

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2000-4
Petition of Babson College
Athletic Field/Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held Public Hearings on January 27, 2000 at 8:00 p.m., on February 17, 2000 at 8:00 p.m., on March 23, 2000 at 7:30 p.m., and on May 10, 2000 at 7:30 p.m., in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, at 8 p.m. or 7:30 p.m. on the petition of BABSON COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA, Section XIVE and Section XXV of the Zoning Bylaw to allow replacement of 132,000 square feet of grassed area with astroturf on the upper Athletic Field on the BABSON COLLEGE CAMPUS in an Educational District and a Water Supply Protection District. No structures will be built.

On December 9, 1999, the petitioner requested a hearing before this Board, and thereafter due notice of each of the four hearings was given by mailing and publication.

HEARINGS

January 27, 2000

Presenting the case at the hearing was Pamela Goldberg, representing Babson College. Ms. Goldberg said that Babson plans to replace a natural turf field with a form of synthetic turf on the upper athletic field on campus. As they had not yet appeared before the Design Review Board, and do not currently have all the answers to the drainage and lighting issues, they would like to request a continuance.

The Board moved and voted unanimously to continue the hearing to February 17, 2000.

February 17, 2000

Presenting the case at the hearing was Carl King, counsel for Babson College, who said that when they appeared before the Board in January, they were in the midst of dialogues with several Town boards and the neighborhood group. They expected that the dialogue with the neighbors would have been completed by this hearing, but this has not happened. Babson believes that if the hearing is continued for another month, they will have provided the neighbors with all the information necessary to be comfortable with the project.

Mr. King asked if the Board would allow the petition to be continued to the Public Hearing on March 23, 2000. The Board moved and voted unanimously to grant the requested continuance.

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March 23, 2000

Presenting the case at the hearing was John Eldert, Babson Vice President of Financial Affairs, who said that the project involves replacing the grass on one of the athletic fields on the upper campus with astroturf, which will provide a more stable and durable playing surface, and to replace the lighting to make the field safer for the teams using it. He added that Babson has had 6 neighborhood meetings over the past 6 months.

Mr. Eldert explained that the plans were initially developed by Sasaki Associates. The basic concept was to slightly widen the existing separation between the game and practice fields to allow for future construction of a permanent bleacher and a press box. The field will be moved 65 feet in a northeasterly direction, which will be 65 feet farther away from Skyline Drive. The grass surface will be removed and replaced with a synthetic surface. (Mr. Eldert presented a sample of the astroturf material to be used.) The stability of the astroturf was a neighborhood concern. The components are encased in plastic to provide stability. There is nothing in the materials that will leach into the groundwater.

The other aspect of the project is to replace the existing lighting. In portions of the field around the existing goals, the present lighting does not meet minimum standards for safe play even in Division Three. The basic objective is to attain uniform lighting across the entire surface at minimum standards. The lighting recommendations from their consultant have been to increase the number of poles from 2 to 3 per side, reducing the clustering on two poles to spread it out on three poles. The poles would be higher with a more direct angle down on the field. The result would be more light on the field and less light spilling into the neighborhood.

Using an existing and a proposed lighting fixture to illustrate his presentation, Mr. Eldert explained that the shorter poles have a shallower angle with a large glare factor. The new fixture has a shielded bulb which focuses the light down onto the field, but requires the geometry of a higher pole. The spill into the neighborhood will be dramatically reduced. Mr. Eldert presented a notebook of photographs of both the existing lighting at 55 feet and the proposed lighting at 70 feet taken from Skyline Drive properties.

The neighborhood expressed concern that the change of surface of the field would result in increased use. Babson has no intention of changing the existing use patterns. The night use would be one or two games per week, 4 or 5 times a month. College use will not increase the traffic. The League structure will not change, and the traffic count will not change. Babson has committed to work on the speaker system for the field complex to reduce the noise factor.

Babson is currently working on a Master Plan for the entire campus which should be ready in the fall. The temporary bleachers will be replaced with permanent bleachers, and a press box will be constructed. This will be a separate petition.

The greatest issue was neighborhood concern about the impact on the drainage due to the replacement of grass with a synthetic surface. The proposal includes placing subsurface piping to collect water through the permeable turf and to store it in two parallel banks of 36 inch pipe as a retention strategy. The existing conditions of a grass surface will be replicated. The outflow pipes have been increased in diameter to allow more water to flow into Babson's internal storm drainage system, which eventually reaches Rosemary Brook. The aquifer is being recharged in a traditional way. Water accumulation in the area of the Executive Center will be reduced.

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The water will not run into Wellesley Avenue. The three foot stone wall bounding the campus on Wellesley Avenue will also prevent water from crossing the street into the neighborhood. Any water coming through the curb cuts will be picked up by the Town's drainage system. Wellesley Avenue has a crown of 3-4 inches, further preventing any water from accessing the neighborhood.

About 25 borings have been done to determine subsurface conditions. The area is composed of glacial till which is extremely impervious. Babson believes that with the proposed subsurface retention system, water will not leave the campus.

Eldert said that Babson believes that with the proposed underground system, the swales and Babson's own storm drainage system, they have layers of protection. As to future growth, no huge construction projects are planned for the future. They are doing an update of the entire campus storm water flow system to understand what water is going into what pipes.

Mr. Eldert explained that there is no intention of replacing the turf on the lower athletic field, which is their natural turf game field. Their teams play on both surfaces at other schools and need the experience on both types. These are the only athletic fields on campus as the remaining land was sold to Olin College.

There will be no change in the lower field drainage. By placing an artificial surface on the field, they will no longer be irrigating the upper field, which will also reduce the groundwater. There will be fewer chemicals and less water going into the site.

Walter Gancarz, Neighborhood Consultant Hydrologist

Mr. Gancarz stated that, in his opinion, there is not adequate and safe flood storage capacity to protect persons and property against the hazards of flood inundation.

Mr. Gancarz expressed concern with four different issues:

1. Volume of water – According to his calculations, the total volume of flood water discharged as runoff would be dramatically increased by almost three times the present figure.
2. Conveyance of floodwater – There was no information shown on the submitted plans indicating how the floodwater would be safely conveyed to an off site water course.
3. Operation maintenance plan – There is no plan submitted which shows the methods of preventing siltation of the pipes.
4. Peak flow rates – According to his calculations, peak flow rates will also be greatly increased in comparison to the existing situation.

Mr. Gancarz said that there are no calculations to verify the pipe sizes in the road, and their adequacy to take the additional flow. The neighborhood is not comfortable that the water leaving the site is going to definitely end in a system and will be safely conveyed.

In response to the Board's question, Mr. Gancarz said that the twin 36 inch pipes act to absorb the water coming in, as the perforations will allow water to enter the pipes and then be carried off through the discharge pipes. The borings show glacial till at a depth of about ten feet and a mixture of sand and gravel above that. Till has a very slow infiltration rate, so only a minimal amount will infiltrate back into the ground.

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Mr. Eldert explained that the twin 36 inch perforated pipes are intended to let water out. The high clay content present in the area does not allow for much infiltration now. The pipes will have great storage capacity and will do a better job of storing the water and gradually releasing it than the present grassed surface. The diameter of the outfall pipes was increased due to neighborhood concern. The amount of water is the same regardless of the surface.

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Matt Kennedy, Babson's engineering consultant from ENSR, explained that the Sasaki calculations were done under a rational method, which is not meant for this type of runoff. He has done a post construction analysis using the underground detention system and tuning the two outfall pipes to control the peak discharge rates to less than the existing rates for all storms ranging from 2 year to 100 year.

Less of a load will be placed on the conveyance system downstream under post development conditions. The present system currently flows by the swales to catch basins to the College Drive drainage system to a detention system to Rosemary Brook. The till is not 10 feet below grade; it is 2 feet below grade. The hydraulic conductivity of the till is extremely slow, so that existing infiltration into the till material is very minimal and will continue to be minimal under proposed conditions. There is not going to be an opportunity for increasing groundwater impacts because there is no opportunity for water to seep into the subsurface. They have used the field as their design point for peak discharge rates, and have designed the system to be less than existing conditions, so the peak flow rate will be lessened and not exacerbated.

David Walsh, 9 Ordway Road, outlined the neighborhood concerns.

1. The calculated volume the underground system can hold is less than the amount of water needed to be contained. The perforated pipe system will be overwhelmed in a 5-6 inch storm.
2. As the glacial till is relatively impermeable, water will escape from the system, find its way to the crest of the hill, and then run downhill, working against neighborhood best interests.
3. Additional development in the hill area will have a negative effect on the neighborhood, as many of the buffers and modifiers which used to exist have been removed by past development.
4. There is no capability of detecting breaks in the proposed underground system.

Mr. Walsh summarized that the neighborhood believes the project should not be allowed to move forward until a plan providing more protection to the neighborhood is completed.

Rudolph Hohenberg, 43 Skyline Drive, stated that in regard to the lighting, it is not the light intensity, but the specular sources of light that creates the problem. The solution is not to raise the light poles, but to lower them. The quality of the shielding is not adequate for the Skyline Drive neighbors.

Mr. Walsh stated that the impact of the lighting will be intensified with the addition of two more poles. There is no "field lighting" bylaw at present. Babson appears to be requesting that the Town accept as a standard that the new lights will be better than the existing lights as viewed from a few homes on Skyline Drive. He requests that a decision on the lighting by the Board be deferred until an appropriate bylaw has been enacted.

Marta Frasati, 86 Forest Street, expressed concern with the potential intensification of use of the fields. The neighbors would like a complete plan and schedule of all intended uses of the fields, and request that the Board place limits on the use of the field.

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The Board responded that the petition before the Board is for Site Plan Approval over which the Board's authority is very limited and precise. As the Board has heard conflicting reports as to the drainage impact of the resurfacing of the field, it would like to continue the hearing and hire an outside consultant to do a peer review, if Babson would assume the cost of the consultant. Mr. Eldert agreed to do so, whereupon the Board moved and voted unanimously to continue the hearing to Wednesday, May 10, 2000 at 7:30 p.m. in the Selectmen's Meeting Room.

Subsequent to the Public Hearing of March 23, 2000, the Board retained the Daylor Consulting Group to do a peer review of the material submitted by Walter Gancarz of HRP, Sasaki Associates, and Matt Kennedy of ENSR.

May 10, 2000

Mr. Bates, Chairman of the Board of Appeals, opened the hearing by informing the public that the Board had retained Robert Daylor of Daylor Consulting Group, to do a peer review of the reports submitted by Sasaki Associates and Matt Kennedy from ENSR representing Babson College and Walter Gancarz, from HRP representing the neighborhood.

Mr. Daylor stated that his role was to conduct a peer review of the materials submitted by Sasaki for the design of the playing field and by ENSR, which was retained to look at the hydrology and runoff issues, as well as the materials submitted by Mr. Gancarz of HRP.

In addition to crunching numbers and reviewing the analyses, he did a site inspection on April 22nd following two back-to-back days during which 3 ½ inches of rain fell, and then again three days later after no precipitation, so that he could evaluate the character of the existing site.

Using an enlargement of the USGS plan of the area, with a plastic piece covering the Babson campus, Mr. Daylor explained that the flat area at the top of the hill was the location of the ball fields. The hill has been recreated to hold the fields. The water leaves the hill, which is oriented along the north/south axis, from the crest.

Water leaves the campus in four general directions. Water, which is almost all surface runoff, runs off the top of the hill. Very little soaks into the ground, so as the fields become supersaturated, the water stands in any dip in the contours. The nature of the hill is highly impermeable, making recharge difficult, so the water tends to break out of the side of the hill. This water is collected in the campus drainage system and carried away. From the ball field, the water goes all in one direction. It runs down to the library, is caught in the campus drainage system, which ultimately drains into the Rosemary Brook system.

There is a small piece of the campus at the intersection of Forest Street and Wellesley Avenue. Some of the water gets into the channel that runs into the golf course and then into the Academy Brook flow, then out into the Charles River. Any of the flows to the west enter into the Fuller Brook system and discharge at Great Plain Avenue. A small portion of the campus at the top has water standing all around it, as has the dip in Wellesley Avenue just before the curve, where there is a little channel. Most of the water on the site is collected and drains finally into the Rosemary Brook watershed.

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Nothing in this proposal will adversely change this situation. The proposal will mimic the hydrology of the current system. The new playing surface is permeable, allowing water to soak through it. The underdrain system will be surrounded by twin 36 inch pipes with a 12 inch and a 6 inch outlet which will go into the same drainage system on campus that the water now seeks. Instead of quickly leaking out of the hillside, or quickly discharging out of the hillside into the drainage system, which could increase the peak offsite, the water will be stored in two 36 inch pipes with one 12 inch and one 6 inch pipe coming out. The pipes will hold the water, discharging it slowly through the outlet pipes. When the water is discharged, it will be discharging as it does now into the campus drainage system, out around the end of the golf course and into the Rosemary Brook system.

Two recommendations have been made. The first is that an Operations and Maintenance Manual be prepared for the installation of the synthetic surface. The surface must be glued together on site over an underlying layer. The manufacturer's installation and maintenance recommendations should be submitted to the Town to provide a safeguard to the neighbors that the surface is being installed properly.

The second recommendation is to construct a manhole at the end of the 6 and 12 inch discharge pipes so that the system can be periodically inspected. This could also be used as a location from which the pipes could be flushed out, if necessary.

Mr. Daylor concluded that with enactment of the two recommendations, there was no reason that the change of the grassed surface of the playing field to a synthetic one would have any hydrologic or water impact on the area. His recommendation is that the Board could safely issue site plan approval with conditions to allow this project to go forward as there will be a reduction in peak flow.

The Board asked if there was any way of determining whether any of the groundwater remains in the ground and does not appear as surface water, and if it would it be increased in volume due to the change in the surface.

Mr. Daylor stated that some of the water that infiltrates into the surface fill material will in fact slowly percolate down. This fraction is fairly small and can be seen by observing the conditions on site. The groundwater movement has only gravity as its source of energy, so it always relieves itself in the easiest course, which is why it is seen breaking out of the hillside. The groundwater flow net will not be materially changed by the synthetic surface as it will be underdrained, and the water placed in storage. The hydrology of the area will not change.

Neighborhood Comments

David Walsh, 9 Ordway Road, asked if Mr. Daylor had also visited the neighborhood following his original site visit, and had he observed any water issues north of the hill on the other side of Wellesley Avenue. Mr. Daylor said that he had observed that most of the flat places held water. Mr. Walsh stated that the neighbors now see water with greater coincidence and in greater volumes than previously.

Elizabeth Rhodes, 26 Skyline Drive, commented that a grass field would use water whereas a synthetic surface would reject it. Mr. Daylor explained that it would depend on how much water the natural grass field needed to grow. The synthetic surface would not require water. There are evaporative losses from the natural field that would not occur with a synthetic surface. After the rainstorm, he observed that the

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grass was at full capacity and saturated, and water was running off the fields, across roads, landscaped areas and sidewalks. Three days later, the water was still seeping from the hill. The new system will have a positive impact as the water will be stored and released slowly.

Fern Wirth, Skyline Drive, said that she has noticed a raise in the water level in the wetlands area between their homes and the college. She is concerned that the character of the wetlands is changing, and envisions pooling of water, insect swarms and creation of a mosquito breeding ground.

Irwin Fern, Skyline Drive, expressed concern about the flooding in the Skyline Drive area that did not occur 15 years ago, and felt there had to be some connection between the flooding, high water in the wetlands, and the Babson building process.

He also expressed concern about the chemical composition of the astroturf and the effects of these chemicals on the groundwater quality.

Marta Frasarti, 86 Forest Street, reiterated her remarks made at the March 23rd Public Hearing.

Rudolph Hohenberg, 14 Skyline Drive, stated that in the description of the project, Babson has identified that in addition to the synthetic field, there will be new field lighting, permanent bleachers, a scoreboard and a pressbox. It is desirable for the project to be viewed by the Zoning Board as a whole rather than in pieces, so that the total impact of the project can be reviewed.

Michelle Vonkelsch, 112 Great Plain Avenue, requested that an Indemnification Plan be put in place by Babson so that neither the town nor homeowners would incur expense if the system broke down.

Diane Freniere, 111 Forest Street, and Dave Stewart, 20 Sumner Road, also objected to the piecemeal approach of Babson in regard to the total project.

Mr. Eldert stated that Babson has submitted material to the Board that deals with all of the issues raised by the neighborhood.

The Board asked if the astroturf material to be used had been approved in this state and elsewhere.

Chris Trionis, Athletic Director, responded that in regard to the leaching issues, Babson had asked Astroturf for information. The material is synthetic turf composed of a nylon coated plastic. The basic material is coconut oil. There are no chemicals that will leach through the area. Harvard and MIT both use the same synthetic covering and have had no problems with it.

Mr. Walsh repeated his request that the Board delay its decision until Babson had prepared a comprehensive study of the hydrology of the hill, which would then be submitted to town boards for comment. The Board stated, as it had at the last public hearing, that it was far beyond its authority to order this study, and that the Board is dealing only with site plan approval on this project, and not on any future Babson projects.

Mr. Gancarz raised the same four issues as he had raised at the previous Public Hearing.

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Mr. Walsh then introduced Brian Levy, counsel, from Bowditch & Dewey, LLP. The Board asked who Mr. Levy represented and requested a letter from Mr. Levy identifying his client, which would be placed in the case file. Mr. Levy stated that he represented Mr. Walsh. He submitted copies of his Memorandum on Special Permit Standards.

Mr. Levy asked if the Board would grant a continuance to allow Mr. Gancarz to study Mr. Daylor's report, and to work with Mr. Kennedy to resolve the drainage issues.

Mr. Daylor stated there is no question that there will be an increase in the total volume of water, but this does not mean there will be an increase in the peak rate of discharge. With the proposed system in place, the rate of discharge will be less, the water will have less of a peak flow, and the impact will be reduced.

The Board commented that at present the water condition on the field is uncontrolled. The new system will control the water migration through the soil and through the normal water courses. Furthermore, the current field requires irrigation during the dry season. A synthetic surface does not require watering, so the impact on the drainage will be reduced.

The Board further commented that the lighting had not been discussed. The proposed lighting will be shielded and directed straight down to minimize glare and spillage. The closest resident is a quarter of a mile from the site.

The Chairman then closed the Public Hearing and the Board deliberated on conditions to be imposed.

The Board determined that it is approving a site plan, but is not approving any structures to be built on the site. Any future construction would require Board approval of an amendment to the site plan approval.

The Board also decided that all of the recommendations contained in the Daylor report should be incorporated as conditions in the decision.

Finally, all of the lighting to be installed on the six 70 foot poles shall be shielded and directed downward so that it is utilized only to illuminate the playing field. All lights illuminating the field shall be extinguished no later than 10 p.m. on all nights.

The Board stated that although it cannot impose as a condition of Site Plan Approval that Babson meet with the appropriate Town Boards to undertake a hydrological study of the entire area, it would be a recommendation, as well as working with the DPW in respect to the proposed road work in the area.

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STATEMENT OF FACTS

The property in question is located at the Upper Athletic Fields on the Babson College Campus, in an Educational District and a Water Supply Protection District. The petitioner is requesting Site Plan Approval to allow replacement of 132,000 square feet of grassed area with a synthetic surface. No structures will be built.

The following plans were submitted: Existing Conditions Plan of Upper Athletic Fields (Plan #1) dated November 30, 1999, stamped by John R. Andrews, Registered Land Surveyor; Site Development Plan (Plan #2) dated December 3, 1999, revised 3/1/00, stamped by John Hollywood, Registered Professional Engineer; Grading & Drainage Plan (Plan #3) dated December 3, 1999, revised 3/1/00, stamped by John Hollywood, Registered Professional Engineer; and Subsurface Exploration Plan dated October, 1999, prepared for Sasaki Associates by McPhail Associates and Cross Section/Underground Detention System (1), dated 2/00, prepared by ENSR.

The following unstamped plans prepared by Sasaki Associates and dated December 3, 1999 were submitted: Existing Watershed Plan (C1), Proposed Watershed Plan (C2), and Drainage Details.

The following written materials were submitted: Zoning Board of Appeals Application containing an Official Development Prospectus, a Locus Map, Project Narrative; Drainage Design and Impact Analysis, Geotechnical Report, Wetlands Report and Field Program & Usage Report; Babson College Athletic Field Lighting dated January 19, 2000, prepared by BVH Engineers, Inc.; a series of Upper Fields Lighting Photographs taken March 8th & March 9th from 43, 31, 21, and 17 Skyline Drive; Revised Calculations dated 2/00, prepared by ENSR, and a letter to the Board summarizing information gathered from the Town and neighborhood meetings with proposals to address the concerns, dated February 25, 2000, from John Eldert, Babson Vice President Business & Financial Affairs.

Review of the Hydrologic Analysis Prepared for the Proposed Conversion of a Grass Soccer Field to Synthetic Turf at Babson College, Wellesley, MA, dated March 2000, prepared by HRP Associates, Inc. was also submitted.

A Technical Review Report/Babson Athletic Field, dated May 4, 2000, was submitted by Robert Daylor of the Daylor Consulting Group, Inc.

Letters dated January 31, 2000, April 24, 2000, and May 4, 2000 were received from David Walsh, 9 Ordway Road. Letters dated March 23, 2000 and May 9, 2000 were received from Rudolph Hohenberg, 43 Skyline Drive; and a letter dated March 23, 2000, was received from Irwin Fern, 32 Skyline Drive.

The Design Review Board reviewed the project on January 27, 2000, and recommended that in the event of approval by the Zoning Board of Appeals, a post installation survey be done by Babson to ensure that the installed lights have minimum glare, and immediately take remedial measures if the study revealed excessive glare and light trespass. The Board further recommended that the poles not exceed the current height of 55 feet, and be turned off no later than 9:30 p.m.

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All submitted plans and written materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file in the office of the Board of Appeals.

The Planning Board reviewed the petition on January 18 and February 1, 2000, and recommended that a consultant hydrologist be employed at Babson's expense to evaluate the plan on behalf of the Town.

DECISION

This Authority has made a careful study of the plans and written materials submitted and of the information presented at the two Public Hearings. The petitioner's proposal to replace 132,000 square feet of grassed area with a synthetic surface on the upper athletic field constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes removal or disturbance of the existing vegetative cover over an area of five thousand or more square feet; and further pursuant to Section XIVE because the subject area is located in a Water Supply Protection District.

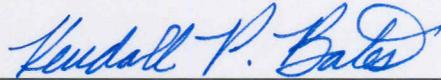
It is the opinion of this Authority that the revised plans for the project listed in the Statement of Facts comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection for water sewerage and drainage. Furthermore, compliance with Section XVI and Section XXII of the Zoning Bylaw is ensured.

It is the opinion of this Authority that all Design and Operation Standards in Part F of Section XIVE have been satisfied.

Therefore, Site Plan Approval is given by this Authority, as voted unanimously at the Public Hearing held on May 10, 2000, pursuant to Section XVIA, Section XIVE, and Section VIII of the Zoning Bylaw, 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
Design Review Board
Town Engineer
Inspector of Buildings
Edg


Kendall P. Bates, Chairman


William E. Polletta


Richard L. Seegel

ADDENDUM A

1. All work shall be performed in accordance with the most recent plans submitted and on file with this Authority.
2. All design and construction shall comply with all applicable state and local codes.
3. All requirements of the Department of Public Works shall be met including, but not limited to the requirement that water, sewer and electric connections, together with drainage connections, be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
4. Upon completion of this project, a complete set of site utility plans shall be submitted to the Department of Public Works.
5. No structure, including but not limited to grandstands, press box, scoreboard, concession stand, shall be constructed at this location without approval of a petition to amend this Site Plan Approval from the Zoning Board of Appeals.
6. Prior to construction, Babson College shall submit to the Board of Appeals, the Town Engineer, and the Superintendent of Water & Sewer at the Department of Public Works, the name of the manufacturer of the synthetic surface to be used, and all written recommendations said manufacturer has for installation of the underliner and the surface, for bonding and/or patching the surface fabric, for marking or remarking the playing areas and for maintaining the surface.
7. An operating and maintenance plan for the new field, including an annual inspection of the detention piping, shall be submitted to the Board of Appeals, the Town Engineer, and the Superintendent of Water & Sewer at the Department of Public Works.
8. Two manholes shall be installed over the twin 36 inch detention pipes at the 6 inch and 12 inch outlet pipes. A revised Grading & Drainage Plan depicting the location of said manholes shall be submitted to the Board of Appeals and to the Department of Public Works prior to the installation of the subsurface drainage system.
9. All lighting placed on the six 70 foot poles installed along the two sides of the proposed field shall be directed downward and shall only be utilized to illuminate the playing field. All lights shall be shielded on the perimeter side.
10. Within three months after the initial use of the new lighting system, Babson College shall conduct a post installation survey to ensure that the installed lights have minimum glare. A copy of this survey shall be filed with the Board of Appeals and the Department of Public Works.
11. Should said study reveal excessive glare and light trespass, Babson College shall immediately take remedial measures to minimize the glare and light trespass. A copy of the remediation plan shall be submitted to the Board of Appeals and the Department of Public Works.
12. No field lighting shall be in use unless the field is in use, and all lighting shall be extinguished no later than 10:00 p.m. on any night the field is utilized.

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