

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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ZBA 2015-47  
Petition of Dana Hall School  
37 Dana Road

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 4, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of DANA HALL SCHOOL requesting Site Plan Approval pursuant to the provisions of Section VII, Section XVIA and Section XXV of the Zoning Bylaw for construction of a 14,933 square foot patio and landscaping, at 37 DANA ROAD, in an Educational District.

On April 29, 2015, 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 were William Foley, Trustee, Dana Hall School, David Himmelberger, Esq., and Jane Shoplick, Architect. Also present were Jeff Pilat and Andy Truman, Samiotes Consultants Inc., Charles Breslin, Chief Operating Officer, and Robert Mather, Assistant Head of Schools, Dana Hall School.

Mr. Himmelberger said that the request is for Site Plan Approval to disturb more than 5,000 square feet of vegetated cover in the area that is outside of the Dining Center that is in the process of being renovated. He said that it was originally thought that it would be less than 5,000 square feet of disturbed area but fundraising for the project was stronger than anticipated. He said that it became clear that, to do the project right, it would be appropriate to disturb more than 5,000 square feet and come to the Board for Site Plan Approval.

Mr. Himmelberger said that the project received favorable recommendation from the Design Review Board (DRB). He said that all of their recommendations were incorporated except for the walkway that was eliminated. He said that the DRB and Planning Board recommendations concerned the layout of the fireplace area to modify it to ensure full wheel chair accessibility around the benches and the fireplace. He said that grading will not exceed 2 percent in any direction in the plaza area which is directly in front of the dining facility. He said that the southern-most band of pavers will begin at the southern intersection of the wall and the threshold of the area. He said that seating with back support will be provided. He said all of that has been incorporated into the plans.

Ms. Shoplick displayed a rendering of the finished project and photographs of the existing conditions. She displayed the location of the project on the campus.

Ms. Shoplick said that there is currently a mound in front of the student center. She said that the finished floor of the Student Center is 2.5 feet lower than the top of the mound. She said that they wanted to solve some drainage issues as well as create the patio by lowering the grade.

Ms. Shoplick displayed a Plan View of the patio. She said that it is defined by two low seat walls that are 18 inches high, 20 inches wide and made out of dark gray granite with a bluestone cap. She said that two zones were defined. She said that one is more of a circulation zone which is close to the building and connects the north door with the two southern doors. She said that area will be marked with gray concrete pavers. She said that the seating area will be in a different pattern and a mocha brown color. She said that the dining area will have five tables and chairs and umbrellas. She said that the fire pit is a ring with a two foot diameter. She said that it will be surrounded by three banks of benches that are moveable for handicapped access.

Ms. Shoplick said that they will remove three trees but will put other trees back. She displayed the location of the path that they will be removing.

Ms. Shoplick said that there will be contrasting bands of pavers that will line up with the window mullions on the building. She said that they will be evenly spaced along the façade. She said that at the southern end they will widen the band to make a threshold, based on the recommendation from DRB.

Ms. Shoplick said that they will relocate two of the post lights. She said that they will add two more. She said that they will add small four inch high path lights to light the area directly in front of the path. She said that they will add four inch diameter LED low voltage lights to mark the arc which is at the intersection with the contrasting pavers. She said that the light poles will be 12 feet high with full cut off. She said that existing light poles on the campus are 12 and 20 feet.

Mr. Himmelberger said that the plans were reviewed by the Department of Public Works (DPW). He said that Mr. Saraceno sent an email to the Board indicating his satisfaction with the stormwater/drainage issues.

The Board said that there will be more impervious surface. The Board asked what will happen to the water. Mr. Pilat said that it will be captured by trench drains placed at the limits of the terrace and recharged into the ground via drywells and HDPE pipe that will be placed off of the face of the terrace.

The Board asked what will happen to the water when the topography is changed by lopping off the mound. Mr. Pilat said that some of it will be captured by the trench drains. He said that there will be a new trench drain in the walk and a new catch basin.

The Board said that, starting at the fire pit and working back on the gas pipe, there is a valve toward the building. The Board asked who will have access to the valve. Mr. Breslin said that the campus safety officers are on duty 24 hours a day and will have access to the key for the key shut off. He said that there will be adult supervision when the fire is lit. He said that the safety officers will make sure that the gas is shut off as well. He said that there is a shutoff at the fire pit and another back at the building. Mr. Foley said that the shutoff will be in a box in the interior vestibule in the building.

The Board asked about proximity of the closest residence. Mr. Foley said that it is up on the hill behind the property. The Board asked if the plans are to use the patio for other than school use. The Board asked about night time gatherings of 50 to 100 people. Mr. Breslin said that the whole concept is to have a gathering space out there. He said that they may use it a handful of nights in the fall. He said that it will be for school use.

The Board confirmed that Dana Hall is currently renovating the interior of the building and that no exterior work has started. The Board asked if the builder would have a problem if the Board placed a contingency in its decision that the stormwater management system must be constructed before the pavers are put in place. Mr. Himmelberger said that is acceptable.

The Board asked about the fill that will be lopped off of the top of the hill. Ms. Shoplick said that it will be disposed of off-site. The Board asked how many truck loads are anticipated. Mr. Pilat said that it will be six truck loads a day for five days. The Board asked what route will be used for that. Mr. Pilat said that they will access Dana Road from Grove Street and then back out to Grove Street to Route 16. Mr. Foley said that the location of the dump site at the time will determine whether the trucks will go east or west on Route 16. The Board said that the Construction Management Plan (CMP) only said that traffic would be directed to Grove Street. Mr. Foley said that there will be very limited trucking. Mr. Himmelberger said that the work will be done during the summer in anticipation of the students return in September. He said that summertime in Wellesley can be very quiet.

The Board said that the CMP is proportional to the size of the project. The Board said that the location of the project is insulated from a lot of the normal impacts. The Board said that information was provided about the trucks, the normal work week, and the peak work force.

Mr. Foley said that they held an open house for the neighbors in April to show them the plans.

The Board asked about other infiltration systems on campus. Mr. Breslin said that there is a capture system on Shipley Field with basins under the field.

The Board asked who will be responsible for maintenance of the infiltration system after the project is completed. Mr. Breslin said that Dana Hall has an extensive Facilities Department that runs the campus. He said that the Director of Facilities will oversee that.

There was no one present at the public hearing who wished to speak to the petition.

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**Submittals from the Applicant**

- Letter of Authorization, dated 4/7/15, from Charlie Breslin, Chief Financial Officer/Chief Operating Officer, Dana Hall School
- Application for Site Plan Approval, dated 4/8/15
- Site Plan Approval Review – Plans and Submittal Checklist, dated 4/8/15
- Development Prospectus, dated 4/8/15
- Construction Management Plan, dated 4/8/15
- Light Schedule, dated 4/8/15
- Cut Sheets for Small Scale In-Grade Luminaries, Drive-Over Surface-Mounted Luminaries to illuminate Ground Surfaces, SL1/SL3/SL5 Site Lightforms Bollards, Universe Collection Medium LED-UCM, Universe Collection – Medium/Large Scale UCM/UCL, Social Circle Fire Pit
- Stormwater Report, dated 4/7/15, prepared Samiotes
- Abutters List

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	4/8/15		5/28/15
EX-101	Existing Conditions Plan of Land	12/19/14	Samiotes Consultants, Inc.	5/26/15
EX-102	Existing Conditions Plan of Land	12/19/14	Samiotes Consultants, Inc.	
EX-103	Existing Conditions Plan of Land	12/19/14	Samiotes Consultants, Inc.	
EX-104	Existing Conditions Plan of Land	12/19/14	Samiotes Consultants, Inc.	
EX-105	Existing Conditions Plan of Land	12/19/14	Samiotes Consultants, Inc.	
C-101	Site Preparation Plan	4/8/15	Stephen R. Garvin, P.E.	5/28/15
C-201	Site Utility Plan	4/8/15	Stephen R. Garvin, P.E.	5/28/15
C-301	Civil Details	4/8/15	Stephen R. Garvin, P.E.	5/28/15
LA-101	Landscape Plan	4/8/15	Jane Shoplick, RLA	5/26/15 & 5/29/15
LA-201	Landscape Details	4/8/15	Jane Shoplick, RLA	5/26/15 & 5/29/15

On April 24, 2015, the Design Review Board reviewed the project and voted unanimously to recommend approval.

On May 5, 2015, Deputy DiGiandomenico, Wellesley Fire Department, reviewed and approved the project. The Fire Department reserves the right for final approval at time of issuing a building permit.

On May 7, 2015, Jim Verner, Superintendent, Wellesley Municipal Light Plant (MLP), reviewed the project and stated that the MLP will be able to adequately provide electric service.

On June 2, 2015, George Saraceno, Senior Civil Engineer, Department of Public Works, reviewed the project and submitted comments.

On June 4, 2015, the Planning Board reviewed the petition and recommended that Site Plan Approval be granted.

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 June 18, 2015. 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. All erosion control and stormwater management installation shall be done prior to any of the hardscape or soft landscaping
4. The patio shall be used for standard school use and nothing further than that.
5. 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.

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6. 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.

### Construction Conditions

7. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
8. 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.
9. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash.
10. 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

11. 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.
12. 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.

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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.

  
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J. Randolph Becker, Acting Chairman

  
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Walter B. Adams

  
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Derek B. Redgate

cc: Planning Board  
Inspector of Buildings  
lrm