



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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86-11

Petition of Babson College (Center for Executive Education)  
Babson Park

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 27, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of BABSON COLLEGE requesting a Special Permit and site plan approval pursuant to Section XVIA, Section VII and Section XXV of the Zoning Bylaw for the construction of a CENTER FOR EXECUTIVE EDUCATION on the Babson College Campus in BABSON PARK, said center to include academic areas and residential facilities with a total square footage of approximately 108,000 and related landscaping and parking. Said site is in an Educational District.

On February 6, 1986, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David J. Carson, the applicant's Director of Planning, who made an oral presentation on behalf of Babson. The Center's architects, Linos M. Dounias of Arrowstreet, Inc., and Joel Spaeth of the Hillier Group, and the Center's Site Engineer, Arthur J. Towne of LEA, Inc., were present and available to answer the Board of Appeals' questions.

No others were present either favoring or opposing the petition.

Statement of Facts

The applicant, Babson College ("Babson") seeks Site Plan Approval under Section XVIA (Site Plan Approval) pursuant to Section VII (Educational Districts) and XXV (Special Permit Granting Authority) to permit the construction of the Babson College Center for Executive Education (the "Center").

The Center is to be located on a wooded site in the interior of the Babson Campus. Land owned by Babson completely encircles the site. The site is bounded to the north-east by the so-called Cemetary Drive and to the northwest by Woodland Hill Drive, and is depicted on a plan of land endorsed by the Planning Board (PBC 86-2) in accordance with the provisions of General Laws Chapter 41, Section 81P and entitled "Plan of Land at Babson College (FKA Babson Institute), Wellesley, Mass.," Scale 1' = 40', February 19, 1986, Linenthal, Eisenberg and Anderson, Inc.

The facility will be three stories in height. The total square footage will be

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approximately 108,000 square feet. The Center will include ten classrooms of varying sizes, six so-called "breakout rooms", three multi-purpose rooms, one computer lab and 130 bedrooms, fifty percent of which will be suitable for double occupancy. In addition, the Center will provide office space for Babson's Continuing Management Education programs. Kitchen, lounge and dining facilities will also be provided for individuals studying at the Center.

The following plans were submitted to the Board of Appeals, said plans dated 1/31/86 signed by Eugene R. Eisenberg, Registered Professional Engineer. Architects and designers included Arrowstreet, Inc., Cambridge, Ma., LEA Group, Boston, and The Hillier Group, Princeton, N.J.: Plans G1 to G5 (Site Plans); Plan L1 (Landscaping Plan); Plans A1 to A6 (Detailed floor plans and elevation plans), E1 (Site Plan).

The Design Review Board reviewed preliminary plans on December 5, 1985 and January 23, 1986 and conducted a final review on February 13, 1986, at which time they voted to accept the plans with recommendations in a letter of February 14, 1986 on file at the Board of Appeals.

The Planning Board, in a letter of February 26, 1986, stated that it had endorsed Plan PBC 86-2 which allows the recording of a lot of land containing 14.409 acres which is to be the site of the Education Center with recommendations regarding the upgrade to 24 feet wide of vehicular access to the building. The Planning Board questioned the ability of the Town to provide water, sewer and electric service at peak periods to the new facility.

The project falls within the jurisdiction of the Wetlands Protection Act as several elements of the project will be located in a 100-foot buffer zone of bordering vegetated wetlands. The Wetlands Protection Committee addressed this in a letter of February 25, 1986 on file at the Board of Appeals.

Site Plans and other submission materials were sent to Town Boards and agencies in accordance with the provisions of Section XVIA. Written responses are on file at the Board of Appeals.

Decision

Based upon all the evidence submitted to us, and taking into account the recommendations and comments received from such agencies and boards and from the public generally, we are of the opinion that the Application and plans meet with the applicable requirements of the Zoning Bylaw and that the requested approval should be granted. Specifically, we find, that the Center will be utilized for, and that the programs and activities outlined in the "Description of the Proposed Facility" (which was submitted as part of the Application) constitute educational uses under the terms and provisions of the Zoning Bylaw. In addition, we find that the proposed construction and use of the Center are in harmony with the objectives set forth in the Preamble to the Zoning Bylaw.

The specific site of the Center is appropriately located for the use and structure and the site as developed will not adversely affect the neighborhood. The topography of the site is such that the Center will have little, if any, visual impact on adjacent properties.

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Based upon the plans submitted to the Board of Appeals, it appears that Babson has attempted to maintain the site's natural features to the extent reasonably possible. The landscaping plan submitted by Babson is consistent with the site's natural landscaping.

Since the site is located within the interior of the Babson Campus, there will not be any hazard or nuisance to pedestrian traffic. Vehicular access to the Center is provided from Woodland Hill Drive (which is to be paved to twenty-four (24) feet between the so-called Cemetery Drive and the access drive to the Center). The improvement of Woodland Hill Drive as stated will provide safe and convenient vehicular access.

Although there is no express parking requirement imposed by the Zoning Bylaw with respect to Educational Districts, we find that the parking areas to be developed in conjunction with the construction of the Center are more than adequate to service the needs of the Center.

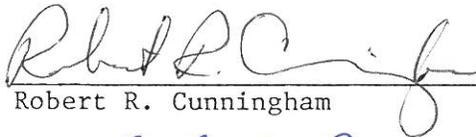
Thus, a Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA and Section XXV to Babson College for the Center for Executive Education as described in plans submitted to this Authority, subject to the conditions attached hereto as Addendum A.

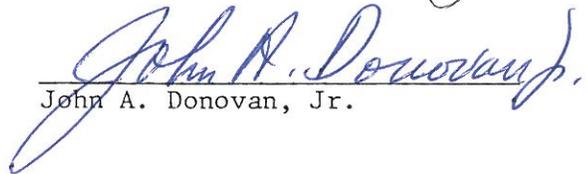
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings

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Stephen S. Porter, Chairman

  
Robert R. Cunningham

  
John A. Donovan, Jr.

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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 the paving on Woodland Hill Drive, between the so-called Cemetary Drive and the access drive to the Center, shall be improved to twenty-four (24) feet.
4. That all requirements of the Wetlands Protection Act shall be met.
5. That all requirements of the Town of Wellesley Fire Department, Department of Public Works, Board of Health shall be complied with.
6. That the Plan of Land endorsed by the Planning Board (PBC 86-2) shall be recorded at the Registry of Deeds and receipt of such record shall be filed with this Authority.
7. 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. Site utility plans shall be submitted to the Department of Public Works.
8. 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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