

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2015-17  
Petition of Tenacre School  
78 Benvenue Street

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2015 MAR 19 P 3:21

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 5, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of TENACRE SCHOOL requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of a 2,350 square foot addition for a second science classroom, an entry vestibule, gallery and toilet rooms, for a total gross floor area in excess of 2,500 square feet, at 78 BENVENUE STREET, in an Educational District and a 20,000 square foot Single Residence District.

On February 17, 2015, 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 were David Himmelberger, Verne Porter, Jr., Professional Land Surveyor, Rod Fletcher, Business Manager and Bill Foley, Trustee, Tenacre School, (the Petitioner).

Mr. Himmelberger said that they submitted an application for Site Plan Approval for a major construction project to add 2,350 square feet of additional space to the existing 1,845 square foot Science Building. He said that there will be no additional students, staff, or traffic as a result of this project.

Mr. Himmelberger displayed a rendering of the proposed project, (retained by proponent). He said that the existing building is white plywood. He said that the proposed building will be white clapboard with a two-story cupola tower. He said that the existing entrance is currently on the left. He said that the new entrance will be centered.

Mr. Himmelberger said that the Board received comments from various reviewing boards. He said that there were questions from George Saraceno at the DPW that have been addressed. He said that the most recent email from Mr. Saraceno discussed four issues. In his email, Mr. Saraceno said that the plan should show a 6 inch fire service connection. Mr. Himmelberger said that the fire service connection that is currently in the building was sized and designed three years ago to service the current Science Room Addition. He said that, as part of the permit process, they will be required to install sprinklers in the new addition and will have to provide a stamped plan in order to get the permit. Mr. Himmelberger said that there was an error in the original plans. He said that Plan P1.0 showed acid waste neutralizing tanks. He said that there are no such tanks. He said that they substituted a plan showing that there are no acid waste

neutralizing tanks. He said that there is no chemical science curriculum in the building. Mr. Fletcher said that the science classes are for children who are Pre-K through sixth grade.

Mr. Himmelberger said that Mr. Saraceno requested that the plan show the location of the floor drain. He said that is part of the permitting process and will be shown on the plan.

Mr. Himmelberger said that Mr. Saraceno said that the existing water main is a 5 inch pipe and should be labeled as such. He said that the sprinkler connection was mistakenly perceived as the water connection. He said that the existing water main is a 1 inch pipe.

Mr. Himmelberger said that the Applicant believes that all of the concerns have been properly addressed and respectfully requests favorable action on Site Plan Approval.

The Board asked if there will be cell towers in the proposed tower. Mr. Foley said that there will not. He said that it will be an open ceiling.

The Board confirmed that there will be no change to traffic patterns, driveways and vehicle queuing lanes, no changes to pedestrian and bicycle safety, and no increases in vehicle trips, visitors, or number of parking spaces.

The Board said that a Construction Management Plan (CMP) was not in the submittal package. The Board asked about the construction process with respect to duration, number of trucks and hours of work. The Board said that the site is self-contained.

Mr. Himmelberger said that the intention is to have the work completed prior to September. He said that it will be a fairly compressed timeline. He said that it will not be a large construction project.

The Board said that the addition will be smaller than the average house but large trucks will be coming to the site. The Board confirmed that the trucks will come up Grove Street, not Benvenue Street.

Mr. Porter said that he provided a small CMP. He said that access will only be from Grove Street, He said that they addressed construction parking and storage of materials areas on the revised site plans. He said that the number of workers will vary with the tasks. Mr. Foley said that the total construction period should be 15 weeks. He said that there will be no full foundation. He said that it will be on footings. He said that excavation will be limited to a four foot footing around the perimeter and a slab on grade, so there will not be that much material coming out of there.

The Board said that the DPW requested a wheel wash. Mr. Porter said that was provided on the Site Plan.

Mr. Porter said that the site is within 100 feet to the wetlands. He said that they went before the Wetlands Protection Committee (WPC) and received an Order of Conditions. He said that they provided storage for the roof runoff for a 100-year storm. He said that they collected the roof drains and put them into a Cultec System that is located in the field next to the building.

**Submittals from the Applicant**

- Application for Site Plan Approval, dated 2-2-15
- Project Background, dated 2-2-15, from David J. Himmelberger, Esq.
- Site Plan Approval Review – Plans and Submittal Checklist, dated 2-2-15
- Development Prospectus, dated 1-22-15
- Geotechnical Summary Report, dated 10-3-14, edited 10-30-14, stamped by Kevin M. Martin, Professional Engineer
- Drainage Summary, dated 12-4-14, stamped by Paul J. Tyrell, Professional Engineer
- Design Narrative, dated 1-7-15, from Christopher T. Doktor, AIA
- Response memorandum to George Saraceno, Senior Civil Engineer, dated 2-26-15, from Verne T. Porter, Jr., Professional Land Surveyor
- Construction Management and Sequencing
- Response memorandum to George Saraceno, Senior Civil Engineer, dated 3-5-15

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1	Cover Sheet	1-19-15	Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer	2-20-15
Sheet 2	Existing Conditions Plan	1-19-15	Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer	2-20-15 2015 MAR 11 RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 02492
Sheet 3	Proposed Science Building Addition & Utilities and Construction Management Plan	1-19-15	Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer	2-20-15 P 3:29
Sheet 4	Centennial Field As-Built Planting Plan	7-4-11	Jane Shoplick, Registered Landscape Architect	1-16-15
	Tenacre Science Center, Location Map, Site Plan & Drawing List	11-24-14	Olson Lewis + Architects	
A0.1	Legends, Schedules & Code Data Plan	11-24-14	Olson Lewis + Architects	
A0.2	Windows, Doors & Storefronts	11-24-14	Olson Lewis + Architects	
A1.1	Existing & Demolition	11-24-14	Olson Lewis +	

	Plans		Architects	
A2.1	First Floor Plan	11-24-14	Olson Lewis + Architects	
A2.1A	First Floor Dimension Plan	11-24-14	Olson Lewis + Architects	
A2.2	Tower Plan	11-24-14	Olson Lewis + Architects	
A2.3	Roof Plan	11-24-14	Olson Lewis + Architects	
A3.1	First Floor Reflected Ceiling Plan	11-24-14	Olson Lewis + Architects	
A4.1	Exterior Elevations	11-24-14	Olson Lewis + Architects	
A4.2	Exterior Elevations	11-24-14	Olson Lewis + Architects	
A5.1	Building Sections	11-24-14	Olson Lewis + Architects	
A6.1	Wall Sections	11-24-14	Olson Lewis + Architects	
A8.1	Section Details	11-24-14	Olson Lewis + Architects	
A8.2	Section Details	11-24-14	Olson Lewis + Architects	
A9.1	Interior Elevations	11-24-14	Olson Lewis + Architects	
A10.0	Finish Legend	11-24-14	Olson Lewis + Architects	
A10.1	Finish Plan	11-24-14	Olson Lewis + Architects	
S1.0	General Notes I	11-25-14	Olson Lewis + Architects	
S1.1	General Notes II	11-25-14	Olson Lewis + Architects	
S2.1	First Floor Framing Plan	11-25-14	Olson Lewis + Architects	
S2.2	Roof Framing Plan	11-25-14	Olson Lewis + Architects	
S3.0	Section and Details I	11-25-14	Olson Lewis + Architects	
S3.1	Sections and Details II	11-25-14	Olson Lewis + Architects	
S3.2	Sections and Details III	11-25-14	Olson Lewis + Architects	
F0.1	Fire Protection Legend, Notes and Schedules	11-24-14	Olson Lewis + Architects	

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F0.2	Fire Protection Details	11-24-14	Olson Lewis + Architects	
F1.0	Fire Protection First Floor New Work Plan	11-24-14	Olson Lewis + Architects	
F1.1	Fire Protection Roof New Work Plan	11-24-14	Olson Lewis + Architects	
P0.1	Plumbing Legend, Notes and Schedules	11-24-14	Olson Lewis + Architects	12-19-14, 1-20-15, 2-25-15
P0.2	Plumbing Details	11-24-14	Olson Lewis + Architects	
P1.0	Plumbing Sanitary & Vent Plan	11-24-14	Olson Lewis + Architects	
P2.0	Plumbing Domestic Water Plan	11-24-14	Olson Lewis + Architects	12-19-14, 1-20-15, 2-25-15
H0.1	HVAC Legends, Notes & Abbreviations	11-24-14	Olson Lewis + Architects	
H0.2	HVAC Schedules & Sequences	11-24-14	Olson Lewis + Architects	
H0.3	HVAC Details-I	11-24-14	Olson Lewis + Architects	
H0.4	HVAC Details-II	11-24-14	Olson Lewis + Architects	
H1.1	HVAC Existing Building Demolition Plan	11-24-14	Olson Lewis + Architects	
H1.2	HVAC First Floor New Work Plan	11-24-14	Olson Lewis + Architects	
H1.3	HVAC Roof New Work Plan	11-24-14	Olson Lewis + Architects	
E0.1	Electrical Legend and Notes	11-24-14	Olson Lewis + Architects	
E0.2	Electrical Details and Schedules	11-24-14	Olson Lewis + Architects	
E0.3	Electrical Panel Board Schedules	11-24-14	Olson Lewis + Architects	
E1.1	Electrical Ground Floor Lighting Plan	11-24-14	Olson Lewis + Architects	
E2.1	Electrical GND FLR Power & Fire Alarm Plan	11-24-14	Olson Lewis + Architects	

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On January 13, 2015, the Wetlands Protection Committee issued an Order of Conditions, MA DEP 324-0772.

On February 9, 2015, Jim Verner, Superintendent, Municipal Light Plant, reviewed the information provided for the project and determined that there will be adequate electric service for the project. On March 5, 2015, Mr. Verner reviewed the revised plans and stated that there were no issues.

On February 20, 2015, George J. Saraceno, Senior Civil Engineer, submitted comments regarding the proposed project. On March 4, 2015, George J. Saraceno, Senior Civil Engineer, reviewed the project and submitted comments.

On February 24, 2015, Charles DiGiandomenico, Deputy Fire Chief, reviewed and approved the revised application for the proposed project.

On February 25, 2015, the Design Review Board reviewed the plans and voted unanimously to recommend that the Zoning Board of Appeals grant Site Plan Approval for the proposed major construction project, as presented.

On March 3, 2015, the Planning Board reviewed the petition and recommended that Site Plan Approval be granted with conditions.

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

## CONDITIONS

### General Conditions

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on March 19, 2015. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.

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3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, the Conservation Administrator or any other applicable local inspector or board.
4. The Applicant shall submit a letter from the Town Engineer stating that all of the comments have been addressed.
5. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public.

#### **Construction Conditions**

6. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
7. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 8:00 a.m. and no later than 3:00 p.m. and between the hours of 9:00 a.m. and 2:00 p.m. on Saturday. Construction work may be performed on the Site Monday through Friday commencing not earlier than 8:00 a.m. and completing not later than 5:00 p.m. and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday.
8. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash.
9. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the site.

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### Use Conditions

10. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations". Copies of the Operations and Maintenance Plan Reports for the first two years shall be submitted to the Zoning Board of Appeals and the Town Engineer.
  
11. Landscaping shall be in conformance with the Planting Plan and Planting Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.

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ZBA 2015-17  
Petition of Tenacre School  
78 Benvenue Street

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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.

  
Richard L. Seegel, Chairman

  
J. Randolph Becker

  
Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm

# CONSTRUCTION MANAGEMENT NOTES

## GENERAL NOTES

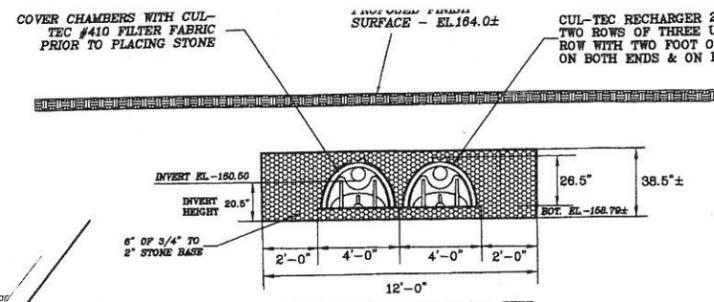
1. CONTRACTOR MAY WORK BETWEEN THE HOURS OF 7AM TO 7PM. ANY WORK PERFORMED AFTER 4PM THAT REQUIRES INSPECTION BY THE TOWN SHALL BE LEFT EXPOSED AND PROTECTED UNTIL IT IS INSPECTED THE FOLLOWING WORK DAY.
2. CONTRACTOR TO PREVENT DUST FROM BEING A NUISANCE TO ADJACENTS AND TRAFFIC ON ROADS, THE USE OF WATER TO SOAK SOIL OR SODIUM CHLORIDE PELLETS SHALL BE CONSIDERED FOR DAILY DUST CONTROL.
3. CONTRACTOR TO PREVENT NOISE GENERATION ON THE SITE FROM REACHING NUISANCE LEVELS. NO HYDRAULIC SPLITTING OF ROCK ALLOWED PRIOR TO 8AM OR AFTER 5PM.
4. ANY BLASTING TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE CHIEF.
5. ALL EARTH REMOVAL OPERATIONS, INCLUDING DISPOSAL AND PROCESSING SHALL BE IN ACCORDANCE WITH THIS MANAGEMENT PLAN.
6. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE PUBLIC WAY FREE OF DUST AND DEBRIS, ETC. SWEEP AS NEEDED.
7. CONTRACTOR SHALL NOT OPERATE A MATERIAL PROCESSING OPERATION ON THE SITE WITH MATERIAL FOR SALE TO OTHERS. PROCESSED MATERIAL SHALL ONLY BE USED ON-SITE.

## EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROLS ON A WEEKLY BASIS AS A MINIMUM, AS WELL AS BEFORE AND AFTER RAIN EVENTS. ANY DAMAGE TO EROSION CONTROLS SHALL BE REPAIRED IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF COVERED HAY BALES & SILT FENCE FOR REPAIR PURPOSES AND FOR EXTENSION OF EROSION CONTROLS AS DIRECTED.
3. THE TEMPORARY FACILITIES SHOWN ARE SUBJECT TO RELOCATION AT THE REQUEST OF THE CONTRACTOR. COORDINATE ALL RELOCATIONS WITH THE DESIGN ENGINEER.
4. ALL STOCKPILES SHALL BE MAINTAINED AT TEN (10) FEET OR LESS IN HEIGHT. ERODABLE SOILS SHALL BE ENCLOSED WITHIN A STAKED SILT FENCE EROSION CONTROL BARRIER.
5. THE CONTRACTOR SHALL PROVIDE THE OWNER, ENGINEER AND THE TOWN WITH A LIST OF PHONE NUMBERS FOR ALL SENIOR PERSONNEL ASSOCIATED WITH THE PROJECT FOR EMERGENCY PURPOSES.

## LEGEND

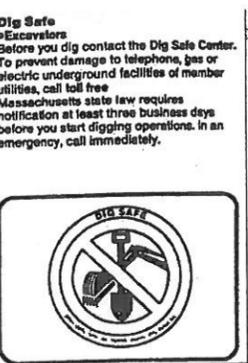
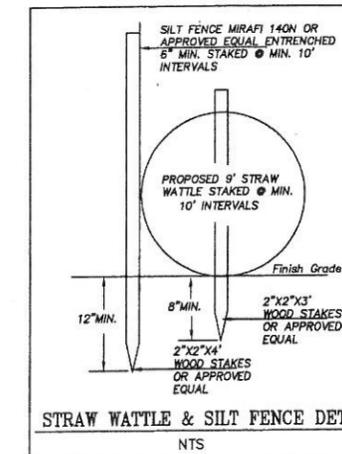
- PP PORTA POTTY
- MS TEMPORARY MATERIAL STORAGE
- CP CONSTRUCTION PARKING  
- WORKER/EQUIPMENT PARKING  
- STAGING AREA (LUMBER ETC)



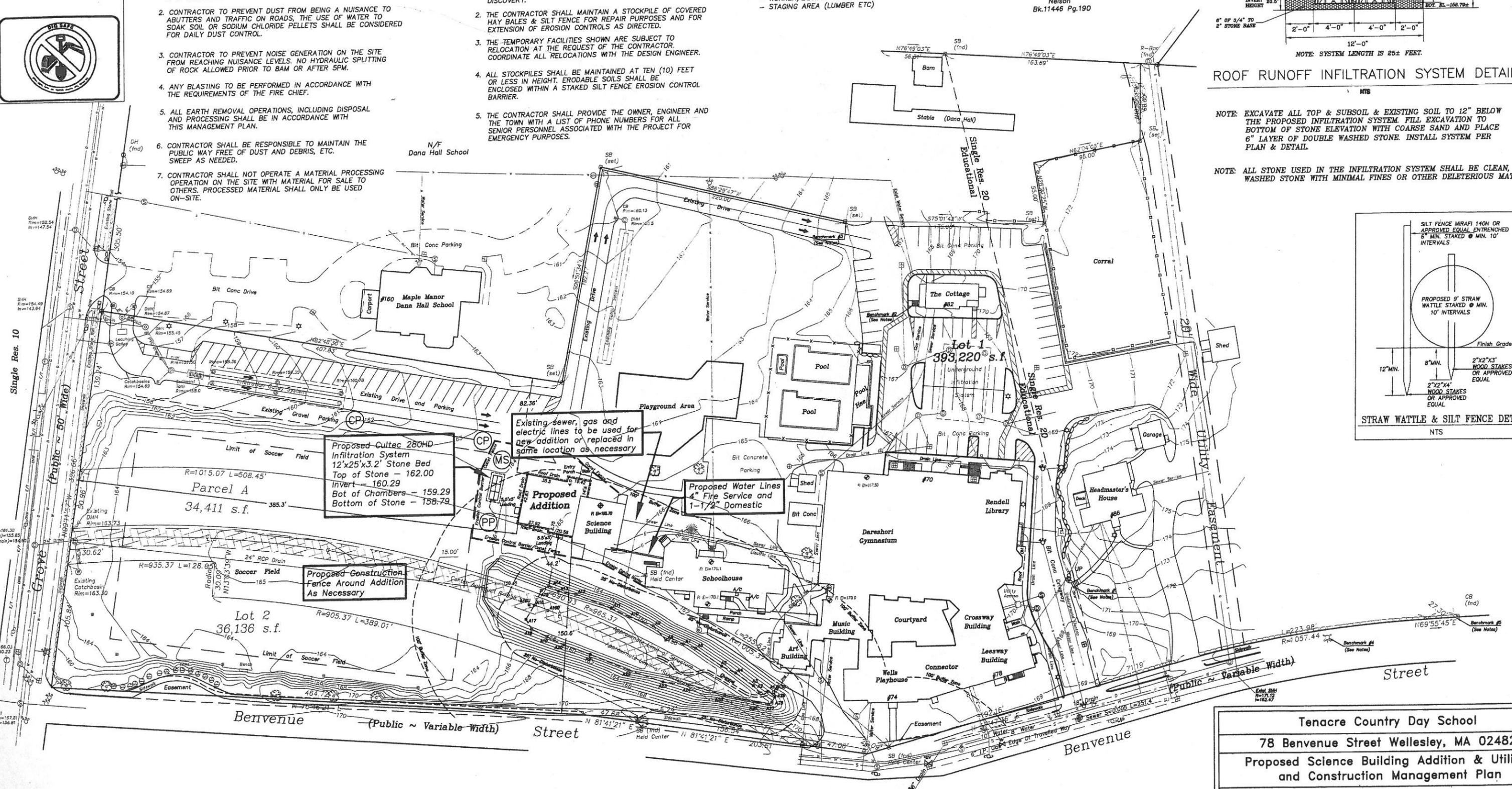
## ROOF RUNOFF INFILTRATION SYSTEM DETAIL

NOTE: EXCAVATE ALL TOP & SUBSOIL & EXISTING SOIL TO 12" BELOW THE PROPOSED INFILTRATION SYSTEM. FILL EXCAVATION TO BOTTOM OF STONE ELEVATION WITH COARSE SAND AND PLACE 6" LAYER OF DOUBLE WASHED STONE. INSTALL SYSTEM PER PLAN & DETAIL.

NOTE: ALL STONE USED IN THE INFILTRATION SYSTEM SHALL BE CLEAN, WASHED STONE WITH MINIMAL FINES OR OTHER DELETERIOUS MAT.



**Dig Safe**  
Excavators  
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



Town of Wellesley Benchmark:  
Top Spindle Hydrant Opposite Cottage Street (Vincent Rd.) El.=141.220  
Taken From Grove Street Benchmarks Filed With Town of Wellesley Engineering Dept.

Benchmark No. 1, Right Outside Corner Lower Granite Step El.=168.81

Benchmark No. 2, Right Outside Corner Lower Concrete Step El.=167.34

Benchmark No. 3, South East Corner Of Stone Bound At Angle Point Of Lot Line In Soccer Field El.=162.67

Benchmark No. 4, Top Spindle Hydrant 116' South West of Benchmark No. 5 El.=107.46

Existing utilities shown are from field locations and available plans of record. Contractor to verify locations prior to any construction or excavation.

Existing sewer, gas and electric lines to be used for new addition or replaced in same location as necessary



**Tenacre Country Day School**  
78 Benvenue Street Wellesley, MA 02482  
Proposed Science Building Addition & Utilit and Construction Management Plan

Scale: 1"=40' January 19, 2015  
**VERNE T. PORTER, JR., PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street Newton, Massachusetts 02

Project: 98036  
Checked By: V. Por

