



TOWN OF WELLESLEY

MASSACHUSETTS

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 Babson Recreation Center, Inc.

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 8:55 p.m. on May 31, 1979, on the petition of Babson Recreation Center, Inc., requesting approval of plans for the construction of four outdoor tennis courts at the Babson Recreation Center, 150 Great Plain Avenue. Said request was made under the provisions of Section VIII-A, Section VII and Section XXV of the Zoning By-law.

On May 14, 1979, the petitioner filed its request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Robert S. Hoffman, Jr., President of the Center, spoke in support of the request at the hearing.

David Marsden, representative of the Boston Tennis Court Construction Company, outlined in detail the plan for the construction of the proposed tennis courts.

Stephen Trettel, Professional Registered Engineer with Goldberg, Zoino, Duncliff, and soil expert, explained in detail the condition of the area involved with respect to soil conditions, drainage, measure of siltation and landscaping.

The following persons spoke and expressed concern regarding the proposed lighting, especially the height of the light poles, the closing hours and the noise which could result from an additional sixteen people using the proposed courts: James Fetchero, 128 Great Plain Avenue, Harold E. Shapiro, 21 Skyline Drive and Irene and Robert Cotell, 11 Skyline Drive.

Statement of Facts

The property involved, which contains 26.87 acres, is located within an Educational B District. The proposed use of the property is an allowable use with the District involved, but approval of plans must be obtained from this Authority in accordance with the requirements of Section III. a., Paragraph 2, Subparagraph (k) of the Zoning By-law.

In 1975, the Board of Appeal approved plans for the construction of two buildings which were to provide facilities for ice skating and tennis as well as accessory uses on the property involved.

The petitioner now seeks approval of plans for four outdoor tennis court, to be located at the rear of the existing tennis building.

It was explained at the hearing that the request is being made because the tennis members of the Center, the majority of whom are Wellesley residents, have requested outdoor tennis facilities. The facilities, if allowed, it is felt, will not only provide more tennis for Wellesley Residents,

REC'D JUN 3 3 20 1979  
TOWN CLERK'S OFFICE  
RECEIVED

but will also benefit Wellesley youth by enlarging the summer camp.

It was stated that, if allowed, the outdoor tennis courts will be constructed of a fast dry manufactured clay either beige or green in color and will be enclosed with a vinyl wrapped chain link fence ten feet in height, green in color. The ground cover on the remainder of the site will consist of loaming and seeding, which the petitioner feels will actually upgrade the present appearance of the area.

It was further stated that the plans for the project had been designed to provide adequate control of site drainage both during the construction and in the final design and specific provisions had been made to eliminate the possibility of siltation during construction. The plan was designed for a fifty-year rain storm.

Plans numbered L1, L2 and L3, drawn by Goldberg, Zoino, Duncliff, Geotechnical Consultants, dated May 1979, were submitted which showed the grading and drainage of the site as well as the location of the water pipes, electrical service and final grading and drainage and tennis courts.

There is to be no modification to the location and design of the entrance onto Great Plain Avenue or the driveway, it was stated, and no additional traffic congestion is expected as a result of the proposed courts. The existing parking area now provided, and which is in compliance with the requirements of the Zoning By-law, will be adequate to accommodate the additional persons using the proposed courts.

The petitioner feels that the data set forth in the above-mentioned plans together with the evidence submitted, adequate assurance is provided that the safety, convenience and welfare of the public will be protected.

#### Decision

The Authority has examined the plans submitted and has taken a view of the locus. In its opinion, the proposed four outdoor tennis courts are a necessary expansion of the Center, and it appears that provision has been made to comply with the requirements of Section VIII A and Section VII of the Zoning By-law.

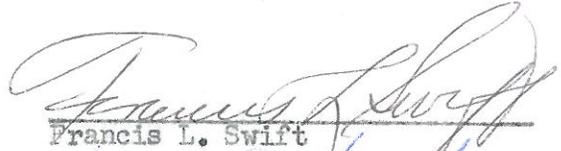
Tennis Courts are allowed in an Educational B. District and this Authority needs only to approve the plans after it finds that they are in compliance with Section III A (k) of the Zoning By-law.

It is the opinion of this Authority that the plans submitted together with the written and oral evidence submitted, provide adequate compliance with the requirements of Section VIII A and Section III A 2. (k) of the Zoning By-law.

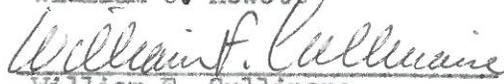
Accordingly, this Authority approves the plans submitted and on file with this Authority and the Building Inspector is authorized to issue a special permit for the proposed four outdoor tennis courts as shown on the plans submitted and on file, subject to the following conditions:

1. That approval of the lighting system is not hereby given.

2. Subject to the Conservation Commission's approval of drainage relative to the project and the sites.

  
Francis L. Swift

  
William O. Hewett

  
William F. Cullinane

Filed with Town Clerk \_\_\_\_\_

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

JUN 3 3 22 PM '30  
REGISTERED  
TOWN CLERK'S OFFICE  
RECEIVED