Assistant Town Engineer, stated in a memo that the Site Plan Approval Application and Project Plans were received at the Department of Public Works on September 16, 2004. Mr. Stewart said that all comments from the Department of Public Works related to the project have been adequately addressed.

The following plans were submitted:

C-1	Title Sheet	9/16/04	Christopher Lovett	Registered PE
C-2	Legend and General Notes	9/16/04	Christopher Lovett	Registered PE
C-3	Layout and Materials Plan	9/16/04	Christopher Lovett	Registered PE
C-4	Grading, Drainage and Erosion Control Plan	9/16/04	Christopher Lovett	Registered PE
C-5	Utility Plan	9/16/04	Christopher Lovett	Registered PE
C-6	Details	9/16/04	Christopher Lovett	Registered PE
C-7	Details	9/16/04	Christopher Lovett	Registered PE

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ZBA 2004-76
Petition of Wellesley College
106 Central Street

S-1	Topographic Plan	6/18/04	Scott Cameron	Registered LS
S-2	Plot Plan	6/18/04	Scott Cameron	Registered LS
L 1.2	Landscape Plan	9/12/04	Harry Fuller	Registered LA
L 1.3	Landscape Details	9/12/04	Harry Fuller	Registered LA
A 1.0	Basement Plan	9/14/04	Richard Renner	Registered Architect
A 1.1	Ground Floor Plan	9/14/04	Richard Renner	Registered Architect
A 1.2	First Floor Plan	9/14/04	Richard Renner	Registered Architect
A 1.3	Second Floor Plan	9/14/04	Richard Renner	Registered Architect
A 1.4	Third Floor Plan	9/14/04	Richard Renner	Registered Architect
A 1.7	Elevations	9/14/04	Richard Renner	Registered Architect

The following information was submitted:

1. Application for Site Plan Approval prepared by Vanasse Hangen Brustlin
 - a. Site Plan Approval Review – Plans and Submittal Checklist
 - b. Development Prospectus
 - c. Abutters List
 - d. Project Narrative and Impact Analysis
 - e. Fire Flow Certification
 - f. Drainage Calculations
 - g. Construction Management Plan
 - h. Subsurface Conditions
 - i. Response to DPW Comments of the Preliminary Submittal.

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WELLESLEY MA 02482
2004 NOV 29 A 11:46

All of the above referenced Plans and submission materials were 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 were received and are on file in the office of the Zoning Board of Appeals.

Decision

This Authority has made a careful study of the plans and materials submitted and the information presented at the hearing. Wellesley College's proposed renovation of the existing Oakwoods house and construction of a three story 5,410 square foot addition located at the east end of the house, constitute a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw, as the project includes construction of 2,500 or more square feet of gross floor area. The project is also pursuant to Section XIVE of the Zoning Bylaw as it is a Major Construction Project to be built in a Water Supply Protection District.

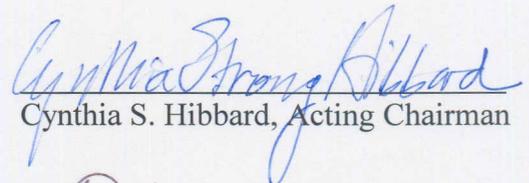
It is the opinion of this Authority that the proposed plans listed in the foregoing Statement of Facts for the Oakwoods restoration comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways and insure adequate protection of water, sewerage and drainage. Furthermore, compliance with Section XVI, Section XXV and Section XXII of the Zoning Bylaw is ensured.

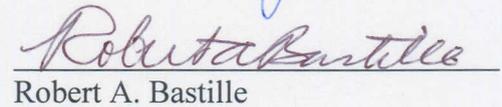
Site Plan Approval for the Oakwoods restoration is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, XIVE, and Section VII of the Zoning Bylaw.

ZBA 2004-76
Petition of Wellesley College
106 Central Street

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
Inspector of Buildings
lrm


Cynthia S. Hibbard, Acting Chairman


Robert A. Bastille


J. Randolph Becker

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