



Project of Significant Impact (PSI) • Tolles-Parsons Senior Center Project
14 October 2014



Tolles- Parsons Senior Center

PSI Submission
Town of Wellesley
494 – 496 Washington Street
Wellesley, Massachusetts

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Transportation Study is attached with this submission

**Permanent Building Committee**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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October 14, 2014

Michael Zehner
Planning Director
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: Tolles-Parsons Center Project of Significant Impact Application

Dear Mr. Zehner:

Attached, for your consideration, are twenty (20) copies of the Project of Significant Impact (PSI) application and supporting documentation for the proposed Tolles-Parsons Center at 494-496 Washington Street ("Project"). The Board of Selectmen, through the Permanent Building Committee (PBC), respectfully request the following:

- That the Planning Board consent to this application;
- That the Planning Board, pursuant to *M.G.L. c. 40A, §16*, determine that this application reflects specific and material changes in the conditions upon which the Board's previous decision was based, and that the Planning Board allow the Project to proceed to a PSI hearing. The PBC is confident that the specific and material changes made to the Project will significantly reduce the impacts upon which the previous decision was based.

Modifications to the Project design include, but are not limited to:

- The Project site has been enlarged and consolidated through the acquisition by the Town of Wellesley of the property at 494 Washington Street so that all necessary and required parking for the Tolles-Parsons Center are located within the lot lines of consolidated site;
- The traffic impact has been reduced through the site consolidation by eliminating vehicle trips associated with the Tolles-Parsons Center between the Police Station parking lot and the proposed building site;
- The pedestrian impact has been reduced through the site consolidation by eliminating a remote parking area, previously proposed at the Police Station parking lot;

- The site design has been improved to allow internal circulation by drivers seeking an on-site parking space without exiting onto Washington Street and having to re-enter the site, thereby reducing the traffic impact on Washington Street;
 - The storm water management has been improved to include on-site infiltration through rain gardens and easily maintained infiltration systems;
 - The building size has been reduced by approximately 1,400 SF by fitting the program space onto two floors in the proposed Project design, rather than the three floors in the previous design which reduces the circulation space on the third floor and improves the building efficiency; and
 - The proposed Project is designed to meet the design and construction requirements of the US Green Building Council's LEED Certification at the silver level to improve the Project's operating performance and reduce its impact on the Town and the environment; and
- That, based upon the foregoing information, the Planning Board hold a new public hearing and approve this application for a Project of Significant Impact special permit.

In conjunction with this application, a Traffic Study, prepared by Howard-Stein/Hudson Associates on behalf of the PBC, will be presented to the Board of Selectmen at a public hearing to be held on October 20, 2014. After the public hearing is closed, the Board of Selectmen will forward to the Planning Department and Planning Board its recommendations regarding the transportation impacts of the proposed Project. In addition, a preliminary design review meeting will be scheduled with the Design Review Board to garner its initial comments regarding the proposed design of the building and the site.

Please let either of us know if you have any questions or need additional information.

Yours truly,



Barbara Searle, Chair
Board of Selectmen



Matt King, Chair
Permanent Building Committee

Tolles- Parsons Senior Center

Project Description

The Town of Wellesley is proposing the Tolles-Parsons Center, a new Senior Center to be located at 494 & 496 Washington Street (Route 16) in Wellesley, Massachusetts. This project consists of the construction of one building with associated site improvements, parking, landscaping, patios and walkways, storm water mitigation and underground utilities. The site currently consists of two lots on Washington Street. Combined, the Site is approximately 41,963 square feet (0.9 +/- acres).

Site will include 58 parking spaces including four handicap parking spaces and one service space. Parking spaces, (except for HCP spaces) are to be 9'-0" wide by 18'-0" deep. A bike rack will be provided for four bikes.

There will be a drop off area for vehicles at the entrance.

It is proposed that there will be a one-way entrance off of Washington Street and a one-way exit back onto Washington Street. Vehicles will be able to "recycle" on the site after drop off.

Parking will be screened from Washington Street by a landscape berm area. The site will have a 6-foot opaque wood fence at the rear of the site and extending 40 feet along the property line adjacent to St Paul's Church and the patio area. The side lot lines will have a 3-foot open metal fence with planted screening at parking areas.

There will a patio area with an adjacent games area at southeast corner of the site.

Building

Two story structure

Level 1:	6,260sf
Level 2:	5,662sf
Attic Mechanical:	1,175sf

Total Area of Building: 12,894sf

- The building will be wood framed
- 40 year light colored asphalt shingles and white thermal plastic membrane
- Siding: fiber cement clapboards and shingles
- Stone Veneer: Cultured stone
- Trim: Fiber cement and polystyrene
- Patio: Permeable composite "brick" (95% recycled material – rubber and plastic)
- Fence at rear and side by patio area: 6'-0" cedar opaque board fence with metal posts
- Fence at side year: 3'-0" color galvanized decorative metal fence





WELLESLEY PLANNING BOARD
APPLICATION FORM FOR REVIEW OF A
PROJECT OF SIGNIFICANT IMPACT

DATE: 10/14/14
ADDRESS OF PROPERTY: 494-496 Washington St. PRECINCT F
NAME OF OWNER OF RECORD: Board of Selectman
[Signature]
signature

EXISTING USE OF
LAND/BUILDINGS: Vacant Site
PRESENT ZONING: General Residence
PROPOSED USE OF
LAND/BUILDINGS: Senior Center

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE
SITE 4,263 (To Be Demolished) SQUARE FEET.

TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE
SITE: 12,894 SQUARE FEET.

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION
ONLY 12,894 SQUARE FEET.

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS N/A

AREA OF LOT OR DEVELOPMENT SITE 41,963 SQUARE FEET.

CONSULTANT(S) FOR IMPACT ANALYSIS
DeVellis Zrein, Inc Phone (508) 393-8583
Howard Stein - Hudson Associates (617) 482-7083
VAV International, Inc (781) 935-1822

This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD
RECEIVED BY

signature date
REVIEW COMPONENTS WAIVED BY PLANNING BOARD
date of vote
date of vote
date of vote
date of vote

SUBMISSION FEE RECEIVED \$ date

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS date

IMPACT ANALYSIS APPROVED BY:
Board of Selectmen date
Board of Public Works date
Fire Chief date

Special Permit Approved by Planning Board date.

Tolles-Parson Senior Center

14-Oct-14

Location: 494-496 Washington Street				
Present Use: Vacant				
Zone: General Residence (10,000sf Lot District)				
Requested Use/Occupancy: Municipal (Senior Center)				

Zoning Ref.		Existing	Required	Proposed
	Lot Size	41,963sf	10,000sf	41,963sf
	Total Gross Floor Area	0 gsf	N/A	12,894sf
II.3f	Minimum Open Space		N/A	24%

IV	Lot Width/Frontage	224.91'	90'	224.91'
	Lot Depth	190'	N/A	190'

XIX	Set Backs			
Table 1	Front	N/A	30'	80'
	Rear	N/A	18'	18'
	Left Side	N/A	20'	107'
	Right Side	N/A	20'	22'-3"

XVIII B	Ratio of Bulidng to Lot Area		15%	15%
	41936	N/A	6290	6260

XX	Heights of Buildings	N/A	45' (Max)	38'-2 3/4"
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XXI	Off- Street Parking	N/A	39	58
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XXI D-3	Development Standards			
	(90 degree space) Width	N/A	8'-6"	9'-0"
	Depth	N/A	18'-0"	18'-0"
	Aisle	N/A	24'-0"	24'-0" to 28'-0"