

TOWN OF WELLESLEY



MASSACHUSETTS

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

Record, Decision and Site Plan Approval

ZBA 2010-88
Petition of Tenacre Country Day School
78 Benvenue Street

On November 15, 2010, TENACRE COUNTRY DAY SCHOOL, 78 BENVENUE STREET filed a petition for Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of a grass playing field located at the southwest corner of the School property at the intersection of Benvenue and Grove Streets. The Petitioner is requesting a waiver of Section XXI of the Zoning Bylaw for relocation of 52 seasonal parking spaces that will be serviced by a new driveway to be accessed via an existing curb cut on Grove Street on Dana Hall property.

Public Hearings

The Board conducted public hearings on December 16, 2010 and January 27, 2011. The Board voted to grant Site Plan Approval on January 27, 2011.

Presenting the case at the hearing was Laurence Shind, Esq., who said that he was representing Tenacre Country Day School (the "Petitioner") (Tenacre). He said that also present were Rod Fletcher, Business Manager, Chris Elliot, Headmaster, Jane Shoplick, Landscape Architect, Bill Foley, member of the Board of Trustees, and Verne Porter, Project Engineer.

Mr. Foley, Cornell Road, said that the school just celebrated its centennial. He said the project will involve moving the playing field closer to the Benvenue/Grove Street intersection. He said that the existing field is inadequate. He said that the field is not level and has tree roots growing through it.

Mr. Foley said that the land in the Benvenue/Grove Street corner has always been inaccessible because of the recess of the aqueduct. He said that the MWRA has given the school permission to use part of their land.

Mr. Foley said that they will be protecting the wetlands. He said that they will be closing a curb cut on Benvenue Street that has been used to access parking on the grass.

Mr. Foley said that they will be providing extensive screening along Benvenue and Grove Streets. He said that the screening will be irrigated and maintained professionally. He said that the field will be sod

and will be irrigated. The Board said that there was nothing in the application that indicated that. The Board said that the plans should be revised to show where the irrigation will be and where the water will be coming from. Mr. Porter said that the meter pit is shown on the plans. The Board said that the piping must be shown. Mr. Foley said that the existing field is irrigated.

Mr. Foley said that they will be building a one-way 15 foot wide driveway to be used only for student dropoff and pickup. He said that for many years parents have been using the same curb cut to access a shared driveway on Dana Hall property to drive past the barns to the Tenacre parking lot. He said that traffic then exits to Benvenue Street. He said that a concern is the proximity to the horses. He said that the new driveway will be moved further away from the horses and onto Tenacre property.

Mr. Foley said that dismissal lasts about 45 minutes. He said that someone from the school goes down every day to open and close the gate.

Mr. Porter said that the new driveway will be 700 to 800 feet long.

Mr. Foley said that cars park at southwest corner of the property on occasion. He said that those cars are predominantly for camp counselors in the summertime. He said that the number of cars varies according to the number of campers. He said that two or three times a year, there are occasions such as Grandparents' Day or the Christmas Play when cars will park there.

Mr. Foley said that the proposal is to have cars park along the sides of the new driveway. He said that there will be enough room on both sides of the driveway for cars to park in an orderly fashion. He said that it will be a grassed area with a good base of gravel underneath when not used for parking. He said that the parking will be located away from the neighborhood and the corner of Benvenue and Grove Streets. He said that there will be less traffic on Benvenue Street.

Mr. Foley said that there will be no snow plowing on the proposed parking area.

Mr. Foley said that there are 80 spaces around the school for school parking. He said that during the summer they prefer to have the parking in the grass area because there are children running around the campus. He said that there are more children in the camp program than children who attend the school. He said that the pickup route is the same as the one used during the school year.

Mr. Elliot said that the number of camp counselors varies. He said that the counselors arrive before the campers and leave after the campers. He said that for a good session they may have 80 to 100 counselors and for an off session they may have 40 to 50 counselors.

Mr. Elliot said that Tenacre Country Day School is for pre-K through grade 6. He said that they have approximately 190 students.

The Board confirmed that there will be 56 spaces in the proposed parking area. Mr. Foley said that they have found over the years that the parking has been more than adequate. He said that the parking spaces in the proposed area will be more organized.

The Board said that it was concerned about parking on the grass. The Board said that camp counselors tend to have older cars that leak oil and other fluids. The Board said that there is nothing to protect the ground or the groundwater. The Board said that the proposed plans do not come close to attempting to meet the parking regulations.

The Board said that it has allowed similar parking on a temporary basis. The Board said that the proposal is for heavily used permanent seasonal parking. Mr. Elliot said that people have been parking in the grass area since they've had a day camp, which is about thirty years. The Board said that this is an opportunity to improve that situation.

Mr. Porter submitted responses to the Engineering Memo dated December 10, 2010. He said that they will revise the plans by adding more information.

The Board said that a Construction Management Plan (CMP) must be submitted. The Board said that the contractors must comply with the CMP.

The Board said that it will need to see all of the information from all of the reports.

The Board said that 4,000 yards of fill will be brought to the site. The Board said that there should be some documentation to show that there is no contamination of the fill.

The Board said that Condition #17, Exhibit A of the agreement with the MWRA states that the use of fertilizers, pesticides, herbicides and all chemicals are prohibited within MWRA property.

Mr. Porter said that there is no signage proposed along the new driveway. He said that the parents will be the only ones using the driveway. The Board said that although the driveway will be on-site, there should be signage for speed and possibly speed bumps.

Mr. Porter said that parking will not be open to the general public. He said that the counselors will be told how to park.

Mr. Porter said that spectator parking will be in the lot by the school. Mr. Porter said that the spectators would walk from the parking lot where the playground is between the buildings and over to the field. He said that there is a path between the two fields. He said that once they get to the field they can walk across it.

The Board said that it will need to see dimensions for the proposed soccer field. The Board said that the narrowest field allowed by FIFA is 150 feet wide. Mr. Elliot said that the existing field is inadequate and too narrow. He said that they are looking to build a more appropriate field for their program.

The Board said that there is a stone wall along Grove Street shown on Sheet 3 of 9, Grading Plan. The Board said that the grade slopes at the rear of the wall. The Board said that there is a six foot drop behind the stone wall. The Board said that if the ball goes over to the corner it could roll down the slope and into the driveway. The Board asked about creating a more gradual slope.

The Board asked if temporary devices, such as netting, will be used to contain the balls. Ms. Shoplick said that there will be a double row of mostly evergreens on Grove Street. She said that over time the trees will get taller and will stop the balls. She said that spruces maintain their lower branches. She said that the trees will be eight to ten feet when they are first installed. She said that there will also be some rhododendrons and other shrubs that will grow to be five to six feet high. She said that those will also provide some buffering.

The Board said that seasonal netting behind the goals will probably be needed for the first eight to ten years, as the goal line is only 32 feet from the street.

The Board said that a drain line will be installed where a stream flows now. The Board said that the drain connects to an existing culvert under Grove Street. The Board asked where the stream goes after that. Mr. Porter said that it used to go through the property on the other side but was filled in by Mr. Behrend. He said that Mr. Behrend has made a connection to the Town storm drain line in Grove Street. The Board confirmed that overflow from the wetlands will go into the Town's stormwater system.

The Board said that there is approximately 250 feet of open air drainage between the two pipes. Mr. Porter said that currently there is an open channel that goes down to the headwall at Grove Street.

The Board said that the Town has Municipal Stormwater Drainage Rules and Regulations. The Board said that there are requirements for Best Management Practices for connecting to the Town's stormwater drainage system. The Board said that it may ask the Town Engineer to review the dewatering system for protection of the Town's system from the sediments during construction.

Mr. Porter said that they are only changing the discharge point. He said that they will be moving the culvert over a little.

The Board confirmed that there is a 24 inch pipe at the headwall. The Board suggested that there be a protective grate there to prevent children from climbing in. Mr. Porter said that a 6 foot high chain link fence will be installed on top of the concrete headwall to keep people from falling off of the wall. The Board confirmed that there is a manhole at the other end to access the pipe in case of emergency.

The Board said that proposed catch basins 1 and 2 are for the parking area, and that catch basins 3 and 4 on the plans are also near the parking area. The Board asked if catch basin 5 will be permanent or just for dewatering. Mr. Porter said that it will be permanent. The Board said that catch basin 6 is for the roadway. The Board asked why there will be one catch basin for the whole roadway area. Mr. Porter said that most of the water will be going down towards the street.

The Board said that the plan does not show grading around the catch basin. Mr. Porter said that it is at the lowest point. The Board confirmed that the existing grades will allow the catch basin to function.

The Board confirmed that only overland flow will go to the Town's system from the parking area and the roadway. The Board said that half of the field will go to catch basin 5 and the other half will go to the catch basins at the bottom of the parking area.

The Board asked if the three existing catch basins will be shown on the plans. Mr. Porter said that those catch basins are on Dana Hall property. He said that Tenacre does not have any record of where or if they are connected.

The Board asked if pretreatment will be added for the two infiltration systems for oil removal. Mr. Porter said that they will look at that. He said that they have catch basins with deep sumps and hoods that should take care of any oil on the ground. He said that they will make that information clearer on the plans and will make sure that they meet the Town's standards.

The Board said that, although a Maintenance Plan was submitted, vendor specification sheets should also be submitted so that the Board can see the linkage between the stormwater calculations and the sizes chosen for the infiltration systems. The Board said that the vendor specification sheets will show what the recommended sizes are for the modeling done and will have some recommended maintenance details.

Mr. Porter said that the filter fabric with a minimum 12# overlap that is discussed in comment #2 of Mr. Porter's response to Mr. Saraceno's comments will be for all of the drainage structures. He said that it is graphically shown but needs to be labeled that it is 12" over.

The Board asked about the letter from the traffic engineer that was referred to in Mr. Porter's response letter. The Board said that the statement that sight distance is achieved by the stone wall does not demonstrate that it complies with the traffic visibility issue. Mr. Porter said that they can revise the Landscape Plans to show the 20 foot visibility triangle.

Ms. Shoplick said that at the corner of Benvenue and Grove, there will be spruce trees that will get to be about 20 feet wide at maturity and are drawn at about 17 feet wide on the plans. She said that in front of the spruces will be oak leaf hydrangeas. She said that they grow to be about four to five feet wide, as shown, and will not spread any further towards the intersection.

Mr. Porter said that the three foot retaining wall along Benvenue Street will be flush with the street. He said that it holds the sidewalk up. He said that the sidewalk will be higher than the field.

The Board said that Condition #2 of the Order of Resource Delineation states in that, "the inner 0-50-foot wide area from the delineated wetland boundary that has a buffer Zone shall not be disturbed by any work associated with this project." The Board said that Condition #9 states that, "no work is allowed, and no additional NOI or RDA shall be filed, for any work within the 0-50-foot Buffer Zone." The Board said that a 25 foot no disturbance area is shown on the plans. The Board asked if there is an Applicability Determination or any special conditions attached to the ORAD to modify that. Mr. Porter said that the Site Plan before the Board is the same Site Plan that the Wetlands Protection Committee (WPC) reviewed.

The Board said that in the Order of Conditions, Special Conditions #21, states that, "all wetland mitigation planting work within the 25-foot No Disturbance buffer zone shall be completed by hand." The Board said that something must be submitted from the WPC clarifying the issue of work within 50 feet of the delineated wetland boundary. The Board said that it appears that there is no permission to build the headwall because although it will be outside the 25 foot no disturbance area, it will be within the

50 foot no disturbance area. Mr. Shind said that he read that the simplified buffer zone is not applicable on this. He said that they will clarify that.

The Board said that the Drainage Summary Report indicated that there would be a small increase in post-development peak discharge rates for a two-year storm event. The Board said that would not meet the Town's Stormwater Requirements. Mr. Porter said that it is probably due to a directional thing and where flows are going. The Board asked for clarification of the meaning of the two asterisks next to the Controlled Post Development Runoff Conditions in the Drainage Summary. Mr. Porter said that he would clarify both issues.

The Board said that Item #6 of the Long Term Pollution Prevention Plan should be consistent with the MWRA Agreement which completely prohibits storage and use of chemicals, herbicides, pesticides or other hazardous materials on MWRA property. Mr. Porter said that the MWRA property consists of a 60 to 100 foot swath through the middle of the field. He said that they will state in the documents that storage and use of chemicals, herbicides, pesticides or other hazardous materials will not occur on MWRA property.

The Board said that the Planning Board had some comments about the exemption of parking regulations because of an educational use. Mr. Shind said that they consider this project to be part of the school's recreational operation, which is part of their educational mission.

The Board said that it was concerned about leaving the parking area grassed. The Board said that the project would have to meet more of the requirements of Section XXI Subpart 3.

Mr. Elliot said that parking on both sides of the new road was proposed. He asked if paving on one side and leaving the other side grassed would be acceptable. The Board said that seasonal and event overflow use of the paved parking area would be acceptable with the understanding that during the summer there may be some overflow onto the grass area, as needed.

The Board said that the paved parking should be on the north side of the driveway. The Board said that the Petitioner might consider making a path from the new parking spaces over to the campus.

The Board said that if there is to be paved parking, it would need to see updated plans and Stormwater calculations for the additional impervious surface. The Board said calculations for oil removal do not need to be submitted as long as they are accepted by the Engineering Department as meeting the requirements.

Jared Chase, 59 Benvenue Street, said that he lives directly across from Tenacre on the corner of Arden Road and Benvenue Street. He said that he supported the project. He said that there is a parking issue during the summer when camp is in session. He said that the existing parking is not adequate to support the kind of volume that he has seen over the years. He said that the existing parking has caused congestion on Benvenue Street, which is very narrow. He said that one solution might be to limit the total number of vehicles that are allowed during a period of time. He said that he hoped that the proposed project will be a solution to that problem.

The Board said that the proposal is to move the parking access from Benvenue Street to Grove Street. Mr. Chase said that will be an improvement.

Sheila Thoman, 2 Ingraham Road, said that her driveway is almost directly across from Maple Manor Drive, which is currently used for entering the Tenacre property. She said that the intent is to continue to use that entrance. She said that Grove Street is very busy. She said that posted speed limits are not observed. She said that there are often times when she cannot exit her driveway because of traffic queues on both sides of the road, which happens frequently in the summertime. She said that the camp has made great strides to try to handle traffic problems but issues still come up.

Ms. Thoman said that the proposed contorted driveway could slow traffic entering the property down. She said that she was concerned that traffic problems may get worse.

Alicia Acarajo, 175 Grove Street, said that Grove Street is very busy. She said that she was concerned about the proximity of the plantings at the intersection of Benvenue and Grove Streets. She said that the plantings create a barrier to the corner. She said that recently there was a bad accident at the intersection of Benvenue and Grove Streets where a vehicle breached the retaining wall on the property. She said that many children sit on the wall in the morning.

Ms. Acarajo said that she was concerned about the proximity of the goal to Grove Street. She said that she just moved out of the city and is not interested in having netting of any sort across from her home. The Board said that it would require that the netting be the type that would be put up for games and then taken down afterward. The Board said that the netting would not be a permanent installation.

Ms. Acarajo said that she was concerned about having to look at a chain linked fence. The Board said that it is a safety requirement because of the culvert.

Ms. Acarajo said that she did not want to see a traffic light going in at the intersection of Benvenue and Grove Streets. She said that if the plantings obscure the corner, there may be a necessity for a traffic signal there. The Board said that would be under the jurisdiction of the Board of Selectmen.

The Board said that DPW Regulations require that there be a certain setback area for visibility and sight line distances. The Board said that it would impose a condition that the school keep their landscaping trimmed to maintain the sight visibility. The Board said that there can be no landscaping above a certain height going 20 feet in both directions from the corner.

Ms. Shoplick said that the front of the shrub mass is 25 feet from the corner. She said that the shrub mass is approximately five feet high. She said that 10 to 15 feet behind that is where the trees will be located. Ms. Acarajo asked if five foot high shrubs would obscure the sight line around the corner for a person in a non-SUV vehicle. The Board said that it would not.

Ms. Acarajo said that the event parking occurs more than six times a year. She said that almost every day there are two or three cars parked in the grass area. Mr. Elliot said that the school did have a special event on the previous Saturday night when they held their Centennial Celebration. He said that there may be six to eight cars that are parked there in the afternoon that belong to parents who walk across to pick up their children instead of waiting in the vehicle queue. He said that would change under the new format.

Alfred Thoman, 2 Ingraham Road, said that he and his wife have lived there for 32 years. He said that they have looked at the mouth of Maple Manor Drive for all of that time. He said that the proposed hairpin turn going into the driveway has the potential for an accident to happen. He said that cars going North on Grove Street are going downhill and they are going fast. He said that someone with a pickup truck on their tail who is trying to turn into the drive might miss it and hit the tree. He said that he thought that was very dangerous.

The Board asked if there is a traffic detail in the summer at the beginning and end of the camp day. Mr. Elliot said that that they do not have a police detail there but they do have a camp administrator directing traffic. He said that the camp administrator has been doing that for the past 15 years. The Board said that having a policeman there for an hour would probably help with traffic going in and out.

Mr. Elliot said that traffic queues used to back up on Grove Street and Ingraham Road. He said that they downsized the summer program by eliminating the sports camp. He said that they strongly suggest to parents of campers that they do not park in front of driveways and to be very careful. He asked that the neighbors let him know if there are queuing problems during the school year as well so that he can make some changes to prevent that from happening.

The Board said that it appears on the plan that there will be a longer queuing distance on the new driveway. The Board asked that a traffic engineer submit calculations showing the queuing distance.

The Board voted unanimously to continue the hearing to January 27, 2011.

January 27, 2011

Presenting the case at the hearing was Verne Porter. He said that they made revisions to Sheet 2, Site Plan. He said that a CMP was added to Sheet 10.

Mr. Porter said that the driveway and parking areas are shown on Sheet 2. He said that a couple of parking spaces were added. He said that there will be 29, 9 x 19 paved parking spaces on the north side of the driveway and 26 grassed over gravel parking spaces on the south side of the driveway. He said that the new paved parking will be striped.

Mr. Porter said that they added speed limit signs on the driveway. He said that a stop sign was added at the end. He said that they added queue distances to the plans. He said that the existing driveway is 777 feet and the proposed driveway will be 917 feet. He said that the increase of 140 feet can accommodate eight or nine additional cars.

Mr. Porter displayed the location of the gates. He said that the entry gate will be closed off.

Mr. Porter said that the existing playground is now shown on the plans.

Mr. Porter said that the increase in the post-development peak discharge rates for two-year storm event was due to the location of catch basins. He said that rather than going directly to the Town's storm drains, those catch basins will go to the infiltration system first and only the overflow will go to the Town's

system. He said that they added a smaller catch basin. He said that eliminated the slight increase. He said that they will be compliant with all of the Town's regulations.

Mr. Porter said that they added the details that the DPW was looking for on the plans.

The Board said that the CMP should be a written document. Mr. Porter said that they included all of the notes. He said that they have shown the silt fencing and areas for stockpiling materials. He said that it gives the contractor a follow up plan.

The Board said that a wheel wash was not shown on the plan for the vehicles exiting the site. Mr. Porter said that is shown on the plan as the temporary construction entrance. He said that it will be fabric with stone. He said that the mud is supposed to come off of the tires when the trucks are driven over the fabric. The Board said that there is no source of water shown. The Board said that the tires should be washed off with a hose.

The Board said that, even with a wheel wash, dirt will still make it out onto the street. The Board said that there needs to be a plan for sweeping the affected streets.

The Board said that a lot of fill will be brought onto the site. The Board said that there was no information provided for the truck routes to bring the fill to the site. The Board said that the school is located in a residential neighborhood. The Board said that it would need to see where the trucks will be coming from and the hours. Mr. Porter said that they will be using 10 or 18 wheelers to bring the fill onto the site. The Board said that the Applicant should check with the Wellesley Police Department for their input as to what route the trucks should use.

The Board said that Grove Street has a lot of traffic in the morning. The Board said that there should be no deliveries before 9 a.m. or after 3 p.m.

The Board asked what precautions will be taken to prevent spills when heavy equipment is refueled on the site. Mr. Porter said that the equipment is usually fueled from tanks at the back of pickup trucks. He said that they could designate a fueling area. The Board said that the plans should show that area. The Board said that something should be put down near the entrance to contain spills.

Mr. Foley said that they hope to start construction as soon as possible and have the field completed by April. The Board said that will be mud season. The Board said that Grove Street may have to be swept on a daily basis.

The Board asked if there will be any rock crushing on the site. Mr. Porter said that there will not be. He said that they will be bringing in clean granular fill, in accordance with their agreement with the MWRA.

The Board asked about #7 under the General Notes on Sheet 10. Mr. Porter said that item concerned the possibility of screening loam.

The Board said that it will want to see a written CMP that includes who is responsible, truck travel routes and fueling. The Board said that the contractor will have to provide all of his contact information to the Police and Fire Departments, as well as to DPW (Town Engineer) and the WPC.

Mr. Porter said that the Conservation Administrator will be supervising any work done in the Wetlands area. He said that Engineering will oversee the construction of the infiltration system and utilities.

The Board said that there is an Operations & Maintenance Plan (O & M) that calls for inspections. Mr. Porter said that he would typically do the inspections. He said that he has worked for the school for the past 15 years. He said that they have a similar system in the other parking lot that was put in when the Library was built.

The Board said that it will need to see copies of the O & M reports for the first two years. The Board said that the O & M's should also be filed with the Town Engineer.

The Board asked if there is a threshold for sediment buildup. Mr. Porter said that the catch basins have four foot sumps. He said that they are typically cleaned when they are one-third full. The Board said that information should be added to the plan.

Mr. Porter said that there was a detail in the plan for the drain for dewatering that was reviewed by the Town Engineer.

The Board said that it would like to see a letter from the Town Engineer saying that all of the comments have been addressed.

Mr. Porter said that the calculations for pervious and impervious surface were revised and are shown on Sheet 3. The Board said that the Development Prospectus should be updated.

Mr. Porter said that they did not create any handicapped parking and that access to the field will be across the grass. He said that they could take three of the paved spaces north of the driveway to make two handicapped spaces. The Board said to use the three end spaces.

Mr. Porter said that he added a detail for the sprinkler system on Detail Sheet B.

The Board said that the CMP should state that there shall be no construction worker parking on any Town roads. The Board said that there shall be no construction traffic on Benvenue Street.

The Board said that because the property is located in a residential neighborhood, construction hours will be limited to 8 a.m. to 5 p.m. on weekdays and from 9 a.m. to 4 p.m. on Saturdays.

The Board said that the contours at the wall on Grove Street are different on Sheets 3 and 4. Mr. Porter said that he only revised Sheet 3.

The Board said that no work shall be done until the contractor agreement is added to the CMP.

Submittals from the Applicant

- Application for Site Plan Approval, dated 10-26-10
- Project Overview
- Site Plan Approval Review – Plans and Submittal Checklist, dated 10-15-10
- Development Prospectus, dated 10-15-10
- Drainage Summary, dated 9-1-10, revised 1-16-11, stamped by Stephen E. Poole, P.E.
- Order of Resource Area Delineation, DEP #324-608, dated 1-6-09
- Letter to William Foley, dated 10-6-10, re: Tenacre School Use of Sudbury Aqueduct for Soccer Fields Permits, from Michael J. McCarthy, P.E., MWRA
- MWRA Permit #1306, dated 6-30-10
- MWRA Permit #1321, dated 6-30-10
- Certificate of Liability Insurance, dated 7-21-10, MWRA as certificate holder
- Letter to William D. Carlson, Principal, dated 9-17-10, re: Tenacre Country Day School Proposed Access Change, from CCA Traffic Engineers & Planners
- Letter to Town of Wellesley Zoning Board of Appeals, dated 12-16-10, re: responses to Engineering Memo dated 12-10-10, from Verne T. Porter Jr., PLS

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1	Cover Sheet	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 2	Playground & Drive Location	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 3	Grading & Utility Locations	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 4	24" Drain Plan & Profile	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 5	Drainage System Profiles	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 6	Detail Sheet	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 7	Erosion Control Plan – Construction Notes	9-1-10	Verne T. Porter Jr., PLS	10-18-10
Sheet 7	Detail Sheet B	1-11-11	Verne T. Porter Jr., PLS	
Sheet 8	Existing Conditions Plan	9-1-10	Verne T. Porter Jr., PLS	10-18-10 & 1-11-11
Sheet 9	Centennial Field Planting Plan	8-12-10	Shoplick Associates	10-7-10 & 1-14-11
Sheet 10	Construction Management Plan	1-11-11	Verne T. Porter Jr., PLS	

On October 16, 2009, the Wetlands Protection Committee issued an Order of Conditions, MA DEP 32-630.

On November 24, 2010, Francisco A. Frias, WMLP Supervisory Electrical Engineer, stated that the MLP reviewed the information provided for the project and determined that there are no electrical implications concerning this project.

On December 10, 2010, George J. Saraceno, Senior Civil Engineer, submitted DPW comments regarding the proposed project.

On December 14, 2010, the Planning Board reviewed the petition and recommended that Site Plan Approval be granted with conditions.

On December 16, 2010, the Design Review Board reviewed the petition and recommended that the Zoning Board of Appeals approve the project as submitted.

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below.

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

General Conditions

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on January 27, 2011. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.

3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, the Conservation Administrator or any other applicable local inspector or board.
4. The Applicant shall submit a letter from the Town Engineer stating that all of the comments have been addressed.
5. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public.
6. There shall be two handicapped parking spaces located at the end of the paved parking area that is north of the driveway.

Construction Conditions

7. The Applicant shall submit a revised Construction Management Plan that lists responsible parties for construction truck travel and fueling on-site. The Construction Management Plan shall discuss construction vehicle traffic routes and street sweeping plans. The Construction Management Plan shall state that there will be no construction traffic on Benvenue Street and no construction worker parking on any Town Roads.
8. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
9. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 8:00 a.m. and no later than 3:00 p.m. and between the hours of 9:00 a.m. and 2:00 p.m. on Saturday. Construction work may be performed on the Site Monday through Friday commencing not earlier than 8:00 a.m. and completing not later than 5:00 p.m. and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday.
10. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash.
11. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the site.

Use Conditions

12. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations". Copies of the Operations and Maintenance Plan Reports for the first two years shall be submitted to the Zoning Board of Appeals and the Town Engineer.
13. The Project shall be in conformance with the Massachusetts Water Resources Authority Permits #1306 and #1321, dated June 30, 2010.
14. Landscaping shall be in conformance with the Planting Plan and Planting Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.

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.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm

