

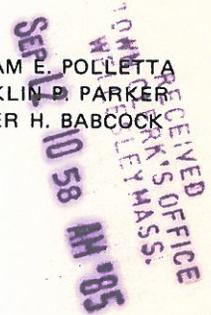


ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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85-50

Petition of Wellesley College

- 1) Service Parking Lot - Wellesley College Main Campus
- 2) Golf Course Parking Area - Washington St. & Service Drive

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 15, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of WELLESLEY COLLEGE requesting a Special Permit for the construction of two parking lots and associated landscaping on the WELLESLEY COLLEGE CAMPUS: 1) Service Parking Lot, located on the WELLESLEY COLLEGE MAIN CAMPUS on LAKE ROAD behind ALUMNI HALL, expansion of an existing parking lot said to contain 188 spaces to create 146 additional parking spaces; 2) Golf Course Parking Area, located at the corner of WASHINGTON STREET and SERVICE DRIVE, expansion of an existing parking lot containing 26 spaces to create 26 additional parking spaces.

On July 26, 1985, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Barry Monahan, Business Manager of Wellesley College, who introduced Ann James of Carol Johnson & Associates. The plans for the parking lot were discussed as was the site plan approval process.

Present at the hearing and opposed to the request: Dr. and Mrs. Abner Shimony, 8 Dover Road.

Statement of Facts

The property in question is owned by Wellesley College and the petition involves parking lots in two separate locations:

- 1) Service Parking Lot is located on the Wellesley College Main Campus on Lake Road behind Alumni Hall. The request is to expand the existing parking lot, which contains 188 parking spaces, by 146 spaces for a total of 334 spaces. The proposed additional bituminous concrete pavement is 44,455 sq. feet.

The following plans were presented: L-1, Existing conditions; L-2, Site preparation; L-3 Layout, grading, planting, dated 7/25/85 revised 8/13/85 to show handicapped parking; L-4 Site details. All plans were dated 7/25/85, drawn by Carol R. Johnson & Associates, Cambridge.

2) Golf Course Parking Area is located at the corner of Washington Street and Service Drive. The request is to expand the existing parking lot, which contains 26 spaces, by 26 spaces for a total of 52 spaces. The proposed additional bituminous concrete pavement is 840 square feet.

The following plans were presented: L-1, Existing Conditions, dated 7/26/85 by Joseph Calabro, Registered Land Surveyor of Harry R. Feldman, Inc.; L-2, Layout and Grading, 7/24/85, and L-3, Planting, 7/24/85, by Carol R. Johnson & Associates.

The Design Review Board held preliminary reviews of the projects on July 18, 1985 and a final review on August 1, 1985, with comments and recommendations in a letter of August 6, 1985.

Site Plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses were received and are on file at the Board of Appeals office.

The Wetlands Protection Committee, in a letter of August 12, 1985, recommended re: 1) Golf Course Parking Area, that oil and grease traps be installed in the new catch basins to help prevent contaminants from entering the Waban Brook. Regarding 2) Service Parking Lot, the Wetlands Protection Committee has asked the applicant for a Request for a Determination of Applicability under the Wetlands Act.

Decision

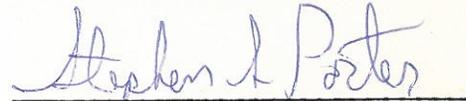
This Authority has made a careful study of the evidence submitted. The proposed parking lots at Wellesley College constitute major construction projects under Section XVIA of the Zoning Bylaw.

It is the opinion of this Authority that the proposed parking lots comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize added congestion in public and private ways, insure adequate provision for water, drainage, and insure compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

A Special Permit is hereby granted and Site Plan Approval is given by this Authority to Wellesley College for the construction of the Service Parking Lot and the Golf Course Parking Lot and associated landscaping as described in plans submitted to this Authority, subject to the conditions attached hereto as Addendum A.

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

cc: Planning Board
Building Inspector
mam


Stephen S. Porter, Chairman


Franklin P. Parker


William E. Polletta

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ADDENDUM A

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That all requirements of the Wetlands Protection Committee shall be complied with.
4. That all requirements of the Board of Health shall be complied with.
5. That upon completion of the entire project, a complete set of "As Built" plans shall be submitted to the Inspector of Buildings.

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