



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Babson Recreation Center

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Tuesday, February 24, 1981 at 8:30 PM on the Petition of Babson Recreation Center, Inc., under Section XXV seeking a Special Permit from the terms of Section VIII-A and Section VII in order to make additions and alterations to the rear of the existing Babson Racquet Club building located at the Babson Recreation Center at 150 Great Plain Avenue. Such addition will extend approximately fifteen feet beyond the rear, and North, of the East building and approximately seventy-four feet to the side and to the West of that same building. The addition proposed will be approximately 7000 SF of ground cover and will include a natatorium, clubhouse extension and mezzanine, three (3) multi-purpose activity courts, pool and exercise area. This request seeks the relocation of the four outdoor tennis courts as granted by the Special Permit Granting Authority in their decision as filed with the Town Clerk on August 9, 1979 and per a Site Plan dated 19, 1975. The four outdoor tennis courts would be moved 24' Northwest beyond the Easternmost building, the area of the four tennis courts would stay the same. Lighting is being sought for the four outdoor tennis courts. Plans can be reviewed in the office of the Zoning Board of Appeals.

On February 4, 1981, the Petitioner filed its request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Present at the public hearing and speaking in support of the request was Robert S. Hoffman, Jr., President of the Center. Mr. Hoffman stated that the Center has been in operation for four years having been originally owned 50% by Babson College and 50% by Wellesley citizens. The private citizens have since sold out and the stock of the Center is now wholly owned by Babson College 100%.

Irving Gould, Gould Associates, and a lighting expert, spoke in support of the illumination of the tennis courts. Mr. Gould stated that the courts will be lit from dusk to 10:30 - 11:00 PM, and that there would be no substantial glare to cause neighbors annoyance.

Stephen Trettel, Professional Registered Engineer with Goldberg, Zoino, Duncliff, and soil expert, explained in detail the condition of the area involved with respect to soil conditions, drainage, measure of siltation and landscaping. The Wetlands Protection Committee has given it's approval. Architect Marshall Audin,

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Urban Design Team, Inc., detailed what the proposed addition would entail. David Moulaison, Manager of Babson Recreational Center, Inc., stated that there is a need within the Town of Wellesley for lighted tennis courts, and went on to say that it was the hope of the Center to increase the hours of usage of the facility rather than to increase the amount of people. He stated that at many times he has gotten requests of Town residents for a swimming facility.

Ansel Chaplin of 126 Great Plain Avenue and Sheila Dinsmoor of 128 Great Plain Avenue spoke and expressed concerns regarding the proposed lighting and the noise which could result from an increased usage of the courts. They felt that the elimination of one of the courts would shield lighting and noise behind the West building. Concerns were raised over the potential drainage problems created by moving the tennis courts 24' further West.

Letters were received from the following persons in favor of this request: C. William Whitman and Sally Whitman, 25 Granite Street; Terry and Harriet Segal of 45 Mountainview Road; Dr. and Mrs. Dirk K. Greinder, 56 Cleveland Road; and Nancy F. Gans and Jerome S. Gans, 55 Cleveland Road. The above persons being primarily interested in the swimming pool.

A letter dated February 13, 1981 from the Design Review Board was received which approved of the request and suggested that a modification of the roof structure of the new clubhouse area be designed to harmonize with the existing structure. The Planning Board in a letter dated February 24, 1981 stated that they have no objection to the proposed use and stated also that they concur with the recommendations of the Design Review Board.

Statement of Facts

The property involved, which contains 26 acres of land, is located within an Educational B District. The proposed plans describe a permitted use within said District, but approval of plans must be obtained from this Authority in accordance with the requirements of Section III A, Paragraph 2, Subparagraph (k) of the Zoning Bylaw.

In 1979, this Authority approved plans for four outdoor tennis courts. The present plan would eliminate court #5 in the easternmost building and replace it with an indoor pool. In addition, the present building structure would be extended 15' Northeast and 74' feet Northwest to house the larger clubhouse area and mezzanine, natatorium, three multi-purpose courts and an exercise room. This extension would require the moving of the four outdoor tennis courts twenty four (24) feet Northwest

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to within less than 100' of the property boundary line which is prohibited by Section VIII A, 2, d.

The outdoor tennis court lights will be of the latest design with optical point sources, intended to eliminate backlighting. The six light posts will extend 40' into the air, slightly higher than the building, but will be directed downward. Glare would not appear to be a problem to neighbors nearest to the facility, since they are 500' away through a thickly wooded area which contains trees with leaves during the months when outdoor tennis is played. For the same reasons, this Authority finds that any additional noise from the extension of the tennis courts 24' toward the Northwest and somewhat beyond the Northwest end of the west indoor tennis facility will be negligible.

There will be certain drainage and siltation problems created by the extension of the tennis courts that will require special attention including the creation of a berm to run parallel to the west building and then along the northwest wall of the fourth tennis court. The drainage ditch is intended to carry the rain and runoff water into the pond to the west of the facility. Most of the silt is intended to settle in the drainage ditch or filter through the trench.

The new addition and tennis courts appear to be designed in good taste and to fit in with the neighboring buildings and area. Parking is more than adequate; new traffic to the facility would only appear to cause slight additional traffic on Great Plain Avenue, if any, and the safety, convenience and welfare of the public will be adequately protected. Section XVI would appear to be complied with.

Decision

Based upon the foregoing facts and personal views of the locus by the three members of the Special Permit Granting Authority, the requested permit is granted as being in harmony with the general purpose and intent of this Zoning Bylaw and as complying with Section VIIIA, Section III A 2 (k) and Section XVI, provided:

1. That the property boundary line immediately to the Northwest of the fourth tennis court will be moved so that there is at least 100' between it and the edge of the tennis court. While it is understood that Babson College owns the land on both sides of the property boundary line, the moving of said line is required by the terms of Zoning Bylaw Section VIII A 2 (d). If the aforementioned Northwest property boundary line is not moved so that there is at least 100' between it and the edge of the tennis court, this Board hereby allows only three outdoor tennis courts, and thereby eliminates the fourth outdoor tennis court at the Northwestern most side.
2. And that the Planning Board endorses the above referred to new Site Plan as "Subdivision approval not required".

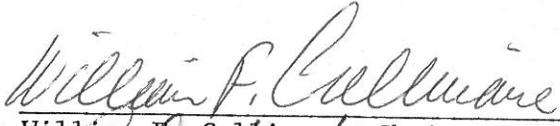
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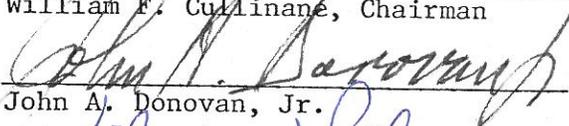
3. That all work shall be performed in accordance with the plans and specifications submitted.
4. That upon completion of the addition, a complete set of "As built" architectural plans, including a complete set of mechanical plans shall be submitted to the Inspector of Buildings.
5. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.
6. That the lights to the outdoor tennis courts be on no later than 11:00 PM, and that the 16 fixtures be situated so as to minimize any potential for glare into the abutting property.
7. That written approval by the Wetlands Protection Committee be supplied to this Authority concerning all drainage matters within that Committees jurisdiction.
8. That all State and local laws, rules and regulations including the rules and regulations of the Department of Public Works, Fire Department and Building Department be complied with.
9. That a Surety Performance Bond shall be provided to the Town in the amount of \$10,000 in a form satisfactory to Town Counsel and the Zoning Board of Appeals which shall be posted with the Treasurer of the Town of Wellesley before the commencement of work. Said Bond shall be conditioned on the completion of work in accordance herewith and be released afer completion of the building provided that provisions satisfactory to the Zoning Board of Appeals has been made for performance of these Conditions imposed herein.

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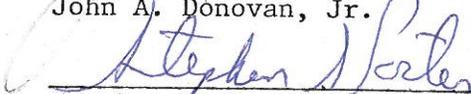
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William F. Cullinane, Chairman



John A. Donovan, Jr.



Stephen S. Porter