

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2015-18
Petition of Wellesley College – Pendleton West
106 Central Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 19, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XIVE, Section XVIIIA, Section XX and Section XXV of the Zoning Bylaw for construction of a three-story addition of habitable space, with a basement level and an attic to be used as mechanical space, with a footprint of 4,555 square feet and total floor area of 9,908 square feet, at PENDLETON WEST, WELLESLEY COLLEGE CAMPUS, 106 CENTRAL STREET. The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE of the Zoning Bylaw for a major construction project in a Water Supply Protection District. The Petitioner is requesting a Variance pursuant to the provisions of Section XX of the Zoning Bylaw for construction of a three-story addition with a basement level and an attic with a height above average grade of 53 feet. The property is located in an Educational District and a Water Supply Protection 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 was John Alvarez, Director of Design and Construction for Wellesley College. Also present were Emily Mueller De Celis, Landscape Architect, Michael Van Valkenburgh Associates, David Conway, Civil Engineer, Nitsch Engineering, Vinod Kalikiri, Traffic Engineer, VHB, Peter Zuraw, Assistant Vice President, Facilities Management and Planning, Wellesley College, Marilia Rodrigues and Tim Peters, Kieran Timberlake Associates and Justin Mosca, VHB.

Mr. Alvarez said that they began the planning work for the project in 2011 and they are now very near to breaking ground. He said that this is the first major project of the Campus Renewal Plan. He said that the addition will be less than 10,000 square feet, so the Project of Significant Impact (PSI) process will not be triggered. He said that they anticipate that future projects will trip the 10,000 square foot limit and will go through PSI.

Mr. Alvarez said that the project consists of approximately 40,000 square feet of renovation and an addition that is approximately 9,900 square feet. He said that the renovation part of the project is for the studio arts including, print making, painting, drawing and sculpture, as well as new media light and sound studios. He said that those functions will be housed in the renovated Pendleton West. He said that the

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addition will have three program functions in it including, new rehearsal space for choir and orchestra, a recital hall, and a small 50 seat classroom.

Mr. Alvarez said that the project will have minimal impact to the Town of Wellesley infrastructure. He said that the College has its own co-generation facility, their own wells and water supply. He said that they manage their own stormwater. He said that there is no growth to the College anticipated as a result of this project. He said that it will not be a traffic generator in any way.

Mr. Alvarez said that the project is located interior to the campus. He said that the site is located in excess of 700 feet to Central Street. He said that the building cannot be seen from a public street.

Mr. Alvarez said that they worked with Town Administration and met with the Department of Public Works (DPW), the Police and the Fire Departments. He said that they received a recommendation from the Design Review Board (DRB).

Mr. Alvarez said that the construction start is planned for June 8, 2015 and will be completed in July of 2016, so that it will be ready for the 2016 to 2017 academic year. He said that the academic schedule is important for projects on higher education campuses. He said that it is critical for them to get into the ground by June so that they can complete by July. He said that if they miss the first window, they will miss a whole semester's time. He said that because the schedule is so important to them, he asked for the Board's expeditious approval so that they can move forward in applying for their building permits. The Board confirmed that the project has been reviewed with Michael Grant, Inspector of Buildings.

Ms. De Celis said that the site is located on Norumbega Hill. She said that they have been looking at the existing site for quite a while. She said that Michael Van Valkenburg Associates (MVVA) is the architectural firm that did the 1998 Master Plan for Wellesley College. She said that they identified this site as being an important site to restore. She said that the site is fragmented. She said that the area has been disturbed over the course of many years with the construction of Jewett, the Davis Art Museum and the bridge that connects Jewett to Pendleton. She said that the landscape is different from the oak grove hillsides that are typical of Wellesley College. She said that this particular site has a small-scale apple orchard. She said that the site has a major view shed as you come along College Road and look up into the Academic Quad.

Ms. De Celis said that Wellesley College has decided to add a new arts building to complete the composition of arts on campus with the Davis, Jewett and Pendleton West. She said that this project provided the opportunity for better connectivity for the site and will establish the site as a portal to the Academic Quad. She said that due to the Wang Campus Center's success, there is a lot more traffic coming along the path to get up into the Academic Quad. She said that the area will become a hub.

Ms. De Celis said that they are proposing a series of new paths that bring you up from College Road to the building and then onto the Academic Quad. She said that it is a steep slope of approximately 15 feet from College Road to the arts passage and then another 15 feet going up into the Academic Quad. She said that there is quite a bit of topography to negotiate there. She said that a goal of the project is to create an accessible entrance to the Academic Quad from the west. She said that they are proposing a path that can take you up to the northern entrance and then out into the Academic Quad. She said that the amount of grade change does not allow for a compliant passageway but this will provide for a much more

gracious entrance into the new building. She said that on the north side they are proposing an accessible path that brings you up to the front entrance and then through the building via a series of elevators to the Academic Quad.

Ms. De Celis said that part of the project is to reorganize the Davis Parking Lot to allow for ADA compliant spaces and better organization of the space. She said that there are loading docks located there.

Ms. De Celis said that they are proposing to extend the existing oak grove on the east side and bring it along the edge and wrap it. She said that as you are approaching the site, the side of Norumbega Hill will feel continuous and coherent in terms of the plantings. She said that they are proposing a meandering path that wanders through it which is similar to other paths on the College Campus.

Ms. De Celis said that they will be manipulating the topography to allow for a series of paths coming through and wrapping around to get to the north entrance and the site stairs.

Ms. De Celis displayed a detail of the western path that showed the amount of topographical changes they will be making. She said that they will be carving down to create more of an unfolding landscape experience which is more typical at the College. She said that the paths will be embedded so that they will be screened from the parking lot while allowing for direct access to the arts passage and the Academic Quad.

Ms. De Celis said that they are planning to strip all of the topsoil and reuse it for the project. She said that for overall fill, they are still looking into whether they will be able to use it for this project or stockpile it for future projects.

Ms. De Celis said that they will be using materials that are similar to what is already on the campus.

The Board asked about handicapped access through the buildings, lobbies and elevators. The Board asked about restriction of hours of operation of the buildings. Mr. Alvarez said that it will be a 24 hour building. He said that they will be able to secure the rehearsal spaces but the circulation areas will remain open.

Mr. Conway said that the goal for the utilities is to supply the building, reduce impacts on college or town systems, and work with the landscape and architectural schemes. He said that there is an existing steam tunnel that serves the campus that is located along the north, close to the surface. He said that there is existing infrastructure that runs up to the arts passage that will have to be relocated. He said that the utilities are water, sewer and drain.

Mr. Conway said that they will be reducing the stormwater impacts from the campus. He said that they will collect and treat the stormwater from the site and will recharge it in a couple of different systems. He said that one of the systems is to the north by the road and the other is a smaller linear system that runs along underneath the landscaped area. He said that campus-wide it will be a small reduction. He said that all of the runoff goes to the Lake.

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Mr. Conway said that the new sewer service from the building will parallel the path and tie in by College Road. He said that they will keep it to the edge to maximize the landscaped area. He said that the structures will be just off of the paths.

Mr. Conway said that a new water line will upsize the existing water line in kind. He said that the overall impact of the renovation and the addition will be less water demand. He said that there will be no increase in population or program. He said that the project will be using less water and will be sending less water to the Town's systems. He said that they have been in touch with DPW throughout the project. He said that there are certain design standards for the work within a Water Supply Protection District (WSPD). He said that they submitted written responses for how they will meet the standards.

Mr. Kalikiri said that they started outreach and coordination with the Town staff and the Town Peer Review Consultant in 2014. He said that there will be no increase in enrollment, traffic, parking or staff. He said that there will be a reduction in parking after this project is done. He said that there are no transportation related impacts. He said that this is part of the overall Campus Renewal Plan, so they adhered to the PSI Transportation Standards including traffic counts, traffic analysis, pedestrian data, parking evaluation, construction traffic management, truck route, and a lot of the details that a PSI process would delve into.

Mr. Kalikiri said that Central Street is approximately 700 feet and Washington Street is approximately 1,500 to 1,700 feet from the site. He said that they looked at the condition of the sidewalks all around the campus and the public streets, as required by the Town's Peer Review Consultant.

Mr. Kalikiri said that the parking lot that serves the Davis Museum has a total of 17 parking spaces, of which 13 are regular and the remaining four are handicapped. He said that one space is 15 minute time restricted. He said that there is a loading dock for Jewett and a loading dock for the Davis Museum. He said that both of the loading docks are served by the parking lot. He said that access to the parking lot is less than 40 feet from College Road. He said that if a large truck needs to enter the parking lot, they have to zig zag their way in. He said that the curb cut is 24 feet wide, which is a typical driveway width.

Mr. Kalikiri said that they will narrow the width of the driveway from 24 feet to 20 feet. He said that it will still meet the Town's standards. He said that they believe that this is appropriately designed and sized for the type of usage that they expect. He said that the number of parking spaces will be reduced to 7, with 3 regular parallel spaces and 4 accessible spaces. He said that the driveway will be shifted 15 feet further away from College Road.

Mr. Kalikiri displayed a PowerPoint slide showing the large truck route for deliveries. He said that the College controls the times of the deliveries and the sizes of the vehicles. He said that the design is to accommodate the largest vehicle that will use the parking lot to access the loading docks.

Mr. Kalikiri displayed a PowerPoint slide showing the location for construction worker parking and the defined paths for the construction workers to get to the site from the parking areas.

Mr. Kalikiri said that the Peer Review Consultant as well as the Police commented on construction truck routes to the site. He said that no trucks will be allowed on Weston Road or through Wellesley Square. He said that the Contractor identified a specific route from Route 9 to Route 27 in Natick to Route 135 to

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the campus and back. The Board asked if the Town of Natick has been contacted about the proposed truck route. Mr. Kalikiri said that they reviewed the MassDOT designated truck routes within Natick and Wellesley. He said that they limited the construction truck traffic to routes that have already been designated as truck routes. The Board said that it would be a good neighbor to alert Natick of the plans.

The Board said that BETA Engineering recommended that the throat to the Davis Parking Lot be 24 feet. The Board said that BETA thought that it might be difficult in the winter months. Mr. Kalikiri said that one of the critical elements of this design is the intended usage of the parking lot. He said that there will be substantially reduced parking in the lot. He said that they relocated 10 spaces to the Campus Garage. He said that heavy vehicles will use the counter clockwise route around the Davis Museum to get to the parking lot. He said that the 20 foot curb cut will meet the Town's standards and will improve the separation between College Road and the access to the parking lot.

Ms. De Celis said functionality works with the curb cut at 20 feet. She said that achieving accessibility was difficult because of the topography changes. She said that to be able to get to 5 percent, they were confined by the amount of sweep they can make. She said that they could not move it north and achieve the ADA compliance that they need and still have a buffer of planting that will help to contribute to the experience of the path.

The Board asked about the relationship between the location of the Campus Garage and the existing parking lot at the Davis Museum. The Board asked if there are any parking spaces closer to the Davis Museum. Ms. De Celis said that the Davis lot was used by campus workers, staff and faculty.

Mr. Kalikiri discussed turning radii. He said that coming off of Route 16, you essentially have to make a U turn to enter the parking lot. He said that with the increased separation, the turn will be improved. He said that you will make a left turn onto the Tower Hill Access Road and then make a left turn into the parking lot.

Mr. Alvarez said that the existing handicapped parking spaces are noncompliant. He said that they had to lose a lot of parking space to make them compliant. He said that a goal has been to get traffic into the parking garage. The Board asked if the accessible parking will be assigned. Mr. Alvarez said that it will not, unless there is someone in an adjacent building that needs it.

Mr. Kalikiri said that part of the design intent is to improve access to the loading docks. He said that it is currently constrained by the 17 parking spaces.

The Board said that there is parking along a driveway that goes along the other side of the Davis Museum. Mr. Kalikiri said that parking along that one-way is assigned for faculty and staff.

The Board asked if any analysis was done for Zoning requirements for parking on campus and the actual existing parking. Mr. Zuraw said that they went through a rigorous process in 2005 when they opened the Campus Center. He said that was the last major building that was added. He said that it was approximately 40,000 to 50,000 square feet. He said that the parking facility that they built in the past decade routinely has plenty of parking spaces. He said that the current plan continues to be keep traffic away from the pedestrian core of the campus. He said that they hope to reduce parallel parking on the roads. He said that is all part of the long term plan that was developed 15 years ago.

Ms. De Celis said that part of the long term plan was to have the parking at Davis assigned to the parking garage. She said that has not become an active project yet. Mr. Zuraw said that there is some student parking at Davis but it is mostly faculty and staff. He said that a small number of students have permission to park there. He said that because of the national and international student population, there are few students who have cars, so it has not been a problem. He said that in the 1990's there was discussion about adding parking structures should the student population change.

Mr. Zuraw said that the height restriction for the Town is 45 feet. He said that the proposed structure will be 53 feet. He said that the design is driven by a number of constraints with the topography. He said that Wellesley College has a long standing history of building on the hill top and not wandering down into the meadows, as part of the overall aesthetic and water management. He said that they are also constrained on this site by the proximity to the utility line that is close to the surface and immediately abuts the northern edge of the site. He said that they have to stay a certain distance from Jewett on the south side due to Fire Department restrictions. He said that they have a tight space to work in. He said that the plan is to connect to Jewett and Pendleton West and there is a three foot difference in their heights. He said that the proposed design presents an opportunity to continue the rhythm of the existing Pendleton structure with similar massing and height for continuity along the hill top. He said that the rehearsal hall has to be 35 feet tall for acoustical reasons. He said that they wanted it to be stacked on top of the music salon for acoustical reasons, as well as to preserve the view into and out of the Jewett Art Center, which is an important modern architectural structure. He said that they believe that the building meets the spirit of the Zoning Bylaw that talks about keeping things in context with their settings and other structures. He said that, because of its location on the campus, it will not present significant impact on the general good. He said that Pendleton West is 58 feet, Jewett is approximately 58 to 60 feet, Davis is 70 feet, and the tower is significantly taller than all of those buildings.

The Board asked about efforts to integrate an accessible path through the portal without having to go all of the way around. The Board asked about the elevation of the lowest level. Ms. Rodrigues said that when they started the project they were not sure they could achieve the accessibility through the building. She said that a lot of the work involved close collaboration with MVVA to look at what was feasible with the landscape. She said that dictated where they ended up. She said that they looked closely at Norumbega Hill, the projections in the woodland vale and the existing landscape patterns at Pendleton West and how to relate it to what is there. She said that they had to balance that with the very specific programmatic needs for the addition. She said that one of the reasons that the spaces will be located in the addition is because they are the most technically challenging. She said that the rehearsal hall has to have a 35 foot height to accommodate the accoustical performance requirements for the orchestra and choir. She said that when they started working on this project, they learned about how to connect buildings to landscape. She said that landscape comes before buildings in a lot of cases. She said that how they would weave the paths to get to various moments in the landscape was another driver in the project. She said that they created a number of paths and ways to get to the Academic Quad. She said that the introduction of the Campus Center has changed the pathways and the circulation through the site. She said that they see the building as a portal building and as a way to mark the entrance.

Ms. Rodrigues said that Level 0 is the accessible entrance. Ms. De Celis said that there is approximately 15 feet of grade change. She said that they were able to achieve 5 percent grade for a portion of the path. She said that they were not able to get a ramp in the area where the grade is 10 to 11 percent. She said

that they tried multiple versions to wind it through but there wasn't enough room to do that. Mr. Alvarez said that they have to match the floor elevations of Jewett and Pendleton.

The Board asked if there might be a way to get into one of the buildings at a lower level and then use its vertical access. Mr. Zuraw said that the intention is to provide that access through the addition. He said that the performance spaces will be secured when the building is down. He said that members of the community will be able to circulate through there.

The Board said that Point 0 is at the elevator lobby which is the glass façade of the building that looks out over that part of the campus. The Board said that is a good design solution. The Board said that it was a very difficult challenge with all of the elevations to make this work. Ms. Rodrigues said that the glass lobby links the addition to Pendleton West at Levels 1, 2, and 3. She said that it links to Jewett at its current location and to the Academic Quad at Level 2.

The Board said that it is often difficult to enter a campus space at the corner. Mr. Alvarez said that the small existing stair at Jewett will be preserved. The Board said that they may need to seek relief from the Access Board for the new stairs.

The Board discussed the Construction Management Plan (CMP). The Board confirmed that there will be four entrance gates. The Board said that the initial part of the project may involve an excess of cut which could result in an excess of truck traffic in and out of the site. The Board asked about a wheel wash on the site. Mr. Alvarez said that there will be wheel washes at Gates A and D. He said that a great deal of material will be going off of the site during excavation.

The Board asked if the entire area will be closed off during construction. Mr. Alvarez said that all traffic will be pushed to Jewett for the portal to the Academic Quad. He said that all traffic will go between Davis and Jewett.

The Board said that there was a letter dated March 16, 2015 from Nitsch Engineering that discussed handling hazardous waste. The Board said that art facilities are notorious for generating hazardous wastes. The Board asked about the program that Wellesley College has in place for handling hazardous waste. Mr. Zuraw said that the Office of Environmental Health and Safety is part of the facilities operation. He said that they regularly provide monitoring and tracking of materials used. He said that they have an inventory of all chemicals on campus. He said that it is all inventoried on a regular basis. He said that there are weekly tours through the buildings to make sure that everything is in compliance. He said that there is annual training for any new employees and students about how the facilities should be used. He said that the Director has been part of the design process since the beginning. He said that a great percentage of the project is changing things so that it is less hazardous to be in the space and allows for less toxic and fewer quantities of materials.

Ms. Rodrigues said that an overall trend in art teaching and education is to go to greener materials. She said that the faculty and the Director of the Office of Environmental Health and Safety worked with the consultants to establish those guidelines and design a building that improves upon existing conditions.

The Board asked if hazardous waste will be removed from the campus by an outside contractor. Mr. Zuraw said that the contractor will depend on the material to be removed. He said that some materials are

stored in regulated spaces across the campus, are inventoried on a monthly basis and removed to an appropriate disposal site when they reach the threshold.

The Board discussed topography issues and the need for a variance for the height of the building. The Board said that the proposed structure will fit in with the other buildings. Mr. Zuraw said that the Campus Center and the Davis Museum exceed the height restrictions. The Board said that the site is unique.

Submittals from the Applicant

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- Application for Site Plan Approval, dated 2-4-15
- Request for Zoning Relief, dated 2-4-15, from VHB
- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus, dated 2-4-15
- Abutters List, Certified 11-18-14
- Letter to Zoning Board of Appeals, dated 2-4-15, signed by J. Kenny Wieber, Jr., P.E., re: Fire Flow including Test 1 and Test 2
- Construction Management Plans including, Phase I: June 8th 2015 - End of August 2015, Phase II: Sept 1st 2015 – End of May 2016, Phase III: June 2016 - End of August 2016, Site Logistics Plan – Worker Vehicle and Worker Pedestrian Routing, Site Logistics Plan – Truck Traffic
- Memorandum, dated 1-16-15, from David M. Conway, PE, LEED BD+C, re: Infiltration/Inflow Reduction Measures
- Memorandum, dated 1-16-15, from David M. Conway, PE, LEED BD+C, re: Water Conservation Measures
- Memorandum, dated 1-14-15, from David M. Conway, PE, LEED BD+C, re: Evaluation of Existing Municipal Systems Capacities-Pendleton Hall Renovations and Additions
- Memorandum, dated 2-4-15, from VHB, re: Electrical System Impact Analysis
- Memorandum, dated 2-4-15, from Steven Kieran, FAIA, Design Partner, re: Municipal Systems Impact Analysis – Building Occupant Life Safety
- Memorandum, dated 2-4-15, from VHB, re: Refuse Disposal
- Memorandum, dated 1-16-15, from Owen M. Wartella, PE, CPESC, LEED AP BD+C, Nitsch Engineering, re: Stormwater Analysis and Project Description & Stormwater Memorandum Appendices including
 - Appendix A - Stormwater Management Standards Documentation
 - Standard 3: Required Recharge Volume
 - Standard 3: 72-hour Drawdown Calculations
 - Standard 4: TSS Removal Calculations
 - Standard 10: Illicit Discharge Compliance Statement
 - Appendix B
 - Existing Conditions – HydroCAD Calculations
 - Appendix C
 - Proposed Conditions – HydroCAD Calculations
 - Appendix D
 - Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan

- Appendix E
 - Soil Investigations – NRCS Soil Maps and Descriptions
- DEP Stormwater Checklist
- Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan
- Appendix B – Subsurface Conditions Information
 - Boring and Test Pit Location Plan
 - Boring Logs
 - Test Pit Log
- Appendix C – Transportation Evaluation
 - Transportation Evaluation Memorandum, dated 2-4-15, from Vinod Kalikiri, PE, PTOE
 - Campus Map
 - Traffic Count Data
 - Capacity Analysis Worksheets
- Memorandum, dated 2-24-15, from VHB, re: Response to DPW Comments
- Memorandum, dated 2-24-15, from VHB, re: Response to Conservation Comments
- Memorandum, dated 2-24-15, from Owen M. Wartella, PE, CPESC, LEED AP BD+C, Nitsch Engineering, re: Stormwater Analysis and Project Description including
 - Appendix A - Stormwater Management Standards Documentation
 - Standard 3: Required Recharge Volume
 - Standard 3: 72-hour Drawdown Calculations
 - Standard 4: TSS Removal Calculations
 - Standard 10: Illicit Discharge Compliance Statement
 - MassDEP Stormwater Checklist
 - Appendix B
 - Existing Drainage Areas – DR-1
 - Proposed Drainage Areas – DR-2
 - Appendix C
 - Existing Conditions – HydroCAD Calculations
 - Proposed Conditions – HydroCAD Calculations
 - Appendix D
 - Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan
 - Appendix E
 - Soil Investigations – NRCS Soil Maps and Descriptions
- Letter to Zoning Board of Appeals, dated 3-16-15, from David Conway, PE, LEED BD+C, re: Wellesley College campus meeting or exceeding the Design and Operation Standards as listed in Section XIV.E. Water Supply Protection Districts of the Town of Wellesley
- Memorandum, dated 3-17-15, from Laura Solano & Emily Mueller De Celis, MVVA, re: Special Use Standards – XXV-D, Description of Compliance with the Zoning By-law

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	2-4-15	Stephen J. Kieran, RA	
C.001	Existing Conditions Plan	2-4-15	Todd M. Chapman, PLS	

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C.002	Existing Conditions Plan	2-4-15	Todd M. Chapman, PLS	
C.003	Plot Plan	2-4-15	David M. Conway, PE	2-24-15
C.101	Site Erosion and Sedimentation Control Plan	2-4-15	David M. Conway, PE	2-24-15
C.201	Site Grading and Drainage Plan	2-4-15	Owen Wartella, PE	2-24-15
C.202	Site Utility Plan	2-4-15	Owen Wartella, PE	2-24-15
C.301	Site Sewer Line Plan and Profile	2-4-15	Owen Wartella, PE	2-24-15
C.302	Site Drain Line Plan and Profile	2-4-15	Owen Wartella, PE	2-24-15
C.401	Site Erosion and Sedimentation Control Details	2-4-15	David M. Conway, PE	2-24-15
C.402	Site Utility Details	2-4-15	David M. Conway, PE	2-24-15
L1	Site Development Plan	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
L2	Landscape and Parking Plan	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
L3	Planting Plan – Trees	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
L4	Planting Plan – Shrubs	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
L5	Landscape Details	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
L6	Planting Details	2-4-15	Laura J. Solano, RLA	2-12-15 & 2-24- 15
A2.0	Floor Plan – Level 0	2-4-15	Stephen J. Kieran, RA	
A2.1	Floor Plan – Level 1	2-4-15	Stephen J. Kieran, RA	
A2.2	Floor Plan – Level 2	2-4-15	Stephen J. Kieran, RA	
A2.3	Floor Plan – Level 3	2-4-15	Stephen J. Kieran, RA	
A2.4	Attic Plan – PNW	2-4-15	Stephen J. Kieran, RA	
A2.5	Roof Plan	2-4-15	Stephen J. Kieran, RA	
A4.1	Building Elevations – PNW	2-4-15	Stephen J. Kieran, RA	
A4.2	Building Elevations – PNW	2-4-15	Stephen J. Kieran,	

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			RA	
A4.3	Building Elevations – Addition	2-4-15	Stephen J. Kieran, RA	
A4.4	Building Elevations – Addition	2-4-15	Stephen J. Kieran, RA	
A5.1	Building Sections – PNW	2-4-15	Stephen J. Kieran, RA	RECEIVED TOWN CLERK'S OFFICE WELLESLEY MA 02482 2015 APR - 2 P 2:49
A5.2	Building E/W Sections – Addition	2-4-15	Stephen J. Kieran, RA	
A5.3	Building N/S Sections – Addition	2-4-15	Stephen J. Kieran, RA	
P2.0	Floor Plan – Level 0 – PNH – Plumbing	2-4-15	John K. Wieber, Jr., PE	
E2.0	Floor Plan Level 0 – PNH – Electrical	2-4-15	John K. Wieber, Jr., PE	

On February 4, 2015, James Manzolini, Civil Engineer, Town of Wellesley DPW, submitted comments regarding the proposed project. On March 4, 2015, George Saraceno, Senior Civil Engineer, Town of Wellesley DPW, reviewed the project and submitted comments. On March 18, 2015, James Manzolini, Civil Engineer, Town of Wellesley DPW stated that the most current plans and supplemental information appropriately address DPW comments and meet the Town of Wellesley's standards.

On February 10, 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 February 23, 2015, Pam Helinek, Wetlands Administrator recommended confirmation from Wellesley College that all work is outside of the Wetland Buffer Zone.

On February 25, 2015, the Design Review Board reviewed the plans and voted 3-0, with one member abstaining, 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 the Special Permit, the Variance, and the Site Plan Approval be granted with conditions.

On March 19, 2015, Deputy Chief Charles Digiandomenico, Wellesley Fire Department, reviewed the project and approved the revised application for the proposed project, while reserving the right for final approval at the time of issuing permits.

The Board voted unanimously to approve the Site Plan Approval. 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.

The Board found that literal enforcement of the Zoning Bylaw would involve a substantial hardship, financial or otherwise, due to circumstances relating to topography of the site, but generally affecting the zoning district in which it is located, the hardship is not self-created, and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw, and voted unanimously to grant the Variance.

The Board found that the requirements for a Major Construction Project in a Water Supply Protection District have been satisfied and voted unanimously to grant a Special Permit.

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 April 2, 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.
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 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

5. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.

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6. 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.
7. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash.
8. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the site.

Use Conditions

9. 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.
10. 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 2015-18
Petition of Wellesley College – Pendleton West
106 Central Street

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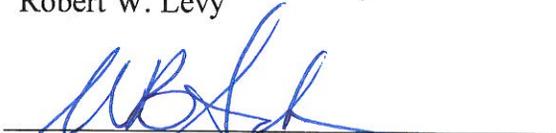
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm