



FRANCIS L. SWIFT, Chairman
WILLIAM O. HEWETT
WILLIAM E. POLLETTA
WILLIAM F. CULLINANE
FRANKLIN P. PARKER
JOHN A. DONOVAN, Jr.

ZONING BOARD OF APPEALS

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Carlson Corporation
Babson College

Pursuant to due notice the Special Permit Granting Authority held a public hearing in the hearing room on the second floor of the Town Hall at 8:30 p.m. on November 30, 1978, on the petition of the Carlson Corporation and Babson College, requesting approval of plans for a proposed dormitory to be constructed on Map Hill Drive on the Babson College Campus, as required under the provisions of Section VII 3. (a) and Section III A. 2. (k) of the Zoning By-law. Said request was made under the provisions of Section XXV of the Zoning By-law.

On November 14, 1978, the petitioner filed its request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

James R. Cirino, Project Engineer of the Aldrich Company, Inc. represented the petitioner at the hearing and submitted evidence in support of the request.

David Carson, Dean of Students at Babson College, spoke in support of the request.

Arline Baker Wahn, 107 Wellesley Avenue and Harold E. Shapiro, 21 Skyline Drive, both questioned the petitioner relative to the proposed project.

Statement of Facts

The property involved is located within an Educational District, and is part of Babson College Campus. It is proposed to construct a three-story masonry dormitory with brick facing, similar to the other buildings recently built in the area.

Section VII of the Zoning By-law requires that all dormitories to be constructed within an Educational District shall be subject to the provisions of Section IIIA., Paragraph 2. Subparagraph (k). Said Section requires that plans showing the locations and elevations of buildings and their exterior materials and indicating provisions for off-street parking facilities, interior roads and driveways, drainage and landscaping and such other information as the Authority may require, shall be filed with the Special Permit Granting Authority and its written approval obtained to the same.

In compliance with this requirement, the petitioner submitted a complete set of plans including all the required information.

At the hearing, it was explained that the proposed building will be used as a residence hall for unmarried Babson students. It is designed to have a total of eighteen suites; 16 suites will have six student bedrooms, a living area and a kitchenette and bath, one suite will be provided for handi-

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capped student use with five bedrooms, a living area, a kitchenette and bath, and one suite will be for staff use and will have two bedrooms, a living room and kitchenette, bath and large storage area for student long-term items.

It was explained further that there is adequate parking facilities on the campus to accommodate the anticipated parking required for the proposed residence hall, however, if it is found that additional space is needed in the future, a visitors' parking lot is very close to the new facility which could be used if necessary. In 1970 a parking lot was built to accommodate 360 vehicles and was designed for an expanding residential community within the College.

There will be very little additional landscaping required, it was stated, as it is intended to retain all possible natural trees and foliage around the area, however, some small plantings will be placed around the building, similar to the other buildings on the campus.

Decision

The Authority has examined the plans and specifications submitted, and has taken a view of the locus. In its opinion, the plans and specifications are in harmony with the purpose and intent of the pertinent provisions of the Zoning By-law.

The Authority finds that the plans submitted, with the conditions herein imposed, make adequate provision for:

- (a) Insuring compliance with the Zoning By-law of the Town of Wellesley;
- (b) Protecting the safety, convenience and welfare of the public;
- (c) Minimizing additional congestion in public and private ways;
- (d) Insuring adequate provision for the parking of motor vehicles;
- (e) Insuring adequate provision for water, sewerage and drainage;
- (f) Insuring that the premises will not be unsightly;
- (g) Insuring compliance with the provisions of Section XVI, which requires that no land shall be used for any purpose which by the emission or discharge of fumes, vapor, smoke, gas, dust, cinders, offensive odors, chemicals, poisonous fluids or substances, refuse, organic matter, or excrement, the causing of noise or vibrations, or by unduly increasing the risk from fire or explosion, or otherwise, would be obnoxious, offensive, dangerous, or injurious to the public health or safety.

Accordingly, the plans and specifications submitted by the petitioner and on file with this Authority are approved and the Inspector of Buildings is authorized to issue a permit for the proposed building subject to compliance with the applicable provisions of the Wellesley Building Code, the requirements of the Town of Wellesley (including the Department of Public Works and the Fire Department), the rules and regulations of Mass. Department of Public Safety, and other applicable provisions of law and the

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following conditions imposed by this Authority which shall be binding upon petitioner, its successor and assigns:

1. That all work shall be performed in accordance with the plans and specifications submitted and hereby approved.
2. That upon completion of the building, a complete set of architectural plans, including complete sets of mechanical plans, for the building as constructed, shall be submitted to this Authority at least ten business days prior to occupancy of the building.
3. That a copy of the occupancy permit issued by the Building Inspector shall be submitted to this Authority, at the time of issuance.
5. That a surety performance bond shall be provided to the Town in the amount of \$50,000. in form satisfactory to Town Counsel and the Zoning Board Board of Appeals which shall be posted with the Treasurer of the Town of Wellesley before commencement of work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of all conditions hereof, and shall be released after completion of the building provided that provision satisfactory to the Zoning Board of Appeals has been made for performance of those conditions imposed herein.

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 WELLESLEY, MASS.

Francis L. Swift
 Francis L. Swift

William O. Hewett
 William O. Hewett

William F. Cullinane
 William F. Cullinane

Filed with Town Clerk _____

Copies of the decision and all plans referred to in this decision have been filed with the Planning Board and with the Town Clerk.