



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-47

Petition of Babson College (Student Parking Lot)

Map Hill Drive

Babson Park

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, June 25, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall at 525 Washington St., Wellesley on the petition of BABSON COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, XIVE, XXV and VII of the Zoning Bylaws for the construction of a student parking lot on Map Hill Drive on the Babson College Campus, BABSON PARK, including resurfacing and regrading an existing parking lot of approximately 14,000 square feet and adding 25,000 square feet to accommodate a total of 116 cars and associated landscaping. Said property is located in an Educational District and in a Water Supply Protection District.

On June 2, 1987 the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Carson of Babson College who stated that the proposed parking lot was part of a general plan to mass small parking lots together on the campus. The existing lot contains 40 spaces and is near the Coleman Building. The total traffic count would not change. They will comply with the requirements of the Water Supply District.

Mr. Hohenberg, 43 Skyline Drive, had questions about lighting and a complaint about construction noise at 6 a.m. from a building project currently being done on the campus.

Statement of Facts

The property in question is located on Map Hill Drive near the Coleman Building on the Babson College Campus, Babson Park, in an Educational District and in a Water Supply Protection District. A parking lot of approximately 14,000 square feet exists for student parking.

The petitioner requests a Special Permit for Site Plan Approval pursuant to Section XVIA, XIVE, XXV and VII of the Zoning Bylaw for the regrading of the existing parking lot and addition of 25,000 square feet to accommodate a total of 116 cars and associated landscaping. Included is an island within the lot for a 20' by 150' planting strip, recaste concrete curbing, plus provision for future parking of 40 cars.

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Map Hill Drive, Babson Park

Surface water would be collected in new catch basins which drain into an existing storm sewer on Map Hill Drive. Proposed lighting consists of 4 20' high double lights.

The following plans were submitted: Site Plan, L-1, Plan 2, Ben W. Gary, Registered Landscape Architect, Moriece and Gary, Inc., Cambridge, Ma., dated 5/7/87; location plan, lighting plan, drain manhole and catchbasin plans, and photographs.

Site plans and other submission materials were sent to the Design Review Board, Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, and Fire Chief in accordance with Section XVIA of the Zoning Bylaw. Written responses were received from each of the above and are on file at the ZBA office.

The Design Review Board conducted a preliminary review on May 27, 1987 and a final review on June 11, 1987 at which time plans were approved. The Wetlands Protection Committee reviewed the site plans and, in a memo of June 17, 1987 recommended that regular maintenance of catchbasins be followed to remove accumulated oil and that an annual maintenance report be submitted to the Wetlands Protection Committee to verify that the catchbasins have been cleaned.

Decision

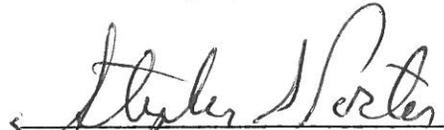
This Authority has made a careful study of the evidence presented. It is the opinion of this Board that the proposed plans for the Student Parking Lot on Map Hill Drive of the Babson Campus comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, insure adequate protection for water, sewerage, drainage. Furthermore, it insures compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

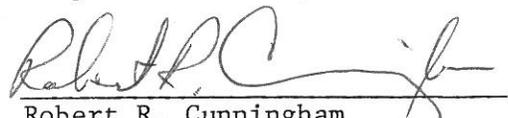
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XIVE, XXV and VII of the Zoning Bylaw subject to the conditions attached hereto as Addendum A.

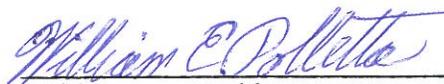
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings

mam


Stephen S. Porter, Chairman


Robert R. Cunningham


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 the source of fill should be identified to ensure that it is clean per a letter from the gravel company to the Wetlands Protection Committee.
4. That regular maintenance of the catchbasins be followed to remove accumulated oil and that an annual maintenance report shall be submitted to the Wetlands Protection Committee to verify that the catchbasins have been cleaned.
5. That upon completion of the project a complete set of "As Built" plans shall be submitted to the Inspector of Buildings.

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