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WELLESLEY, MA 02181**ZONING BOARD OF APPEALS**

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ZBA 97-80

Petition of Babson College  
Woodland Hill Parking Lot  
Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 1997 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at 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 and Section XXV of the Zoning Bylaw to allow construction of a 42,000 square foot parking lot with associated landscaping for 100 cars, on WOODLAND HILL DRIVE on the BABSON COLLEGE CAMPUS in an Educational District. The lot will be accessed from the existing Bryant Hall Parking Lot and from Woodland Hill Drive.

On August 15, 1997, the petitioner filed a request for 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 David Carson, Director of Planning for Babson College, who was accompanied by Steven King, project engineer from Andrews Survey & Engineering, Tim Lee, project landscape architect from Carol Johnson & Associates, and Carl King, attorney from Goldstein & Manello.

Mr. Carson said that the proposed parking lot is at the west end of the campus, and is part of the Babson Master Plan. Babson continues to try to solve its parking problem on campus rather than off campus. With the construction of this lot, the west end of the campus will be "maxxed out". The proposed lot will increase the total parking by 63 spaces, as 37 spaces will be lost due to the construction of the Blank Center.

Mr. Carson explained that Babson is studying future solutions to the parking problem. They may need vertical parking, either above or below ground, as they don't want to devote any more land to parking lots.

Tim Lee stated that the proposed lot is located behind Bryant Hall and Woodland Hill Drive. The new lot will have entrances from the existing Bryant Lot and from Woodland Hill Drive. The asphalt paved lot will contain 100 parking spaces. Pedestrian walkways will be added. All surface run-off for the parking lot will be contained in a detention area at the lower end of the lot. The site is heavily wooded, and the lot has been sited to have the least amount of impact, maintaining as much of the surrounding landscape as possible. In order to mitigate

ZBA 97-80  
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the impact on Wellesley Avenue, a considerable amount of evergreen and deciduous planting will be added on the Health Center side. The lighting will be similar to that in other Babson lots.

David Frenier, 111 Forest Street, why Babson does not place limits on parking rather than contemplating vertical parking plans.

Tom Frisardi, 89 Forest Street, said the traffic study seems to be oriented at mitigating, rather than eliminating traffic, and asked why Babson could not place a limit on parking.

Mr. Carson responded that the existing lots are full and they need additional spaces. Without proper parking, people tend to park in fire lanes, or live park.

No other person present had any comment on the petition.

#### Statement of Facts

The proposed 42,000 square foot parking lot for 100 cars will be located on Woodland Hill Drive on the Babson College Campus, in an Educational District.

The petitioner is requesting a Special Permit for Site Plan Approval pursuant to Section XVIA to allow construction of the 42,000 square foot parking lot. Access to the parking lot will be from the existing Bryant Lot and from Woodland Hill Drive. Additional landscaping and pedestrian walkways are proposed as part of the project.

The following plans were submitted: Existing Site Features (Z-1) dated 8/14/97, drawn by John R. Andrews, Registered Land Surveyor; Site Development Plan (Z-2) dated 8/14/97, drawn by Carol R. Johnson, Registered Landscape Architect; Site Plan (Z-3) dated 8/14/97, drawn by Steven J. King, Registered Professional Engineer; Site Details (Z-3A) dated 8/14/97, drawn by Steven J. King, Registered Professional Engineer; and Landscape Plan (Z-4) dated 8/14/97, drawn by Carol R. Johnson, Registered Landscape Architect.

The following information was submitted: Official Development Prospectus; Deep Observation Hole Log and Percolation Test, dated 6/23/97, performed by John R. Andrews of Andrews Survey & Engineering; and Woodland Hill Drive Parking Lot Drainage Analysis prepared by Steven J. King, Registered Professional Engineer of Andrews Engineering & Survey.

On August 14, 1997, the Design Review Board reviewed the proposal and voted to approve the project as presented.

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1997 SEP 26 A 8:12

ZBA 97-80  
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All materials submitted were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief. Written responses from each of the above were received and are on file in the office of the Board of Appeals.

On September 9, 1997, the Planning Board reviewed the project, and voted to recommend approval.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed 42,000 square foot parking lot constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes grading or regrading of land to planned elevations and/or removal or disturbance of the existing vegetative cover over an area of 5,000 or more square feet.

It is the opinion of this Authority that the submitted plans for the proposed 42,000 square foot Woodland Hill Parking Lot for 100 cars, as listed in the foregoing Statement of Facts, 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 and insure compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

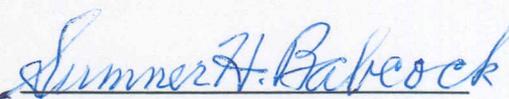
A Special Permit is hereby granted and Site Plan Approval is given, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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  
edg

  
Kendall P. Bates, Acting Chairman

  
William E. Polletta

  
Sumner H. Babcock

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ADDENDUM A

1. All work shall be performed in accordance with plans submitted and on file with this Authority.
2. All design and construction must comply with all applicable State and local codes.
3. All requirements of the Wellesley Fire Department shall be complied with.
4. All requirements of the Department of Public Works shall be met, including, but not limited to the requirement that all 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. Provision shall be made to inspect and maintain the proposed detention basis on a regular basis.

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