



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

Ellen Gordon
Executive Secretary
Telephone

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

431-1019

ZBA 87-54

Petition of Wellesley College (Wellesley Babson Day Care Center)
106 Central Street

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, August 27, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of WELLESLEY COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XIV-A and Section XXV of the Zoning Bylaw to allow construction and associated landscaping of the WELLESLEY BABSON DAY CARE CENTER to be located south of the existing Child Study Center (Page School Building) on the WELLESLEY COLLEGE CAMPUS, 106 CENTRAL STREET, within an Educational District. The proposed building would be an 8,000 square foot structure which will serve 75 infant/toddler and pre-school children and operate year round from 7:30 a.m. until 5:45 p.m. weekdays. This petition was continued from the hearing of July 30, 1987 at which time the petition was originally requested.

On June 23, 1987, the petitioner requested a hearing before this Board and thereafter due notice of the hearing of July 30, 1987 was given by mailing and publication. Due notice of the hearing of August 27, 1987 was also given by mailing and publication.

Presenting the case at the July 30, 1987 meeting were Fay DeAvignon, Wellesley College Campus Facility Manager, Gary Cooper, architect and Carol Hendricks, Director of the future Day Care Center.

Mr. Cooper stated that there was no permanent parking in the proposed drop-off parking area and that there was space for a total of 24 cars at one time. Mr. Cunningham remarked that the total number of actual drop-offs would be 114 - 75 for the Day Care Center and 40 for the Child Study Center. Ms. Hendricks felt that as the arrival times for the two facilities were staggered, the parking should not be a problem. Mr. Porter felt that a problem might be created with cars backing out of the parking spaces in the drop-off area creating a traffic jam that could extend onto Weston Road, a public way, and that 24 parking spaces seemed an insufficient number for a potential of 114 cars using the spaces between 7:30 a.m. and 9:00 a.m. Mr. Porter then suggested that the presenting group further study the parking problem and that the Board would continue its decision until the hearing on August 27, 1987 at which time alternative solutions could be presented.

Presenting the case at the hearing on August 27, 1987 was Barry Monahan, Business Manager of Wellesley College. Mr. Monahan stated that the parking problem had been further researched and that the solution offered by Fay DeAvignon was to use the Grey Lot, the access to which is northeast on Weston Road, for the drop-off of 13 children, alleviating potential congestion in the Weston Road lot and the subsequent potential back-up onto Weston Road.

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Pam McCort, mother of two children currently enrolled at the Child Study Center stated that in the past parking was a definite problem without the Day Care Center.

Statement of Facts

The property in question is located at 106 Central Street on the Wellesley College Campus in an Educational District and a Water Supply Protection District.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of an 8,000 square foot, one-story structure on the northeast side of the campus, south of the existing Child Study Center, to be used as the Wellesley-Babson Day Care Center which would serve 75 infant-toddler and pre-school children and operate year round from 7:30 a.m. until 5:45 p.m. weekdays. Drop-off parking would be available in the Weston Lot and the Grey lot, both accessed from Weston Road.

The following plans were presented: Existing Conditions Plan (L-1) drawn by the Aldrich Company, Cochituate, MA with topographic information taken from a plan drawn by Boston Survey Consultants, dated May 20, 1987; a Site Plan (L-2); a Topographic Plan (L-3) prepared for Aldrich Company Inc. by Boston Survey Consultants and signed by John A. Summers, Registered Land Surveyor, dated May 20, 1987; a Schematic Site Plan (L-4) by Aldrich Company, Inc., dated May 20, 1987; a Schematic Floor Plan (A-1) by Aldrich Company, Inc., dated May 22, 1987; Schematic Elevations (A-2) by Aldrich Company, Inc., dated May 22, 1987; and a Schematic Section B-B (A-3) by the Aldrich Company, Inc., dated June 22, 1987.

The Design Review Board held a preliminary site plan review on June 11, 1987 at which time they recommended further refinements in the design of the tower, window size and placement. At its meeting on June 25, 1987, the Board, pleased with the changes made since the preliminary review, voted to approve the plan as accepted.

Site plans and other submission materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XIVA of the Zoning Bylaw. The Wetlands Protection Committee found that the requirements of Section XIVE had been satisfied. The Board of Health recommended that handicapped access should be provided, the play area should not be located too close to a sloping roof that might be subject to snow slides, and that adequate fencing should be provided in the play area. The Planning Board, on July 28, 1987, approved the granting of site approval provided that there was sufficient short term parking spaces in the drop-off lot so that no congestion occurs on Weston Road.

Decision

This Authority has made a careful study of the evidence presented. The petitioner's proposed 8,000 square foot building at 106 Central constitutes a major construction project under Sections XVIA and XVIB of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area.

It is the opinion of this Authority that the proposed plans for construction of a Day Care Center at 106 Central Street as shown on Plan L-2, by Aldrich Company, Inc. dated May 20, 1987, 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,

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it ensures compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

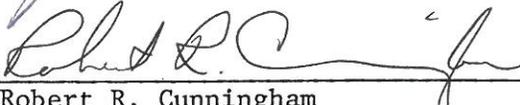
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XVIB and Section VIII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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

edg


John A. Donovan, Jr., Temporary Chairman


Robert R. Cunningham


Franklin P. Parker

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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 Town of Wellesley Fire Department shall be complied with.
4. That all requirements of the Department of Public Works shall be met, including but not limited to, the requirement that water, sewer, and electric connections together with drainage connections be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
5. That, upon completion of the project, a complete set of "As Built" plans, including a complete set of mechanical plans, shall be submitted to the Inspector of Buildings. Site utility plans shall be submitted to the Department of Public Works.
6. That a copy of the Occupance Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.
7. That there shall be no traffic congestion due to drop-off parking in the Weston Lot that interferes with traffic on Weston Road.

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