



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-72

Petition of Babson College  
College Drive, Babson Park

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, September 17, 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 BABSON COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, Section XIVE and Section XXV of the Zoning Bylaws for the renovation of an existing gymnasium and construction of a new athletic and special events facility at COLLEGE DRIVE, BABSON PARK, including enlarged locker room facilities, administrative facilities, classrooms and multipurpose rooms, said addition to be 72,000 square feet, with associated landscaping and parking. Said property is located in an Educational District and in a Water Supply Protection District.

The petitioner's request for hearing was filed on August 5, 1987 and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Dr. Paula Rooney, Vice President for Student Affairs, Babson College. Jon Keller, the Project Architect of Ellenzweig, Moore and Associates, Inc., Steven Stirling, Director of Athletics at Babson College and Carl K. King, Babson College's attorney, were also present. Dr. Rooney displayed a model of the proposed project and answered questions concerning the site plans, use and landscaping. The plans which accompanied the petition and photographs of the existing site conditions were made available by the petitioner during the hearing.

Other than the individuals mentioned above, no one was present favoring or opposing the petition.

Statement of Facts

The site in question is located in the interior Babson College campus in an Educational District and in a Water Supply Protection District. The proposed athletic facility is bordered to the northwest by College Drive, to the west by Woodland Hill Drive and to the South by the so-called Cemetary Drive, and would be located in the area of the existing Peavy Gymnasium. Land owned by Babson College completely encircles the site.

The project consists of new construction and renovations of an existing building. The total floor area for the project is approximately 100,000 square feet. The new facility is composed of two levels. The lower level is connected to the existing building and will house most of the program activities. The second level will be utilized for administrative and classroom use, but will also accomodate a 200 meter indoor track. The two most recent southern additions of the existing facility will be demolished to make room for the new construction. The remaining existing building will undergo major alterations, including updating of the HVAC System and total removation of the existing locker rooms. The new facility will be constructed mainly of brick, glass and translucent panels. The new brick will closely match the brick used on the existing buildings. The new gymnasium and special events center will be set into the hillside to take advantage

of the existing topography and to reduce the visibility of the structure.

The following plans were submitted to the Board: Plan A-1, Site Plan, drawn by Ellenzweig, Moore and Associates; Plan LS-1 (Landscaping Plan) and Plan LS-2 (Grading and Drainage) drawn by Moriece and Gray; Plan SU-1 (Utility Site Plan) and Plan E-1 (Electrical Service Plan), drawn by Robert W. Sullivan, Inc.; Plans A-2 through A-5 (Floor and Elevation Plans), drawn by Ellenzweig, Moore & Associates.

A compilation of photographs of the existing site conditions and an architectural model of the project were also presented to the Board.

Site Plans and other submission materials were sent to Town Boards and agencies in accordance with the provisions of Section XVIA. Written responses are on file at the Board of Appeal.

The Design Review Board (DRB) held a preliminary site plan review on June 25, 1987, after which a letter was submitted to the petitioner outlining the DRB's recommendations. The plans were subsequently revised by the petitioner to incorporate, where possible, the DRB's recommendations. At a meeting on September 8, 1987, the DRB voted to accept the plans as modified.

The Planning Board, in a letter to this Authority dated August 31, 1987, indicated as follows:

At its Regular Meeting on Tuesday, August 25, 1987, the Planning Board reviewed this petition [ZBA 87-72] and the

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accompanying submission materials. The Board moved, seconded and voted to offer no objection to the requested permit for site plan approval.

The Department of Public Works, Electric Division, in a memorandum dated August 20, 1987, indicated that the Assistant Superintendent has "reviewed the plans for development of a new Athletic Facility for Babson College. Based upon my review and estimated loads as provided by Lottero/Mason, Consulting Engineers, electrical capacity is available at this time."

The Department of Public Works, Engineering Division, in a memorandum dated August 21, 1987, addressed various issues related to the site plan. John Bezanson, P.E., Assistant Director of Public Works and Town Engineer, in a memorandum dated September 9, 1987, indicated that "an engineering study has been completed concerning the capacity of the existing town sanitary sewage system into which the athletic facility will discharge. The study has determined that there is available capacity in the existing town system to accommodate the anticipated flows from the renovated athletic facility."

The petitioner submitted a letter dated July 21, 1987 from Cottin & Richardson, Consulting Engineers, indicating that an on-campus retention pond "is of an adequate size to handle all surface runoff from [the project]. . . ." Now that the project is in its final design phase the petitioner will submit a plan showing the direction of storm water runoff from the new building.

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The project falls within the ambit of the Water Supply Protection District regulations. The geotechnical engineers for the project, McPhail Associates, Inc., have determined that the "soils at the site are quite silty and therefore of quite low permeability." The design of the project, coupled with the soil conditions at the site, will eliminate leachate penetration to a significant extent. Storm water runoff will be recharged through the on-campus retention pond mentioned above.

#### Decision

The petitioner, Babson College, proposes to renovate and add to its existing gymnasium and special events facility. The renovation and addition constitutes a Major Construction Project under Section XVIA of the Zoning Bylaw. Since the project is situated within a Watershed Supply Protection District the petitioner has requested a Special Permit under Section XIVE of the Zoning Bylaw.

Based upon all the evidence submitted to us, and taking into account the recommendations and comments received by the aforementioned agencies and boards, we are of the opinion that the application and plans submitted by the petitioner meet with the applicable requirements of the Zoning Bylaw and that the requested approvals should be, and hereby are, granted. Specifically, we find that the project will be used as an athletic, academic and special events facility for the

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students, faculty and staff of Babson College and, in limited instances, by members of the community, and that such programs and activities as outlined in the Narrative Summary (which was submitted as part of the Application) constitute educational uses under the terms and provisions of the Zoning Bylaw. In addition, we find that the construction of the project and its use comply with all applicable provisions of the Zoning Bylaw and are in harmony with the Preamble to the Zoning Bylaw.

The specific site of the project is appropriately located for the use and structure, and the site as developed will not affect the residential neighborhoods which abut the campus. The project will have little, if any, visual impact on adjacent properties. Based upon the plans submitted to this Authority, it appears that the petitioner has attempted to maintain the site's natural features to the furthest extent possible.

Since the site is located within the interior of the Babson campus, the project will not interfere with pedestrian traffic. Vehicular access to the project will be provided by College Drive. Although there is no express parking requirement imposed by the Zoning Bylaw with respect to Educational Districts, we find that the existing parking areas and the parking areas to be developed in conjunction with the construction of the project are more than adequate to service the needs of the project, especially since the vast majority of users will be Babson students who will walk to the project.

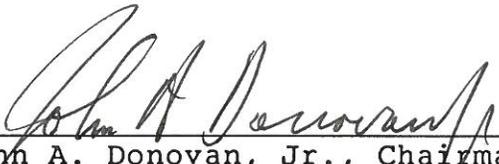
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With respect to the special permit requested under Section XIVE, we find that the project is a permitted use in a Water Supply Protection District and that the soil conditions at the site and the design of the project will mitigate leachate penetration. In addition, we find that the storm water runoff from the project will be recharged through an on-campus retention pond. Based upon those facts, we find that the requested special permit can be and, therefore, is, issued without derogating from the intent of section XIVE.

The Inspector of Buildings is hereby authorized to issue a permit for construction of the project upon his receipt and approval of a building application and construction plans.

All of the above are subject to the conditions attached hereto as Addendum A.

  
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John A. Donovan, Jr., Chairman

  
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Robert R. Cunningham

  
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William E. Polletta

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: Inspector of Buildings  
Planning Board

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Addendum A

1. That all work shall be performed consistent with the plans submitted and on file with this Authority, as revised to comply with the recommendations of the Design Review Board.
2. That all design and construction must comply with all applicable state and local codes.
3. If financing for the project is sought and a separate mortgage lot is created, that such mortgage lot shall comply with all applicable dimensional requirements of the Zoning Bylaw.
4. That upon completion of the entire project, a complete set of "As-Built" plans, including a complete set of mechanical plans, shall be submitted to the Inspector of Buildings, and a Site Utility Plan shall be submitted to the Department of Public Works.
5. That a copy of the Occupancy Permit issued by the Inspector of Building shall be submitted to this Board at the time of issuance.

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