



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-43

Petition of Babson Recreation Center

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, August 11, 1983, on the petition of BABSON RECREATION CENTER, requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of an outdoor swimming pool and outdoor ice skating complex and interior revisions to the ice arena, at 150 GREAT PLAIN AVENUE, in a Education B District, and associated parking and landscaping. Said request is pursuant to Section VIIIA, Section VII, and Section XXV of the Zoning Bylaw.

On July 22, 1983, the petitioner filed a request for a public hearing and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Robert Hoffman, President and Chairman of the Board of the Babson Recreation Center, who stated the need for an outdoor pool for summer campers at Babson and use by members. He introduced George Whitten, President of Whitten Corporation, Swimming Pool Specialists, and Marshall K. Audin, Vice President, MACE, Inc., Architects and Engineers. Mr. Audin presented site plans and a rendering and outlined details of the proposed pool, spa, fountain, renovations to the ice arena, parking and landscaping. He stated that the pool would be recreational and educational, not used for formal competitions. The parking area near the tennis courts would be redesigned to accommodate more cars. Total parking spaces at the center would be reduced by 20% but Babson meets all the parking requirements of the Zoning Bylaw (a total of 417 parking spaces) and never uses all of its parking spaces. The seating capacity of the indoor ice rink would be reduced by up to 33%. Roberta Sawyer, Esquire, of Charles J. Humphreys, addressed the Zoning Bylaw and stated that Babson Recreation Center conforms to the bylaw in all respects, utilizing only 28% of the land area. Mr. Hoffman stated that Babson College is the 100% owner of the Babson Recreation Center. Taxes are paid based on assessed value of the property. He stated that the pool would probably be opened from 6 a.m. until 9 p.m., but not that early if neighbors objected.

Present at the hearing and opposed to the petition was Peter K. Eichorn, 27 Skyline Drive, who objected to human noise from Babson now and is concerned about noise generated by the proposed pool. He requested that Babson hire an acoustical engineer to look into the noise problem. Mr. Felix Juliani, member of the Board of Selectmen, expressed concerns about the serious traffic problems in the area and suggested that a survey of ingress and egress be made.

Mr. Porter requested information regarding the number of people using the pool at one time and possible restrictions and limitations on memberships to prevent crowded conditions.

Statement of Facts

The property involved is located at 150 Great Plain Avenue, containing approximately 26 acres of land, located in an Educational B District. The Wellesley Town Meeting of October 17, 1973 voted to change the zoning district of the area in question from Educational to Educational B. The Babson Recreation Center was built in 1974 and 1975 following site plan approvals by the Board of Appeals (ZBA Case 74-8 and Case 75-7) for the construction of two buildings to provide facilities for ice skating and tennis (8 tennis courts). In 1979 the Board of Appeals (ZBA Case 79-26) approved plans for four outdoor tennis courts. In 1981, the Board of Appeals (ZBA Case 81-10) granted permission to expand the building housing the tennis courts to include a larger clubhouse area and mezzanine, a natatorium, 3 multi-purpose activity courts, indoor pool, exercise area and relocation and lighting of four outdoor tennis courts. Babson College is a 100% owner of Babson Recreation Center.

The petitioner now proposes to construct an outdoor swimming pool and outdoor ice-skating complex, with interior renovations to the ice arena. The project would reduce the amount of permanent seating at the ice rink and instead provide locker rooms and toilet facilities as well as office space and a multi-purpose mezzanine. A multi purpose semi-public pool, spas and combination fountain and wading pool are proposed, offering a full range of family oriented aquatic recreation, including swimming and bathing as well as lap swimming, life saving and other related aquatic instruction. The project design would include improvement to the existing auto circulation and parking accommodations primarily serving the existing tennis club building. As with the other existing facilities at Babson Recreation Center, the outdoor pool would be available to club members and their guests, the Babson College community, the summer camp program, as well as private swim clubs or other private groups for functions on a rental basis.

The following plans were submitted: Plan #1, Proposed Site Plan; Plan #2, Site Plan Utilities, Grading and Drainage; Plan #3, Deck and Mezzanine Plan; Plan #4, and Plan #5, showing sections through the work as well as elevations; all drawn by MACE, Inc., Norwell, dated 7/20/83. Plan X-1, Site Plan of Existing Conditions, was submitted, reproduced from an original by Lamont Associates, dated 10/3/74.

In response to questions asked at the August 11, 1983 Public Hearing, the petitioner submitted a letter dated September 6, 1983, a report by Bolt Beranek and Newman, Inc., reviewing the nature of the acoustical impact of the proposed complex on the adjoining neighborhood, and a traffic study by MACE, Inc.

The application was referred to the Board of Health, Planning Board, Design Review Board, Town Engineer, Wetlands Protection Committee, and Fire Department for review as required by Section XVIA of the Zoning Bylaw. Written recommendations in favor or setting forth general requirements were received by the Board of Appeals and are on file at the Board of Appeals office.

The Design Review Board conducted a preliminary design review on July 6, 1983 and a final review on July 27, 1983. In a letter dated August 1, 1983, the Design Review Board recommended approval of the project.

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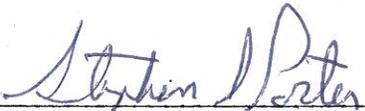
Decision

This Authority has made a careful study of the evidence submitted. Babson Recreation Center is located in an Educational District B. and their proposal therefore is subject to Site Plan Approval under Section XVIA of the Zoning Bylaw.

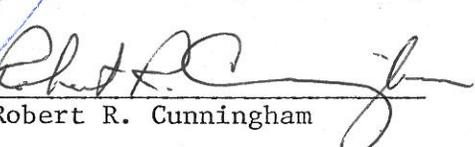
This Board has considered the purposes of Site Plan Approval, namely to protect the safety, convenience and welfare of the public; to minimize additional congestion in public and private ways; to insure adequate provision for water, sewerage, and drainage; to insure compliance with the provisions of Section XVI (Restrictions Affecting All Districts), Section XXI (Off-Street Parking) and Section XXII (Design Review). This Authority has duly considered the written recommendations received from Town Boards and Town Departments pursuant to Section XVIA of the Zoning Bylaw.

This Authority does have concern about the traffic generated by the Babson Recreation Center. Traffic in the area, on Great Plain Avenue, is heavy at the present time, and the expansion of the facilities will only serve to increase the traffic in the area, particularly on summer weekends.

However, it is the opinion of this Authority that the proposed outdoor swimming and skating complex complies with the Zoning Bylaw of the Town. Therefore, a Special Permit is hereby granted and Site Plan Approval is given by this Authority per Site Plans as submitted, dated 7/20/83, drawn by MACE, Inc. Approval is granted pursuant to Section XVIA, VIIIA, VII and XXV of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.


Stephen S. Porter, Chairman


John A. Donovan, Jr.


Robert R. Cunningham

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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 Department of Public Works shall be met. Site utility plans shall be submitted to the Department of Public Works for their review and approval prior to the issuance of a building permit by the Inspector of Buildings. "As Built" site utility plans shall be submitted to the Town Engineer upon completion of utility construction.
4. That all requirements of the Fire Department shall be complied with.
5. That definitive plans, stamped by a professional engineer, shall be submitted and approved by the Board of Health.
6. 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.
7. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.
8. That the hours of operation of the outdoor pool shall be from 7 a.m. to 8 p.m. weekdays and 9 a.m. to 8 p.m. on weekends.
9. That no music or voice amplification systems shall be used in connection with the operation of the outdoor pool.
10. That there shall be no parking along the entrance roadway. All parking shall be restricted to assigned parking spaces as indicated in the Site Plans.

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