



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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Petition of Wellesley College

The Permit Granting Authority and 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, October 20, 1983 on the petition of WELLESLEY COLLEGE requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of renovations and additions to an existing athletic facility at CENTRAL STREET (ROUTE 135) including a field house addition approximately 306 feet by 164 feet and an indoor swimming pool addition approximately 110 feet by 160 feet and associated landscaping, said property being located in an Educational District. The petitioner requests a variance under Section XX (Heights of Buildings or Structures). Said request is pursuant to Section XXV and Section XXIV-D of the Zoning Bylaw.

On August 25, 1983, the petitioner filed a request for hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was John W. Hartley, Vice President, Wellesley College, who introduced Linda Vaughan, Director of the Sports Center Project, and Donald Lasker, Project Architect of Hardy, Holzman, Pfeiffer Associates. Ms. Vaughan presented and explained sketches of the site with the existing buildings and the proposed buildings. She displayed a model of the proposed project and answered questions concerning the site plans, use, and landscaping. Mr. Lasker answered questions concerning construction materials, design, etc. Variances are requested for the new field house which will be 55 feet high, and the pool building, which will be 57 feet high. The existing recreation building is 64 feet high. Mr. Porter requested a final landscape plan of the site, particularly the view from Route 135, before a decision can be rendered.

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

Statement of Facts

The site in question is located on the Wellesley College campus in a Educational District. The proposed athletic facility borders on Central Street (Route 135) west of the main entrance to the college, and would be located in the area of the existing Wellesley College recreation building and the Mary Hemenway Gymnasium.

The project consists of three connected buildings. The existing recreation building would be renovated, a new pool building approximately 110 feet by 160 feet would be constructed and a new field house approximately 306 feet by 164 feet would be built

with an indoor track, tennis courts and basketball courts. The Mary Hemenway Gymnasium would be razed. The exterior siding of the field house and pool would be metal of a neutral color with masonry trim.

Plans were submitted, drawn by Hardy, Holzman, Pfeiffer Associates, 257 Park Avenue So., New York, New York, as follows: site plan, #A-0 (revised 10/12/83); floor plans #A-1 (10/13/83), #A-2 (8/15/83 revised 8/22/83), #A-3 (8/15/83 revised 8/22/83), #A-4 (10/13/83), #A-5 (10/14/83), #A-6 (10/13/83); elevations; building sections, #A-14 to #A-16 (8/22/83). Landscape plans were submitted, drawn by Carol R. Johnson and Assoc., 15 Mt. Auburn St., Cambridge, Ma., dated 11/1/83. A Plot Plan was submitted, dated July 22, 1983, drawn by A. Kzemplinski, Registered Land Surveyor, of Harry R. Feldman, Inc., Boston, Ma.

The Design Review Board held a preliminary site plan review on July 27, 1983, after which a report was submitted to the Board of Appeals dated August 11, 1983. Other meetings were held by the Design Review Board to discuss the proposal and on October 5, 1983, the Design Review Board voted to approve the general concept of the proposed development. Major concerns of the Design Review Board were the siting and placement of the buildings, the destruction of the Mary Hemenway Gymnasium, the size of the proposed project, particularly the field house along Central Street and the design and landscape treatment of the development.

Two variances are requested by the petitioner under Section XX of the Zoning Bylaw, one for the new field house which will be 55 feet high, another for the swimming pool building, which will be 57 feet high.

Site plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief, as required by Section XVIA of the Zoning Bylaw. Written responses from the Planning Board, Wetlands Protection Committee, Town Engineer, and Fire Department were received and are on file at the Board of Appeals office.

Decision

This Authority has made a careful study of the evidence submitted. The petitioner, Wellesley College, proposes an athletic facility which constitutes a major construction project under Section XVIA of the Zoning Bylaw. The petitioner is requesting variances under Section XX of the Zoning Bylaw for the new field house (55 feet high) and the swimming pool building (57 feet high).

This Board has concerns about the massiveness of the proposed project, particularly the field house which will be visible from Central Street. The landscape plan submitted by the petitioner to this Board indicates an attempt to break up the massiveness of the building.

Regarding parking related to the use of the athletic facility, we rely on the assurance of Wellesley College that parking on the campus is sufficient, that there will be no parking on Central Street, and that traffic entering Central Street from the athletic facility will not cause undue congestion.

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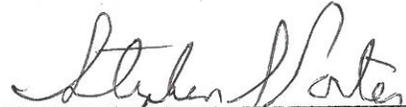
It is the opinion of this Authority that, except for the variances requested, the project complies with Section XVIA of the Zoning Bylaw of the Town of Wellesley. Therefore, a Special Permit for Site Plan Approval is hereby granted to Wellesley College for the proposed athletic facility as shown on site plans dated 10/12/83 drawn by Hardy, Holzman, Pfeiffer Associates, and landscape plans drawn by Carol R. Johnson & Associates, dated 11/1/83.

Regarding the variances requested, it is the opinion of this Authority that because of the size and shape of the proposed field house and pool building, a literal enforcement of Section XX of the Zoning Bylaw would involve substantial hardship to the petitioner. It is the further opinion of this Authority that desirable relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

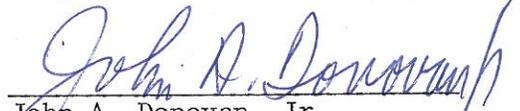
Therefore, the requested variances are granted to construct the field house with a maximum height of 55 feet and the swimming pool building with a maximum height of 57 feet, as shown on plans drawn by Hardy, Holzman, Pfeiffer Associates.

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

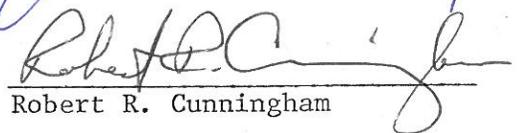
All of the above are subject to conditions attached hereto as Addendum A.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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, including recommendations from the Fire Chief to this Board dated October 20, 1983.
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.
5. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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