

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 99-60  
Petition of Dana Hall School  
Riding Center  
160R Grove Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 26, 1999 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 DANA HALL SCHOOL/RIDING CENTER requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to construct a 13,370 square foot one-story riding center with associated landscaping on a 74,750 square foot area defined by the limit of construction work, on the DANA HALL SCHOOL property at 160R GROVE STREET in an Educational District. Thirteen parking spaces will be provided.

On August 2, 1999, 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 Thom Greenlaw, Dana Hall Business Manager, who was accompanied by George Roman, project architect, Cynthia Baumann, project engineer from Rizzo Associates, and other members of the Dana Hall staff. Mr. Greenlaw said that Dana Hall is a boarding and day school for 11-18 year old girls. The Riding Center is a school enterprise, which currently offers 300 hours of lessons per week. They would like to construct a new Riding Center to be able to provide lessons year round in an arena protected from the elements. The addition of the second arena will enable them to spread out their existing lessons and to stratify advanced and beginner lessons.

Mr. Roman presented mounted photographs of the site. There is an existing drive from Grove Street which leads to the existing riding arena, stable and paddock. The proposed riding center will be located perpendicular to the existing arena, about 185 feet from Grove Street. The 72 foot by 180 foot building will be steel framed with clerestory windows and an earthen floor. The existing driveway will be left intact, but 13 parking spaces will be defined. The project has been approved by the Design Review Board.

The Board asked if the riding center serves only Dana Hall students. Mr. Greenlaw said that the riding center is a community based riding school, which is owned and operated by Dana Hall School as a nonprofit enterprise. About 25-30% of the riders are Dana Hall students, and the remainder are community riders. The school owns and boards about 14 horses, while 26 horses also boarded at the school, are owned by students or community riders. They have one riding center which is somewhat substandard and one outdoor riding area which is unusable in winter.

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The Board questioned if parking requirements are a problem due to the number of off-site participants. Mr. Roman replied that the parking is adequate for the number of riders. Mr. Greenlaw stated that they are not planning to increase the operation of the riding program by means of the new arena. They are merely trying to even out the lessons between the two arenas.

Sheila Thoman, 2 Ingraham Road, asked how the project would affect the property at 160 Grove Street, and if there would be an increase in traffic. Mr. Greenlaw said 160 Grove Street is adjacent to the riding center and part of the Dana Hall campus. It is called Maple Manor and is leased to the Educational Co-Operative, which is a non-profit organization, housing a number of school vans used to transport a variety of special needs students in surrounding communities. The riding center will have no impact on that property.

The Board asked if there would be horse shows at the new facility. Mr. Greenlaw said this had been discussed with the Planning Board. Dana Hall has one riding show each year in the spring, and has no plans to increase that number.

The Board agreed that all conditions in the Special Permit granted by the Planning Board for the project would be incorporated into its decision.

#### Statement of Facts

The subject property is located at 160R Grove Street, in an Educational District, and is owned by Dana Hall School. The 74,750 square foot lot area defined by the limit of work is bounded on the west by Grove Street, on the north by Vincent Street and on the south and east by Dana Hall property.

The petitioner is requesting Site Plan Approval for a Major Construction Project to allow construction of a 13,370 square foot one-story riding center at a height of 28 feet. The new riding center will be located perpendicular to and to the left of the existing riding arena. Thirteen parking spaces and associated landscaping will be provided of which 12 will be graveled and one will be paved.

The following engineering plans were submitted: Existing Conditions/Demolition Plan (C-1), dated 4/12/99, drawn by Thomas J. Corcoran, Jr., Registered Professional Land Surveyor; Site Layout & Materials Plan (C-2), dated 4/12/99, revised 7/21/99, revised 8/13/99, revised 8/16/99, drawn by Richard A. Moore, Registered Professional Engineer; Grading, Drainage & Utility Plan (C-3), dated 4/12/99, revised 7/21/99, revised 8/13/99, revised 8/16/99, drawn by Richard A. Moore, Registered Professional Engineer; and Construction Details (C-4), dated 4/12/99, drawn by Richard A. Moore, Registered Professional Engineer. An Electrical Site Plan (E-3), dated July 21, 1999, revised 8/16/99, drawn by Vincent A. Diiorio, Registered Professional Engineer, was also submitted.

The following architectural plans were submitted: Floor Plan Schedules (A.1); Exterior Elevations (A.2); and Section/Elevation-Section Details (A.3); all dated May 27, 1999 and all drawn by George A. Roman, Registered Architect. A revised drawing of the West Elevation/Concept "B" (SK-E) dated July 16, 1999, drawn by George A. Roman, Registered Architect, was submitted in accordance with Design Review Board recommendations.

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The following written materials were submitted: Official Development Prospectus and Site Design Summary, dated July 20, 1999, prepared by Rizzo Associates, Inc.

Pursuant to the provisions of Section XVIA.B. of the Zoning Bylaw, any construction project having an aggregate total of newly constructed floor area of 10,000 or more square feet is considered a Project of Significant Impact and requires a Special Permit granted by the Planning Board. On July 9, 1999, the Planning Board granted a Special Permit (PSI-99-2) with conditions for this project.

The Design Review Board held a preliminary review of the project on July 8, 1999 and a final review on July 22, 1999 at which time, the Board approved the project with provisions.

All plans and written materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief, as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file in the office of the Board of Appeals.

#### Decision

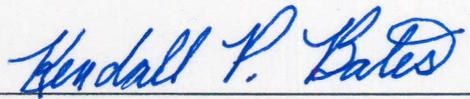
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed construction of a 13,370 square foot riding center on the Dana Hall School property at 160R Grove Street constitutes a Major Construction Project because it includes the construction of 2,500 square feet or more of gross floor area.

It is the opinion of this Authority that the submitted plans with aforesaid revisions comply with 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 adequate protection for water, sewerage and drainage. Furthermore, the project is in compliance with Section XVI and Section XXII of the Zoning Bylaw.

Site Plan Approval is hereby granted, 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.

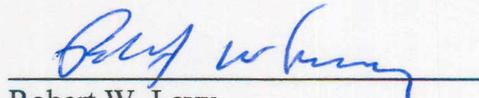
Cc: Planning Board  
Inspector of Buildings  
edg

  
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Kendall P. Bates, Chairman

  
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William E. Polletta

  
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Robert W. Levy

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ADDENDUM A

1. All conditions contained in the Special Permit (PSI-99-2) issued by the Planning Board on July 9, 1999 are hereby incorporated into this decision.
2. All work shall be performed in accordance with the last revisions on the plans submitted and on file with this Authority.
3. All design and construction must comply with all applicable state and local codes.
4. All requirements of the Town of Wellesley Fire Department shall be met.
5. All requirements of the Department of Public Works shall be met including, but not limited to, the requirement that 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.
6. Upon completion of the project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.
7. 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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