

TOWN OF WELLESLEY



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ZBA 2015-56

Petition of Town of Wellesley Department of Public Works
30 Municipal Way

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 18, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of TOWN OF WELLESLEY DEPARTMENT OF PUBLIC WORKS requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for demolition of existing salt and sand sheds with a total area of 4,260 square feet, and construction of a new salt shed in the same location with a total area of 6,720 square feet, one 1,200 square foot lean-to and one 1,800 square foot lean-to, for a total square footage of 9,720 square feet. The height to the peak of the existing salt shed is 26 feet and the height to the proposed salt shed will be 42 feet. The project is located at 30 MUNICIPAL WAY, in a Residential District.

On May 19, 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 Dave Hickey, Town Engineer, Doug Steward, Assistant Town Engineer, Jamie Fayer, Professional Engineer, Weston and Sampson, and Mike Pakstis, Director, Department of Public Works (DPW).

Mr. Redgate disclosed that he lives at 30 Woodlawn Avenue. There was no one present at the public hearing who objected to Mr. Redgate sitting for this petition.

Mr. Hickey discussed the history of the project. He said that he has been involved with this project for at least a year. He said that they looked at a variety of sizes, materials and locations. He said that the existing structure is 40 years old and weathered wood. He said that directly beside it is a salt/sand combination building that has some structural issues. He said that they are currently monitoring cracks in there. He said that loading can be tricky. He said that the existing salt shed holds approximately 1,000 tons, which is small by today's standards.

Mr. Hickey displayed a color key map of the site.

Mr. Hickey said that they looked at fabric buildings, similar to what they have at the RDF. He said that salt shed operations are moving away from that, in part because of the metal. He said that the trend is to go with a high arch gambrel. He said that there is more opportunity to put salt into it, which gives more value for the investment. He said that it is also easier to get to a door height that allows dumping inside,

which was important from an operations, loss of materials and environmental standpoint. He said that the high arch gambrel building has a solid sheathed roof and sides. He said that they started out with something that was bigger and in a different location. He said that proximity to fleet operations was a consideration. He said that some of the concern is the elevation. He said that because of utility and grading issues, the proposed structure will be located further west, closer to the railroad. He said that the total structure will be 6,720 square feet with lean-tos on the east and south. He said that the lean-tos will be covered. He said that the one to the east will be 1,200 square feet and the one to the south will be 1,800 square feet. He said that they will have the ability to store plows and other DPW equipment that could be left outside but would do better under a roof.

The Board asked if there was any consideration to putting the salt shed at the RDF. Mr. Hickey said that there was not a lot of consideration given to that. He discussed snow routes and how they are developed. He said that having the operations more central allows DPW to service the town better. He said that there are a lot of operations that could get complicated. He said that the RDF is currently the snow dump.

The Board asked how often a salt and sander is reloaded. Mr. Pakstis said that there are eight major sander/salter routes in town. He said that a snow event typically requires two loads per sander.

The Board said that the location is not unlike the Central Fire Station in its need to be centrally located. Mr. Hickey said that they want to be able to get to the routes without losing the street. He said that response time is factored into building the routes.

Mr. Hickey said that they met with the Police in late winter to discuss circulation. He said that the Fire Department had concerns with sprinkler requirements. He said that they met with the Wetlands Protection Committee (WPC) and started discussions with the neighbors. He said that they went through the DRB process.

Mr. Hickey said that they did on-site soil investigations in the spring. He said that they found an overburden that is unconsolidated fill, which is gravelly in nature. He said that because it is undocumented, it needs to be replaced. He said that they were faced with the decision of removing eight to ten feet of basically good materials and bringing in more. He said that the plan is to put in shallow ram aggregate piers, which is what they did at their new Admin Building as well as MLP Buildings. He said that strip footings go to buttressed walls with rammed aggregate piers underneath.

Mr. Hickey said that the door will face east to the railroad tracks. He said that it will fully allow a truck to go in and dump. He said that they currently have a modular concrete wall that they will extend up to allow a circulation drive where they will build a second L shaped modular concrete wall. He displayed the circulation into the salt shed on the Site Plan. He displayed the current operation. He said that the existing loader wall is located close to the vegetated Wetlands area. He discussed conflicts with deliveries and the loader. He said that the plan is to make it a more efficient operation. He said that the truck route will be one loop and that should eliminate conflict.

Mr. Hickey discussed plans for drainage. He said that all of the runoff from the roof will be infiltrated into the ground. He said that on the north it will be through a rock infiltration trench. He said that it will be a subsurface galley type system on the other sides of the building. The Board confirmed that the

existing catch basin will remain. Mr. Hickey said that for all of the surface drainage, they will add catch basins and connect to the existing pipe after going through an oil/water separator.

Mr. Hickey said that a lot of salt sheds are brightly lit because they are used in inclement weather. He said that they did not put lights at the peak of the gambrel. He said that they are proposing to put wall packs on the lean-to on the south side and wall packs with cut off on the east side. He said that they will install three new 25 foot poles and reuse one existing pole. He said that they will put the lights on the poles where they can direct the light onto the work zone. He said that the Planometric Plan shows that average lighting around the salt shed will be 1 foot candle. He said that the peak will be 8.5 at the loading area. The Board confirmed that none of the lighting will get close to the property line.

Mr. Hickey said that they recently took into consideration that they have other lights in the yard and that the existing vegetation is more naturalized. He said that it is more hardwood than it is evergreen, so the neighbors can see the lights in the winter. He said that they have re-circuited the lights so that they are only on when needed. He said that it is a switch, in addition to a solar cell.

Mr. Hickey discussed the Landscaping Plan. He said that as they added to Municipal Way, they have tried to make it look more like a street with green strips and trees. He said that they have proposed some Norway Spruces to provide winter screening for the neighbors and Cherry trees for spring color. He said that the neighbors felt that the screening is not sufficient. He said that they developed a Landscape Plan that was not specific to the project but had more to do with ongoing neighbor relations. He said that they will replace a dilapidated fence. He said that they are proposing screening along the south side, which is closest to the neighbors. He said that the plan is to add 12 evergreens. He said that from the salt shed up to Municipal Way, there is an increase in grade of 4 to 5 feet. He said that there is another 7 to 8 feet up to the Aqueduct. He said that putting evergreens along that edge has a better chance for screening operations.

The Board said that there is a huge mountain of fill in that area. The Board asked how it gets used during the year. Mr. Hickey said that closest to Woodlawn Avenue is a woodchip operation that is primarily contractors serving the residents of the town. He said that they are allowed to dump their wood chips there. He said that paper mills in Maine take that product and the town gets processed mulch and ADA compliant chips for playgrounds from them. He said that the area that is closer to the parking lot is used for a mix of things. He said that if a project is underway, materials can go there until processing. He said that the area can be used during an emergency. He said that currently there is a lot of good loam from the Fuller Brook bio-retention basin excavations. He said that they will be able to use it at various locations around Wellesley. He said that the area is always in flux.

The Board confirmed that the application is for Site Plan Approval without PSI. Mr. Stewart said that the square footage will be under 10,000 square feet but over 5,000 square feet. The Board said that the height of the salt shed is an issue.

The Board asked about the width of the new entrance ramp. Mr. Hickey said that it will be 16.5 feet. The Board said that seems to be a little tight.

The Board asked if DPW looked at other towns with the same characteristics and similar facilities. The Board asked if there was an example that shows that this will be the appropriate size. Mr. Stewart said

that they visited six towns with salt sheds. He said that Natick has a 20 year old salt shed that is 80 by 96 feet. He said that they have equivalent street miles to Wellesley. He said that they visited Chelmsford. He said that their facility does not have lean-tos. He said that their building is 60 feet wide by 120 feet long, for a total area of 7,200 square feet, which is similar to what is proposed for Wellesley. He said that the Chelmsford employees said that the 60 foot width is too narrow. The operators said that there is not enough room inside to maneuver a front end loader. He said that Wellesley originally looked at an 80 foot wide shed but decided to go with a 70 foot width. He said that the Westford is 80 feet wide by 104 feet long. He said that they have two lean-tos and the square footage is slightly larger than what is proposed. He said that the population in Westford is slightly smaller but the mileage on the street is similar. He said that Needham built a salt shed two years ago that is 80 feet by 120 feet. He said that was the largest facility and more than Wellesley would need. He said that Lexington's salt shed is 80 feet wide by 96 feet long. He said that Weston's is 74 feet wide by 120 feet long. He said that Weston loads from the middle of the building. He said that all of the others load at the end, similar to what is proposed.

The Board asked that a structural, architectural elevation similar to the rear elevation be provided. The Board said that the difference in grade of this location to its surroundings is important. The Board said that it would like to see the grades, some of the architectural features, the berm, and proposed landscaping. The Board said that it is important to provide a visual of how the facility will be seen from Woodlawn Avenue. Mr. Stewart said that they can superimpose the elevations at Municipal Way and the abutting properties. The Board said that it would be helpful to show the elevation of Municipal Way as well as the front elevation where the ramp and wall will be, to give the Board a better sense of place.

The Board asked about the grade difference between Municipal Way and Woodlawn Avenue. Mr. Stewart said that it is 15 to 20 feet.

The Board confirmed that this will be a wood structure with plywood wood panel siding and a metal roof. Mr. Hickey said that it will be a painted metal roof. He said that they selected green to go with the DRB recommendation to blend in with the trees and match existing buildings. He said that they are hoping to add solar panels on a large south section in the future. Mr. Stewart said that the building is being constructed so that it can accommodate solar panels but solar panels are not in the budget to do now.

The Board asked if there will be any light emitting panels to get light into the building. Mr. Hickey said that the structure is pre-engineering and assembled by crane. He said that there is a translucent panel right at the break of the two slopes that gets light into the building.

Victoria Heydari, 52 Woodlawn Ave, said that she is a direct abutter and has lived there for 20 years. She said that, in the time they have been there, anytime there have been issues, they have always had a good working relationship with DPW and Mr. Pakstis. She said that she recognized the need for a new shed. She said that the increased capacity will mean a great deal to the town. She said that DPW has been working on this project for more than a year and the neighbors just found about it in mid-April after it had gone to DRB. She said that the neighbors are coming in at the end with these surprises. She said that the concern is the visual look. She said that the proposed structure is a shed or barn. She said that the height of the existing shed is 26 feet and the height of the proposed shed is 42 feet. She said that she is concerned about the increased footprint, the lean-tos, the increased capacity, and the visual of a four-story shed in a residential area. She said that all of the building in the DPW complex has moved activities closer to Woodlawn Avenue. She said that this will be one more structure that will do the same thing.

She said that the visual that they see in the off season when the leaves fall is considerable and has changed a great deal in the past 20 years. She said that now she will be looking out onto a large green roof that may have reflective solar panels in the future.

Ms. Heydari said that an increase in activity is a concern. She said that the neighbors asked if the traffic could be re-routed. She said that the neighbors had asked if the salt operation could be moved to the RDF. She said that they were told that there was no room there.

Ms. Heydari said that a possible compromise would be for the DPW to just use the Route 9 entrance. She said that it is a constant parade at 2, 3, 4 pm in the morning down Woodlawn Avenue to Route 16 to Route 9. She said that she would appreciate it for all traffic but specifically for the salt shed operations which go on all night.

Ms. Heydari said that 42 feet is high. She said that she would like to see what the elevation will look like in October or November. She said that not all of the projects at the DPW facility have been completed. She said that they have planted trees in the past and the plantings have been buried. She said that all of the materials will move closer to Woodlawn Avenue. She said that those issues should be addressed before discussing a new building.

Ms. Heydari said that they appreciate the attention to the landscaping. She said that, with the grading, a six foot evergreen will not even clear her fence. She said that they need substantial evergreens to really make a difference.

Ms. Heydari said that of the towns that DPW was comparing the sizes to, Needham and Natick's salt sheds are not in residential areas.

Mr. Hickey said that it would be tricky trying to minimize use of Woodlawn Avenue. He said that the routes are established. He said that having one access point is a real concern for DPW.

Mr. Hickey said that the proposed trees are will be 10 to 12 feet. He said that DPW has an on staff arborist who helps with the selection of the species. He said that she feels strongly that 8 to 12 foot trees have better chance to take than 16 to 18 foot trees. He said that Woodlawn Avenue is up gradient from the site but 10 to 12 foot trees should be effective in screening.

The Board asked about salt trucks exiting the site at Route 9. Mr. Pakstis said that currently the trucks go out onto Woodlawn Avenue and Route 9. He said that the quicker they can get to the routes, the safer the public are. He said that the slow moving sidewalk tractors use Woodlawn Avenue because it would be unsafe to cross Route 9 in them. He said that, while most facilities do not have two entrances, a lot of the facilities in the surrounding towns do not abut Route 9, which is a heavily traveled road in all conditions. He said that it would be unsafe to change the patterns to force all of the traffic out to Route 9, especially during emergency situations.

The Board asked about the percentage of salt traffic that heads to Route 9 versus Woodlawn Avenue. Mr. Pakstis said that it is approximately a 60/40 split for the salt trucks, plows and sidewalk tractors, with 40 percent on Woodlawn Avenue.

The Board said that the new shed will have a larger capacity than the existing shed. He said that at some times of the year there will be more trucks delivering salt. He said that the number of trips for DPW trucks should not change. Mr. Pakstis said that the operation will not change. He said that there may be more delivery trucks because of the larger capacity but all of the deliveries come in from Route 9 and do not use Woodlawn Avenue.

Janet Maynard, 53 Woodlawn Avenue, said that her house is directly across from Municipal Way. She said that she will have a direct view of the proposed shed. She said that her main concerns are the size and the large green roof. She said that she has an old Victorian house that was built in 1896. She said that it has tall rooms. She said that when she is up on her second floor, she can already see most of the DPW yard in the winter, as well as the roof of the existing salt shed. She said that she is concerned with the 42 foot roofline and the length of the shed being almost the whole length of her view.

Ms. Maynard said that she is also concerned about lighting. She said that they met with DPW but it was not clear how bright it will be if there is a storm at night. She said that it was unclear what the lighting on the poles will look like. She said that the new service road is closer to the homes. She said that DPW has not done a formal impact study.

Ms. Maynard said that a concern is the expansion of the DPW. She said that this is a permanent structure, so the town needs to look at it carefully to determine whether it should be so close to residences. She said that once it is there, it cannot go away. She said that she would like to know what it is going to look like and what the view of it will be. She said that she understands that the town has a need for a new shed but this is not a replacement but is construction of a large barn. She said that she has a picture of Needham's salt shed and, although it is a bigger building, it is daunting to think that this would be in her back yard.

The Board asked Mr. Hickey to reiterate the plan for lighting. Mr. Hickey said that they spent a fair amount of time trying to minimize the lighting. He said that there is a known history with the neighborhood and lighting in the winter when the leaves are off of the trees. He said that they are not trying to make daylight. He said that the lot is approximately 30 to 40 foot candles. He said that the hot spot is at the loading dock. He said that the lighting will be pointed away from the houses and will have a maximum of 8.5 foot candles at the ground. The Board said that illumination is at the ground and the fixtures will have cut off. He said that the pole lights are cut off at the back and direct angled and the wall packs are directed down. The Board said that there should be minimal to no light emanating to Woodlawn Avenue. Mr. Hickey said that it was less than ten feet up the slope when you got to zero.

Mr. Hickey said that on the building there are two mounted lights on the lean-to, two on the end where the door is, and two on the end where the driveway is. He displayed the location of the four pole lights on the Site Plan. He said that one is direct to the building, one to the access road and two to the work surfaces. He said that the average light level for the whole site is 1 foot candle. He said that the study did not include around the back of the building or along the railroad tracks.

Ethan Jacoby, 43 Colburn Road, said that the salt shed was not centered on the map. He said that DPW ignored the impact on the Colburn Road neighborhood. He said that some of the houses are as close as the houses on Woodlawn Avenue to the salt shed. He said that he was very concerned about the lighting at the back. He said that the lights are on 24 hours a day and there is no evergreen coverage in the back.

He said that an incredible amount of light pours into the neighborhood. He said that Colburn Road is elevated and looks down onto the DPW site.

Mr. Jacoby said that a concern is the sound of trucks loading and unloading. He said that the backup alarms are loud.

Mr. Jacoby said that he would like to have more information so that he could better understand the existing lighting.

Mr. Jacoby said that his questions concern trucks routes, hours of lighting, how close the new shed will move to Colburn Road, the considerations for sound, and the planting of spruce trees.

The Board said that under current operations, the front end loader has a lot of backing up to do to deliver salt to the trucks. The Board said that the new operation should reduce some of that sound. Mr. Hickey said that the loading operation will be closer to the building and a good portion of it can happen inside the building, which is not possible with the existing operation.

The Board asked if the front end loader will be able to turn around in the shed or will it have to back out. Mr. Hickey said that there will be less room to turn around at the beginning of the season when the shed is fuller. He said that the idea behind the 70 foot width is to be able to do that.

Mr. Jacoby asked about the truck routes. Mr. Hickey demonstrated the existing and proposed truck routes on a Site Plan.

Mr. Jacoby said that he looks directly at the shed from his house. He asked about considerations for lighting inside the shed. He said that he was also concerned about existing lighting that seems to be unnecessarily bright, is not downward facing and is along the back of the property. Mr. Hickey said that there are 8 lights in the building that are up in the rafters. He said that there could be some spill at the door but they are not close to the door. He said that they only looked at the lighting for this project but he would be happy to go back and look at the existing lighting at the back of the building. He said that DPW does what it can to be good neighbors. He said that it is not always easy to balance safety with this. He said that they may be able to add circuits so that they can shut off lights and possibly add some cut offs.

Mr. Jacoby asked about plantings along the back of the property. Mr. Hickey said that they are not part of this project but they could look at it.

Maureen Creedon, 50 Woodlawn Avenue, said that she and her husband have lived there for the past three and a half years. She said that they have tried to be good neighbors and be transparent about their concerns. She said that they previously engaged in dialog with DPW regarding lighting. She said that there is no screening in the wintertime. She said that the lights are quite bright. She said that recently a few of the parking lot lights were put on a timer that tended to go off at 10 pm and then go on again at 4 am. She said that still creates some disturbance. She said that they have been transparent in their letter to the Board. She said that all of the issues have been discussed with DPW. She said that everyone would have benefited from a more transparent process. She said that there are issues being raised at the hearing that probably could have been vetted better if the neighbors had been better informed and had more time.

Ms. Creedon said that there has been an increase in the piles of debris on the site. She said that she was concerned about what an additional large structure will look like. She said that she is concerned about lighting, noise associated with the treatment of yard waste and granite grinding and all of that being so close to the houses. She said that she recently went through the town process to put on an addition. She said that this did not seem to present the full existing conditions with the buildings and the level of activities relative to the neighborhood.

Ms. Creedon said that she had a productive conversation with Mr. Pakstis following DRB review. She said that the suggested use of jersey barriers as a buffer, planting of trees, and treatment of the soil to promote growth is a step in the right direction. She said that the Lighting Plan for this particular structure does seem to address some concerns. She said that she remains concerned about the impact of adding a structure of that size to a busy and crowded site where the majority of the activity is in the corner of the yard that abuts three neighbors. She said that she understands the safety concerns. She said that she wants to be supportive of this project but thinks that there should be some additional conditions that should be inserted. She said that some of the activities could potentially go somewhere else. She said that it will take some time for 10 to 12 foot trees to provide effective noise and visual barriers.

The Board said that there is a site plan on the cover of the submission that indicates that Colburn Road is a good 50 percent further away from the proposed salt shed than others who live across the Cochituate Aqueduct and less than 50 percent further away from the shed than the people who live on Woodlawn Avenue. The Board said that had DPW moved the shed closer to the Aqueduct, the shed would have been right on top of the neighbors there. The Board said that it is relatively centrally located on that end of the yard. The Board said that it heard the neighbors' concerns about two major projects recently being built and moving closer to the neighbors' end of the yard in areas not previously developed for buildings. The Board said that each of those projects did get through a similar review process and were deemed appropriate. The Board said that it is looking at a larger structure than what is there now. The Board said that Mr. Jacoby's assessment that Colburn Road was not considered may not be a fair assessment. The Board said that the current loading activity is much closer to Colburn Road.

The Board said that there are areas around the perimeter of the DPW Site that bear continued monitoring as to impacts on the neighbors. The Board said that there should be a general Master Planting Plan that would help to screen the neighbors from the activities on the property. The Board said that may involve changing species.

The Board said that the neighbors made four valid points regarding facility creep and expansion. The Board said that it was concerned that the neighbors did not know much about the project until recently. The Board said that plans for evergreen plantings could be improved. The Board said that, with respect to how Route 9 and Woodlawn Avenue are used, it would be valid to look at how DPW is using both of those entrances and exits and calculate percentages of use with actual numbers.

The Board asked about the proposed construction schedule. Mr. Hickey said that the schedule is tight. He said that there is no easy time to build. He said that the shed needs to be up and operating by December. He said that they lined up some bids for demolition and will need to line up bids for construction. He said that the intention is to start this summer and finish by next winter. He said that the foundation work is not terribly deep, so it should take about a week. He said that the building comes as pre-engineering trusses and can be assembled in under 6 weeks. He said that the difficult part is that if

they have to go back to the Board about resolving issues, the project might have to be put off for a year. He said that DPW cannot be in the position of not having salt available.

The Board discussed continuing the hearing.

Mr. Pakstis said that construction management was addressed in the submittal. He said that all deliveries will come in from Route 9. He said that they outlined lay down spaces and where the contractor can park. He said that this project has been on the books for a period of time but has been delayed because of other construction. He said that he thought that he did mention the project to the residents of Woodlawn Avenue last fall and told them of DPW's intention to bring it in the spring. He said that they started talking about size and what it would look like. He said that it is a tight window if the Site Plan Approval is not resolved in July.

The Board said that the two major issues of landscaping and lighting should be further considered. The Board said that lighting involves existing as well as proposed. The Board said that the back of the facility is along the railroad tracks where there could be issues with loss prevention. The Board said that what is presented should be well considered with respect to the neighbors. The Board said that the neighbors probably have some good input as to how their lives could be improved. The Board said that the neighbors acquired their houses at the time that the DPW yard was already there but it has expanded more toward their properties. The Board questioned whether there was more time to think about landscaping and lighting and stay within the time constraints. The Board questioned if there is an opportunity for landscaping on the Colburn Road side that abuts the railroad property. The Board said that lighting could be addressed for Colburn road. The Board questioned whether DPW would have enough time to properly address these concerns. The Board said that it would like to see if there is a way to reduce all of the lighting for the site. The Board said that if the lighting is properly cut off, the neighbors will benefit.

The Board said that there should be a Master Plan of the DPW site for light spillage. The Board said that the plan should address landscaping on the existing property and for adjacent properties. The Board said that the Master Plan may not be firmed up in three weeks but could show the neighbors the beginnings of a Master Plan for landscaping and lighting to give the neighbors expectations of what can be done. The Board said that gives the neighbors a way to participate in the screening and lighting.

Mr. Hickey said that DPW would come back in three weeks with an outline of a plan to be implemented. He said that they thought of this as the project and not as part of the bigger site. The Board said that it is a fairly sizeable campus. Mr. Pakstis said that DPW shares the site with MLP, who own their own property. He said that DPW can only control its own property. He said that it is difficult to be held to a standard for the whole site.

Mr. Pakstis said that DPW would be happy to meet with the neighbors during the next three weeks. He said that one of the difficulties is that this is a construction site and there is not a lot of opportunities for plantings, which is why the arborist laid them out the way that she did. He said she can look into it further. The Board said that it was more concerned about the perimeters of the site rather than the site itself. Mr. Pakstis said that there are areas of invasive species that are not evergreen where they may be able to add evergreens. He said that he would rely on the arborist for a plan.

The Board said that the advantage of a dialog is that, if some of the proposed ideas cannot be accommodated, the neighbors might better understand the constraints.

Ms. Heydari said that, in addition to her concerns about lighting and landscaping, she was concerned about what will a structure of that size look like. She said that there are no elevations or grading. She said that the roof will be 42 feet high. She questioned if there needs to be capacity for 3,000 tons of salt. She said that average use is 2,500 tons during a normal winter. She said that hasn't been looked at. The Board said that redesigning the shed would put the project off. Ms. Heydari said that might be what they need to do. She said that it would be good to do the due diligence and have the neighbors know what it will look like. She said that the neighbors do not have information about the height of the garage and the grading and elevations. The Board said that Elevation Plans were submitted. The Board said that there are no perspective or vantage points. The Board said that it would be unrealistic to expect DPW to do that type of plan for every home. The Board said that it presumed that the Town's Engineers determined why that was the appropriate size shed to construct. The Board said that DPW did mention other DPWs and the sizes of their sheds. The Board said that some thought went into it. Ms. Heydari said that DPW wanted a larger shed but went down to this size because it is below the threshold for PSI.

The Board said that its experience with the town is that the service from DPW and the Town Engineers is very thoughtful. The Board said that it heard from DPW that they did think about a lot of the issues having to do with what they need to provide to the town. Ms. Heydari said that they missed the part about the neighbors, which needs to be considered. The Board said that the only tools left to assist the neighbors is the proper screening and the proper operations on the site to mitigate noise and light spillage. The Board said that it is very hard to have an industrial site in a residential area. The Board said that DPW will have to try to make it more compatible. Ms. Heydari said that it keeps changing. The Board said that the entire town has been changing. The Board said that a condition should be that DPW and Engineering commit to using their best creative efforts to come up with ways to mitigate neighbors' concerns about the size and operation of the salt shed. The Board said that the condition would be that DPW come back in September to discuss those efforts.

Ms. Creedon asked if construction will begin before DPW comes back in September. The Board said that it will. The Board said that planting is best done in the fall. The Board said that it is possible that more perimeter plantings could be added to the Master Plan and could be done prior to construction completion. The Board said that it would not impact this project but would be more in general with the site.

Ms. Maynard asked about the purpose of the September meeting if the project is already underway. The Board said that it would be to put DPW's feet to the fire. The Board said that it is not requiring a Master Plan, per se, but will condition the decision approval on further development of ideas and DPW having met with the neighbors to fully understand their ideas and concerns. The Board said that could lead to work being done that would improve the neighbors lives. The Board said that a lot of it would be mitigation, not total change.

Ms. Maynard asked about looking further into the percentage of use on Woodlawn Avenue versus Route 9. Mr. Hickey said that they will look at it. He said that it is hard to balance. The Board said that it would be good to know how many trucks are coming and going at certain entrances. Mr. Hickey said that they do have the routes but different storms are different sizes. He said that they are willing to discuss it.

The Board said that the general intent should be to minimize impacts on the residences on Woodlawn Avenue. The Board said that this would be moving in the right direction.

The Board discussed additional conditions from DRB. Mr. Hickey said that DPW incorporated a version of the DRB recommendations. He said that the ones that are closest to the building where they are saying to add some shrubs can be easily agreed to. He said that the ones on the other side will have a difficult time surviving. He said that DPW thinks that they would be better off with the 12 trees on the higher ground and on the perimeter than they would be with the 6 trees in the other location. He said that it will be a mix of spruce, pine and arbor vitae. He said that they may change the species after they work with the arborist. The Board said that planting closer to the perimeter would be more effective.

The Board asked about planting on neighbors' properties. Mr. Pakstis said that DPW cannot work on private property except for the Tree Planting Program, and that is only in the front yard.

The Board said that it will hold a publicly noticed hearing in September to discuss the Master Plan. The Board said that standard Site Plan Approval Conditions will apply.

Submittals from the Applicant

- Project Description
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Official Development Prospectus
- Application for a Special Permit for a Nonconforming Use in a Residential District
- Abutters List
- Stormwater Management and Water Quality Design
- Traffic Summary
- Subsurface Conditions
- Fire Safety
- Construction Management Plan
- Municipal Impact Analysis
- Attachments

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1 of 14	Title Page & General Notes	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 2 of 14	Plot Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 3 of 14	Existing Conditions 60 Scale	5/13/15	Douglas R. Stewart, Professional Land Surveyor & David J. Hickey, Jr. P.E.	

Sheet 4 of 14	Existing Conditions 20 Scale	5/13/15	Douglas R. Stewart, Professional Land Surveyor & David J. Hickey, Jr. P.E.	
Sheet 5 of 14	Proposed Layout Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 6 of 14	Proposed Erosion Control and Construction Staging Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 7 of 14	Site, Grading & Drainage, Utilities and Landscaping Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 8 of 14	Subsurface Conditions Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 9 of 14	Utilities Detail Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 10 of 14	Utilities Detail Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 11 of 14	Detail Plan	5/13/15	David J. Hickey, Jr. P.E.	
Sheet 12 of 14	Electrical Site Plan	5/6/15	Robert F. McAleer, Electrical, P.E.	
Sheet 13 of 14	Electrical Building Plan	5/6/15	Robert F. McAleer, Electrical, P.E.	
Sheet 14 of 14	Lighting Plan	4/30/15	Visual	
A-1	Floor/Foundation Plan	5/6/15	Michael Sinniger, P.E.	
A-2	Foundation Details, Barrier Wall Details	5/6/15	Michael Sinniger, P.E.	
A-3	Roof Framing Plan, Bearing Plate Details, Longitudinal Section	5/6/15	Michael Sinniger, P.E.	
A-4	Transverse Bldg. Section, Structural Details	5/6/15	Michael Sinniger, P.E.	
A-5	Building Elevations	5/6/15	Michael Sinniger, P.E.	
A-6	Typical Wall Sections	5/6/15	Michael Sinniger, P.E.	
A-7	Wall Section & Details	5/6/15	Michael Sinniger, P.E.	
A-8	Sidewall Lean-To, Wall Sections & Details	5/6/15	Michael Sinniger, P.E.	
A-9	Rear Endwall Lean-To, Wall Sections & Details	5/6/15	Michael Sinniger, P.E.	

On April 14, 2014, Pam Helinek, Wetlands Administrator, stated that the Wetlands Protection Committee voted on April 2, 2015 to administratively approve of the project.

On May 7, 2015, Chief Richard A DeLorie, Wellesley Fire Department, reviewed the project and determined that no sprinkler system is required for the proposed DPW gambrel style salt storage shed.

On May 19, 2015, Joshua Van Houten, Civil Engineer, sent a Memo to Gerard F. Bruno, Senior Civil Engineer, regarding Reply to Comments from DPW Salt Shed Replacement Project Site Plan Review.

On May 22, 2015, Gerard F. Bruno, Senior Civil Engineer, submitted comments to the Zoning Board of Appeals.

On June 5, 2015, Jim Verner, Municipal Light Plant, stated that the MLP had reviewed the project and will be able to adequately provide electric service for the project.

On June 11, 2015, the Design Review Board reviewed the project and voted unanimously to recommend approval of the project, subject to conditions.

On June 16, 2015, the Planning Board reviewed the project and recommended that Site Plan Approval be granted.

DECISION

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

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 these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on July 15, 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. 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, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.
5. The Applicant shall agree to the further study of issues of planting screening and the need for lighting, including lighting on other buildings in the yard that are under DPW control.
6. The Applicant shall give further consideration as to how vehicle operations could be structured to minimize noise.
7. The Applicant shall come back to the Board on September 10, 2015 to provide a progress report and proposed actions to general campus management improvements including mitigation of noise, back up alarms, lighting, truck trips and use of Woodlawn Avenue entrance/exit.

Design Conditions

8. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

9. The Applicant shall implement its Construction Management Plan as specified in its submittal dated April 2015.
10. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday between the hours of 7:00 am and 4:00 pm, using the Route 9 entrance only.

11. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
12. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash.

Use Conditions

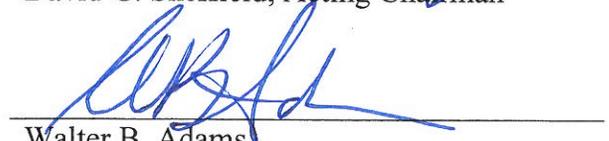
13. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of September 18, 2014.
14. Landscaping shall be maintained, repaired, or replaced as needed by the Applicant.

ZBA 2015-56
Petition of Town of Wellesley
Department of Public Works
30 Municipal Way

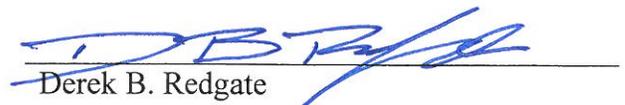
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Walter B. Adams



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm