



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-3

Petition of Babson College

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, January 26, 1984, at 8 p.m. on the petition of BABSON COLLEGE requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of two two-story structures connected by a plaza to contain a total of 40 units for graduate student housing, Building #1 to be approximately 120 feet by 44 feet with 10,340 gross square feet of floor area, Building #2 to be approximately 128 feet by 4 feet with 10,628 gross square feet of floor area, to be located in the Woodland Hills section of the Babson College campus, Babson Park, located in an Educational District. Said request is pursuant to Section XXV and Section VIII of the Zoning Bylaw.

On January 5, 1984, the petitioner filed a request for a public hearing and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Victor Cromie, architect, of Victor Cromie Associates, Cambridge, Ma. Concerns of the Wellesley Fire Department and the Town Engineer regarding the proposed project were discussed, and Mr. Cromie stated that Babson would meet all the requirements of the Town.

Peter Larkowich, 110 Wellesley Avenue, expressed concerns about continual expansion of Babson College and associated problems of traffic, noise and litter. Rudolph Hohenberg, 43 Skyline Drive, requested information of the location of the new building.

Statement of Facts

The property in question is located in the Woodland Hills section of the Babson College campus, Babson Park, in an Educational District.

The petitioner proposes to construct two two-story structures connected by a plaza. Each structure will contain 20 units (a total of 40 studio apartments) for graduate student housing. Building #1 will be approximately 120 feet by 44 feet with 10,340 gross square feet of floor area. Building #2 will be approximately 128 feet by 44 feet with 10,628 gross square feet of floor area.

The following site plans were submitted, drawn by Victor Cromie, Architects, Cambridge Ma., dated 12/20/83: S-1, existing site features plan; S-2, site plan; A-1, floor plans; A-2 elevations; A-3, cross sections.

The Design Review Board held a preliminary site plan review on 12/8/83 and final review on 12/28/83, at which time the plans were accepted as presented. Site plans and other submission materials were sent to the Planning Board, Wetlands Protection

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Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, and Fire Chief were received and are on file at the Board of Appeals office.

Decision

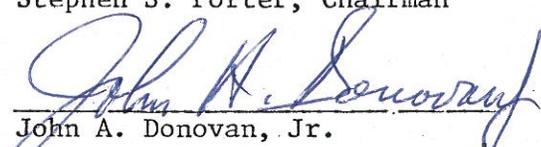
This Authority has made a careful study of the evidence submitted, and has weighed the considerations as outlined in Section XVI of the Zoning Bylaw concerning Site Plan Approval: namely, that the proposal complies with the Zoning Bylaw of the Town, protects the safety, convenience and welfare of the public, minimizes additional congestion in public and private ways, insures adequate provision for water, sewerage and drainage, insures compliance with Sections XVI, XXI, and XXII of the Zoning Bylaw.

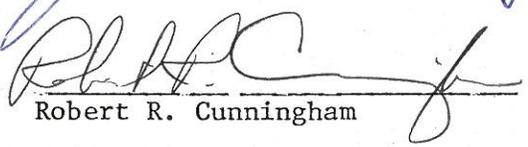
This Authority has concerns about traffic in the area of Babson College, and the increased traffic due to the college's expansion of enrollment and creation of new programs and activities. This Board requests that Babson College make every attempt to deal with existing and potential traffic problems in the area and to cooperate with the Town of Wellesley in addressing solutions to traffic problems.

The Town Engineer has expressed concern for the adequacy of existing water and sewer lines for the project. The Fire Chief has stated that the water supply in the area appears to be inadequate for fire protection, and that access for fire apparatus is necessary to the rear of the proposed buildings. This Authority shares these concerns and addresses them in Addendum A of this decision.

A Special Permit is hereby granted and Site Plan Approval is given by this Authority, pursuant to Section XVIA, Section XXV and Section VIII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.


Stephen S. Porter, Chairman


John A. Donovan, Jr.


Robert R. Cunningham

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Addendum A

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That all requirements of the Town of Wellesley Fire Department shall be complied with including the following condition:
 - a. Fire flow must be sufficient to meet the requirements of the Fire Department. Flow tests will be conducted when weather permits and alternatives will be presented to Babson College regarding flow required with and without sprinkler protection in the proposed buildings.
 - b. Access must be provided to the full length of the rear of the buildings. A 12 foot wide, hard surfaced access should be provided.
4. That all requirements of the Town of Wellesley Department of Public Works shall be met. Site utility and drainage plans shall be submitted to the DPW for their review and approval prior to the issuance of a building permit by the Inspector of Buildings. "As built" site utility and drainage plans shall be submitted to the Town Engineer upon completion of utility construction.
5. That, upon completion of the entire project, a complete set of "As Built" plans, including a complete set of mechanical plans, shall be submitted to the Inspector of Buildings.
6. That 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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