

TOWN OF WELLESLEY



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.

SEP 10 1 43 PM '84

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

84-42

Petition of Babson College

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, August 9, 1984 at 8 p.m. on the petition of BABSON COLLEGE requesting approval of site plans under Section XVIA for the construction of a new three-story residence hall on the south side of the campus near the elbow of MAP HILL DRIVE near Keith and McCulloch Halls, said building having 48,500 gross square feet of floor area and a footprint of 13,500 square feet, said location being in a Business A and Educational District. Said request is pursuant to Sections VII, XII and XXV of the Zoning Bylaw.

On July 20, 1984, 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 David Carson, Dean of Students, who stated that a serious shortage of housing for Babson undergraduates exists. New housing for 150 students would eliminate the problems. There are presently 1400 undergraduates and there are no plans for increasing that number. He introduced Mr. Linos M. Dounias from Arrowstreet, Inc., architects, who stated that two meetings had been held with the Design Review Board and that their recommendations will be followed. Discussion of the fire access road followed and the petitioner was requested to complete negotiations with the Fire Chief prior to a decision being made by the Board of Appeals. More information was requested on electrical, water and sewer utilities.

Arlene Baker Wahn, 107 Wellesley Avenue, questioned the impact of the proposed project on the Town with regards to electric, water and sewerage needs.

No one else was present either favoring or opposing the request.

Statement of Facts

The property in question is located on the south side of the Babson College campus near the elbow of Map Hill Drive, south of Keith Hall and east of McCulloch Hall. The zoning is Educational and Business A. The site is a sloping heavily wooded area.

The proposed three-story residence hall has 48,500 gross square feet of floor area and a footprint of 13,500 square feet. It will house 150 undergraduates.

The following plans were presented, drawn by Linenthal Eisenberg Anderson, Inc.; Plan #2, Site Plan, dated July 19, 1984, Plan #2A, Site Utility Plan, dated July 19, 1984. Plan #1, Partial Campus Plan, July 19, 1984, by Arrowstreet, Inc. was submitted.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.
SEP 11 11 56 AM '84

RECEIVED
TOWN CLERK'S OFFICE
WILLETSLEY MASS.

SEP 10 1 43 PM '84

RECEIVED
TOWN CLERK'S OFFICE
WILLETSLEY MASS.
SEP 4 11 56 AM '84

Landscaping plans, floor plans, site sections and elevation plans were submitted, drawn by Arrowstreet, Inc., dated July 19, 1984.

Site plans and other submission materials were submitted to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief per the requirements of Section XVIA (Site Plan Approval). Responses were received from each, and written recommendations are on file at the Board of Appeals.

The Design Review Board held a preliminary review of the project on July 12, 1984, conducted a final review on July 26, 1984, at which time they approved revised plans dated July 19, 1984.

The petitioner had been requested to complete negotiations with the Fire Chief prior to a decision being rendered, and this Authority has been notified by the Fire Chief that negotiations are completed and plans for fire access are acceptable to him.

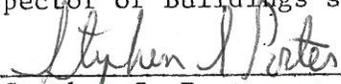
Decision

This Authority has made a careful study of the evidence submitted. The petitioner, Babson College, is requesting Site Plan Approval under Section XVIA to construct a three-story residence hall on the campus.

It is the opinion of this Authority that the proposed project meets all of the requirements of Section XVIA of the Zoning Bylaw and that it complies with the Zoning Bylaws of the Town. Therefore, a Special Permit is hereby granted to Babson College for Site Plan Approval under Section XVIA and pursuant to Section XXV, per plans submitted to this Authority dated July 19, 1984 by Arrowstreet, Inc., subject to the following:

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction shall comply with all applicable state and local codes.
3. That all requirement of the Department of Public Works shall be met. Site utility 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.
4. That all requirements of the Board of Health and the Fire Chief shall be met.
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.

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.



 Stephen S. Porter



 William E. Polletta



 Franklin P. Parker