

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

KENDALL P. BATES, CHAIRMAN  
WILLIAM E. POLLETTA, VICE CHAIRMAN  
RICHARD L. SEEDEL

ELLEN D. GORDON  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE  
CYNTHIA S. HIBBARD  
ROBERT W. LEVY

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 AUG -3 A 8:12

Pursuant to due notice, the Special Permit Granting Authority held two Public Hearings on Thursday, June 1, 2000 at 7:30 p.m. and on Thursday, July 13, 2000 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of TOWN OF WELLESLEY/PERMANENT BUILDING COMMITTEE/LIBRARY TRUSTEES requesting a Special Permit pursuant to the provisions of Section II A 8 (i) and Section XXV of the Zoning Bylaw to allow demolition of the existing building and construction of a new two-story structure with garage under at 530 WASHINGTON STREET (WELLESLEY FREE LIBRARY), in a Single Residence District, to be used as the main library for the Town of Wellesley, a use not allowed by right in said district.

On May 2, 2000, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the June 1, 2000 Public Hearing and the continued July 13, 2000 Public Hearing were given by mailing and publication.

### PUBLIC HEARING – June 1, 2000

The hearing began with commentary from the Board regarding the lack of proper stamps and benchmarks on the submitted plans.

Michael Eby, Chairman of the Permanent Building Committee, introduced the presentation team, which was composed of Ken Best, Architect, of Galliher Baier & Best; Bruce Hillson, Traffic Engineer, of Traffic Engineering Solutions; Henry Withers, Landscape Architect, of CR3; and Frank Romeo, the town's Traffic Engineer, of Beta Engineering.

Mr. Eby stated that in 1998, Town Meeting approved funding for designs for a new library with a floor area of 50,000 square feet. The presentation group would address the seven standards required for a Special Permit.

### Presentation

Mr. Best explained that under the existing conditions, the property contains the library parcel in the center; a municipal parking lot under the jurisdiction of the Selectmen on the west; and Simons Park under the jurisdiction of the Natural Resources Committee on the east. A one-way driveway runs from

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

Washington Street along the eastern side of the building and exits through the municipal parking lot into Cameron Street.

Under proposed conditions, the driveway will be relocated to the west side of the building, with a two-way entrance/egress from Washington Street. The egress will be "right turn only". An island in the entrance drive will separate the two traffic streams. The entrance drive will slope down into a 53 car underground parking garage, continuing on an upward slope to the circular parking lot at the rear. The new driveways will be 24 feet wide, and are not within 50 feet of any intersection. A new two-way entrance/exit at the rear of the parking lot will allow vehicles to enter and exit directly from Cameron Street.

Vehicle queuing will occur only at the book return to be located at the rear right corner of the building. Traffic will have to reverse in order to access both the book return and the loading dock, but there will be only a few cars in the queue at any one time. The turnaround will have sufficient space for those returning books to avoid delivery vehicles.

Compatibility with Surroundings – The existing building has basement, main floor, and mezzanine levels. The entrance access points are located on the east side and rear, and the building has limited views.

The proposed library will be connected to Simons Park by means of a terrace and windows on the east side. The building will be 8-10 feet higher than the existing one, and the footprint similar in shape, but larger. The existing trees and plantings will be altered, but the beech tree in the parking lot will be saved.

The new building will be compatible with its neighbors: the Town Hall across the street; the residential area to the east, which is screened by trees; and a three-story brick building west of the municipal lot.

Pedestrian Safety – Currently there are no sidewalks in the rear parking area that lead to the entrance. Pedestrians coming from the east must cross the Washington Street driveway.

The proposed plan shows an extensive network of sidewalks: from the entrance to the driveway on Washington Street; from Cameron Street to the new building; from the front to back of the library parking lot; and from the front to the back of the site. Brick surfaces will be provided at crosswalks to identify safe crossing points. There will be a center island at the Washington Street driveway and brick crosswalks across the drive for pedestrians. Bicycle racks will be provided at the front and rear of the building.

Noxious Uses – The interior of the parking garage will be thoroughly ventilated. The garage door will be an open grille through which air will be drawn. There will be a flush grille on the east side at ground level. At the front of the building fans will be installed behind the areaways. The air will be exhausted vertically at the front of the building.

Traffic Issues – Mr. Hillson explained the procedure used to collect data regarding traffic counts, parking studies and trip distribution to analyze existing conditions. The next step was to determine the number of new trips to be generated by the new library. Using the ratio between ITE trips for the proposed building size versus the existing size appeared to be the most realistic method.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02158  
2000 AUG 3 A 10:22

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS  
2000 AUG - 3 AM 11:15

Several types of analyses were done: capacity, queuing and parking impact. Capacity analyses were done to identify any intersections which would fall below a Level of Service C as a result of the increased traffic. The intersections at Washington/Grove/Central and Washington/Wellesley Avenue would be lowered to LOS D and would require mitigation.

Proposed mitigation measures for Washington/Grove/Central included a revision of the signal timing, and/or the elimination of parking along the southerly side of Grove to Spring Streets during certain hours of the day, which is the less desirable alternative. At Washington/Wellesley Avenue, a minor signal change might be necessary.

The queuing analysis included Grove Street. Because of the limited amount of queue time particularly on the south lane from Spring Street to the Square, traffic would back up to Spring Street and further south. There was concern that patrons exiting the library would not be able to get onto Spring Street.

The analysis also included queues along Washington Street both from Wellesley Avenue and from Grove Street to determine the impact on those exiting onto Washington Street from the library or entering the library drive. It was found that at times the queue from Grove Street may back up beyond Cameron Street to the driveway. People exiting the site will not be affected, as only right turns can be taken, but those attempting to enter the drive will wait until there is a gap in the traffic.

The results of the parking impact study showed that with the added spaces in the library lot, plus the added access from Cameron Street, parking on the site will become more convenient for library patrons and the number of spaces adequate to meet the demand.

A recommendation was made to revise the hours of travel on the southerly end of Cameron Street, south of the library lot and in front of the Hunnewell School from noon to 11:30 a.m.

The current library parking lot has 70 spaces. Parking along the drive and illegally around the lot raises the maximum total to 91 vehicles. The average is about 58 cars. The proposed parking lot and underground garage will provide parking for 140 cars, which is a 65% increase over the maximum 91 cars. The garage will have 53 spaces; the lot will have 75 spaces with 12 spaces on the drive onto Cameron Street for a total of 140 parking spaces.

Energy Use – Use of natural gas will increase by 27%; electric usage by 39% and liquid waste by 44%.

Deliveries and Trash Removal – Two overhead doors and one swinging door will be located in the recessed area at the southwest corner of the building. One door will be used for deliveries. Trucks will back up in the turning circle to the door adjacent to the concrete pad to remove trash from the dumpster.

Response to Design Review Board Comments of 5/26/200 - Both the Design Review Board and the Planning Board expressed concern that the site configuration further separates the library from Wellesley Square, despite the suggestions contained in the "Wellesley Square Action Plan, 1998" to unify the Square and that the design of the west wall of the building further turns the Library's back to the Square.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02462  
2000 AUG - 3 A 8: 13

Mr. Best stated that Wellesley Center ends in both directions in parkland. The main entrance will be brought forward closer to Washington Street and will not detract from the Square.

The DRB was concerned about the destruction of the existing large caliper trees, the harsh edge of uninterrupted parking against Simons Park, the regrading plan of the site as it meets Simons Park and the possible shortage of required interior landscaping.

Mr. Withers responded that they will try to save the beech tree, relocate the scotch pines along the south property line, restore trees separating the library from the municipal lot with a mixture of flowering trees, and relocate 54 flame trees to separate the rear of the parking lot from the park. Thirty new trees will be planted on the site.

The DRB also expressed concern with pedestrian safety, stating that the proposed two-way drive to Washington Street would be a hazard relative to existing conditions for eastbound pedestrians.

Mr. Hillson said in refutation that the implication is that a new point of vehicular and pedestrian conflict is being introduced. Pedestrians walking from the east will no longer have to cross a driveway. Pedestrians walking from the Square will have an additional crossing. Pedestrians will be able to see vehicles coming up the driveway, as well as vehicles turning into or leaving the site. They will also have an island in the middle of the driveway as sanctuary. In his opinion, pedestrian/vehicle conflict will be reduced.

The DRB expressed concern with the turns and angles of the parking lot, potential confusion at the book-drop and the dead-end parking adjacent to Simons Park.

Mr. Best stated that this is a library parking lot through which cars should not be travelling at 25 mph. At Cameron street, there will be a raised crosswalk to slow vehicles. The interior turns have the positive effect of keeping vehicles at a safe speed. There will be a 2 1/2 foot elevation difference between the paved area and the ground at the property line, so cars will be screened from Simons Park.

The Board expressed the opinion that the intersection of Cameron/Washington should be revisited. The Board felt that there should be a time limit imposed after which the situation is monitored again after the library is open to determine whether or not Mr. Hillson's conclusions were correct and asked what standards would be used to determine whether mitigation would be necessary.

Terry Catchpole, Chairman of the Library Board of Trustees, said that the Trustees support the presented plan, the traffic report and the parking plan.

Frank Romeo, Town Traffic Consultant, said he has made several recommendations which have been incorporated into the presentation. He feels that no mitigation should be done until the project is completed and has been monitored and compared to current operations, particularly at the Grove/Washington/Central Street intersection which is a very delicately balanced system. He believes that the actual new trip generation will be less than has been estimated.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

The Board expressed concern that the estimated surplus of parking spaces was based on the premise that occupancy would be by library patrons, whereas spaces may actually be utilized by other than library patrons.

The Board requested a parking plan showing how trash and delivery vehicles enter and exit their pick-up locations, and how traffic would circulate through the parking lot. The Board questioned if emergency access had been reviewed.

The Board stated that the site is being maximized and asked how long the building will be usable as there does not appear to be any room for expansion. Mr. Best stated the building has been designed for at least 20 years. Any expansion would require additional parking, which might be accomplished by adding a deck to the garage.

The Board voted unanimously to continue the hearing to July 13, 2000.

PUBLIC HEARING – July 13, 2000

Mr. Best said that the presentation group would like to address the issues the Board had raised at the last hearing. He stated that the new set of plans submitted had the correct seals on each document and that there are about 7 benchmarks located on the drawings.

Interior Traffic Circulation – Mr. Withers stated that circulation through the site is conventional two-way traffic, and that Captain Dennehy of the Fire Department had approved the traffic circulation plan. Traffic is two-way in and out from both Cameron and Washington Streets and the parking garage, as well as through the interior of the parking lot.

Book Return – Using an enlargement of the book return area, Mr. Withers explained that the driver will approach the book return in a clockwise manner to access the return from the driver's side. The area will also contain the Service core for the building. To access the loading area, trucks will have to reverse and back into the slot. Pickups from the dumpster will be done in the same manner. There will be a stop sign located at the end of the aisle leading to the Service area and book return.

Mr. Best stated that the library typically has 3 deliveries per day: the library truck, which transports books to other libraries, UPS and Fed Ex. Trash is picked up twice a week at 4 a.m..

The Board asked how a truck could exit the loading area if there was traffic in the circle, as it would be going counter to the direction of the traffic flow. Mr. Best said it would wait for a gap in the cars. The Board was concerned that potential conflict could occur, and asked if warning signage could be installed. Mr. Best said this could be done.

Ventilation of Parking Garage – Mr. Best distributed a letter from R. Scott Madigan, P.E. of VanZelm Heywood & Shadford, Inc., Mechanical & Electrical Engineers describing the garage ventilation. There will be 4 carbon monoxide sensors in the garage area. At a level of 18 parts of carbon monoxide/million, the fans will turn on at slow speed to begin moving the air outside. If the level begins to approach the

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02158  
2000 AUG -3 A 8 15

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

2000 AUG 17 A 8 15  
RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 01981

allowed level of 25 parts/million, all fans will go at full speed. There will be a slight negative pressure in the garage when the fans are working.

The ceiling structure will have insulation above it and above the insulation will be a two-hour fire rated floor structure consisting of 5 inches of concrete with metal decking. This will all be sealed with fire-stopping material. The ceiling/floor structure will be adequate to prevent gasses from penetrating the library. The two elevators will be sealed in the same way. The hydraulic machinery will be located in the basement.

The Board was concerned about the location of the exhaust fans in proximity to the main entrance. Mr. Best explained that due to the need for "through" ventilation, the fans had to be located in the front. The air will be directed vertically and should pose no problem.

Entry to Library Drive from Washington Street for Westbound Traffic – Mr. Hillson stated that under normal free flow conditions, the wait time would be between 10–15 seconds to make the turn. However, due to the traffic signal at Wellesley Square, traffic often backs up to Cameron Street and beyond. If traffic is backed to the driveway or beyond, a vehicle wanting to turn left will have to wait for the traffic in front to move through the area in order to reach the driveway. The total delay will be two-fold. If traffic is backed up, the delay will double to 20-30 seconds and vehicles behind the turning car will also be delayed. As the new driveway location is closer to the traffic light, the backup will occur more frequently than left turns into the existing driveway.

Level of Service/Mitigation – Mr. Hillson suggested that 6 months after the library opening, traffic counts be redone at the afternoon peak period on Thursday and the midday period on Saturday at the Washington Street/Library driveway, Cameron Street/Library driveway, and Wellesley Square. These traffic counts would be compared to the 1999 traffic counts to determine the added impact from the new library. The volume of traffic going through Wellesley would also be compared to the 1999 counts.

Capacity analyses would be done, and, based on the results of the findings, which would be shared with the Town's Traffic Engineer, a determination would be made as to the timing changes required at Wellesley Square to best serve the traffic demands at the location.

Timing changes at the Wellesley Square light present a very complex situation, as five lanes of traffic enter the intersection under three phases. In one phase, the east/west movement on Central and Washington Streets proceed; in the second phase, Central Street stops, Washington Street continues, and cars coming from the southwest enter the intersection; in the third phase, Grove Street operates in both directions. Mitigation might involve reducing the Central Street "green" time by 5 seconds. Three seconds could be added to Washington Street and two seconds to Grove Street, resulting in a LOS C operation.

The Board questioned what percentage of cars would turn left onto Grove from Spring Street. Mr. Hillson said a small percentage would turn left, and a small percentage would turn left exiting from the site driveway onto Cameron Street. The line of traffic going south on Cameron is light, as 80-90% of the traffic heads north to Spring or Washington Street. The Board said both intersections would be incorporated into the request for future monitoring.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

RECEIVED  
TOWN CLERK  
WELLESLEY MASS  
2000 AUG - 3  
11:33 AM

The Board asked what the queue capacity was on Spring Street between Cameron and Grove and on Cameron from Spring to Washington Street. Mr. Hillson said that 8-9 cars could stack on Spring Street and 6-7 cars on Cameron Street. The benefit of creating a second exit onto Washington Street is that all vehicles presently exiting the parking area to Cameron Street to turn onto Washington Street will be able to exit the site directly onto Washington Street, which will reduce the stacking on Cameron Street. The volume on Spring Street will be increased only by the added traffic generated by the larger library.

The Board commented that the worst intersection is Spring/Grove due to the steep hill, the limited visibility and the short distance to the light. Mr. Hillson said this is a direct result of the limited amount of "green" time on Grove Street. The Board commented that there should be a sign stating "Do not block intersection" at the Spring/Grove Street intersection.

Relocation of Trees in Parking Area – Mr. Withers said the 54 flame trees presently located in a line between the library and municipal lot will be relocated to buffer out the new parking from the park view. The scotch pines will be relocated for use as the beginning of a buffer system between the library and the Hunnewell school, and will be underplanted with large rhododendrons. An existing dogwood adjacent to the building will also be moved into the same buffer zone.

The Board asked if the relocated trees did not survive, would new trees of the same species and size be planted. Mr. Withers said it would be unlikely. If the pines do not survive, firs might be used as a separator. Flame bushes survive most situations. The dogwood would be replaced in kind.

The Board asked where snow would be stockpiled as the perimeter appears to be heavily landscaped. Mr. Withers responded that the area between the library and the park might be overplanted, but could be used for snow, as well as the center island. DPW has reviewed the site and has no problem with snow removal.

Use of Library Lot by Non-Library Users – Mr. Best said this situation does occur, but long term vehicles are quickly noticed by staff because they are usually parked before the library opens. Staff has noticed these cars and has ticketed them. Short-term parking is very difficult to monitor.

Future Expansion – Mr. Best said the new library is designed for 20 years of growth. However, the largest growth in libraries has been use of computers, which take up a tremendous amount of floor area. Space has become a premium to accommodate the computers. The new library is designed for computer space adequate for 20 years. In addition, the current seating area has been designed to be used for computers if necessary.

In regard to collection growth, currently books on tape and videos are being replaced with smaller and slimmer CDs. In the Audio-Visual Section, a growth of items may have a smaller space requirement due to the change in materials. Also, in the reference collection, the use of the internet and CDs may result in reduction in the physical size of the reference collection over time. Even though the design is for 20 year growth, there is more growth possible within the building. If the building must be expanded, the only option is to move into the parking area, and to create a multi-level parking area either above or below ground.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

RECEIVED  
TOWN CLERK  
WELLESLEY  
2000 AUG - 3

Comments of Town Traffic Consultant – The Board asked Mr. Romeo what sort of time table he would suggest for reviewing the traffic situation after the new library is open. Mr. Romeo responded that the Wellesley Avenue intersection should also be added to the list of intersections to be reviewed. The review should be done 4-6 months after the library has opened to allow traffic patterns to stabilize, and to cover a seasonal spread. After completion of the evaluation, a determination will be made as to whether any signal timings have to be changed at the two locations.

Mr. Romeo said that in regard to Cameron Street, he has a real concern about making it permanently one way due to the additional traffic that would be forced onto Spring Street and out to the Grove Street intersection. He has recommended additional sidewalks and extending the time of the one-way restrictions. Better signage regarding the restrictions could also be installed.

Comments of Library Trustees Chairman – Mr. Catchpole said the library has control over two issues that have arisen. The book drop-off now is available for patron use only when the library is not open. As a service to the patrons, it is anticipated it will be open 24 hours per day. However, if this should become a problem, the library trustees could return the usage to the existing hours.

As to the parking situation, the library opens at 9 a.m. by which time the commuter trains have passed through Wellesley, so vehicles parked before 9 a.m. can be presumed to be owned by commuters. The library staff can tag cars. Repeat offenders receive police action. The staff estimates that this occurs 2-3 times per month. During the hours the library is open, people do park short term, but this is impossible to monitor.

As to expansion – this is a very sensitive issue for the trustees. The cost of constructing a building with the potential of adding a third floor was significantly greater than that of a two-story structure. The Trustees are convinced there is expansion potential to the south and the west.

#### Citizen Comments

Susie Newman, School Committee Member, said the School Committee is in support of the plan. Six spaces at the rear of the parking lot will be allocated to Hunnewell staff. They are satisfied with the buffer of the relocated scotch pines and additional evergreens.

Kathy Schleyer, Hunnewell School PTO, said that in regard to the buffer, if the relocated trees do not survive, the PTO has an active gardening group which would like to have input as to what will be planted there. The PTO is also concerned with the noise level during construction, and do not think the treed buffer area will protect the school population from noise and disruption. She also expressed concern about pedestrian safety.

Felicia Nadel, 24 Hampden Street, was also concerned about pedestrian safety.

The Board requested information as to plans for the library collection, staff and town access during the period of demolition and construction.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

Janice Bures, Library Director, said they are looking for real estate in town that they could move into with the understanding that the total contents of the library could not be brought to the new location. If real estate is not available, they will look for a site to erect a modular structure from which to operate.

They have not determined what will be done with the library collection as, until a location is found, they do not know how much can be moved. There is storage capacity in the basement of the two branch libraries. There is also the possibility of using trailers for off site storage. In order not to cut staff, they will be deployed to the branches which will be open more hours.

The Chairman closed the Public Hearing at 9 p.m. The Board then discussed the conditions of the decision.

#### Statement of Facts

The subject property is located at 530 Washington Street, in a Single Residence District, on a 107,220 square foot parcel bounded by Simons Park on the east, Washington Street on the north, the Hunnewell School on the south and the Cameron Street Municipal Parking Lot on the west.

The original Wellesley Free Library was constructed in 1958 and opened in 1959. The March, 1957 Town Meeting appropriated 565,000 dollars for the construction. In 1977, the Library Trustees requested funding in Article 18 at the April 25, 1977 Town Meeting for the remodeling of or additions to the library. The proposal was for a possible two-staged addition with new construction of 19,175 square feet presently requested, and the possibility of construction of 6,200 additional square feet seven to ten years later. Construction on the first addition, which doubled the size of the existing library, was begun in 1978 and completed in 1980. The second addition was never built.

At the March, 1999 Town Meeting, funds were appropriated for design development and construction plans for the construction, reconstruction, remodeling, rehabilitation, etc. of the Wellesley Free Library main facility.

On May 2, 2000, the Permanent Building Committee/Library Trustees submitted a petition for a Special Permit to allow the premises to be used for a new library, a use not allowed by right in a Single Residence District.

The following written materials were submitted: Special Permit Application Materials dated April 6, 2000; Traffic Impact Study and Traffic Impact Study Appendix dated April, 2000; prepared by Traffic Engineering Solutions.

The following site plans were submitted: Topographic Survey dated March 2, 1999, revised May 25, 2000, revised June 28, 2000, stamped by Kevin Hanley, Professional Land Surveyor; Site Plan (S.1) dated 6/22/2000, revised 6/28/2000, stamped by Kevin Hanley, Professional Land Surveyor; Site Preparation (LSP.1) dated 4/6/2000, revised 6/28/2000, stamped by Jeffrey A. Gebrian, Registered Landscape Architect; Site Layout (L.1) dated 4/6/2000, revised 6/28/2000, stamped by Kevin Hanley, Professional Land Surveyor, Kevin W. Clark, Registered Professional Engineer, and Jeffrey A. Gebrian, Registered Landscape Architect; Site Grading and Utilities (L.2) dated 4/6/2000, revised 6/28/2000, stamped by

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS 01982  
2000 AUG - 3 13

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

Kevin W. Clark, Registered Professional Engineer and Jeffrey A. Gebrian, Registered Landscape Architect; Site Planting (L.3) dated 4/6/2000, revised 6/28/2000, revised 7/7/2000; and Site Details (L.4.1.) dated 4/6/2000, revised 6/26/2000.

The following architectural plans were submitted: Garage Level Floor Plan (A1.0) dated 3/30/00, Roof Plan (A1.3) dated 3/30/00, Exterior Building Elevations N & E (A3.1) dated 5/25/00, Exterior Building Elevations S & W (A3.2) dated 3/30/00, First Floor Furniture Plan (A9.1) dated 3/30/00, and Second Floor Furniture Plan (A9.2) dated 3/30/00. All architectural plans were stamped by Kenneth C. Best, Registered Architect.

Copies of the submitted information and plans were sent to the Planning Board, Design Review Board, Natural Resources Commission and the Board of Selectmen for review and comment. Copies of the Traffic Impact Study and Traffic Impact Study Appendix were sent to the Town Traffic Consultant for review and comment. Responses from the above listed Boards and the Traffic Consultant are on file in the office of the Board of Appeals.

On May 30, 2000, the Planning Board reviewed the petition and offered the following recommendations:

- a. Validity of Use for the Site – The Planning Board had no objection to the location of the Library building on the site. The land involved was originally acquired by the Town for civic/municipal purposes and the Library is an appropriate use.
- b. Intensity of use and parking – The proposed increase in parking capacity for the new Library is commendable, but some of the benefit to the Square is lessened by the utilization of the lot by Library staff (which is understandably necessary) and the Hunnewell School staff. The 1996 McDonough and Scully parking report for Wellesley Square identified a need for 160 additional spaces in this area. We do not know how many of the Hunnewell School staff members will park in the Library lot, but the loss of spaces is a concern to us. Apparently nine parking spaces will be lost in the Cameron Street parking lot. It is recommended that these spaces be replaced somewhere in the Lower Square. One consideration would be to set aside some spaces in the new Library lot for metered parking for non-library users.
- c. Compatibility with surroundings – The building turns its back to Wellesley Square which is a serious concern. The proposed building shows its “best” side to the parkland which presently is not heavily used. The side of the building facing the Square with its more intensive pedestrian activity and wherefrom we presume most people will approach the building, is comprised of garage doors with no public entrance, few windows, but with louvers, mechanical equipment, a retaining wall and a steep vehicular entrance ramp to the garage. If so constructed, the Library building will be attractive from the park, but from busy Wellesley Square and Cameron Street and the parking lot, it will look like a backside.
- d. Pedestrian Safety – A driver exiting the garage will need to negotiate a steep ramp, merge into traffic on a busy street at a pedestrian intense area. Drivers exiting the garage and entering the brightness from the more subdued light inside the garage will not readily see pedestrians near the garage entrance.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482  
2000 AUG 13 8:13

Visibility of pedestrians to drivers is a concern. Winter conditions will make matters worse when drivers may not want to stop on the ramp before the crosswalk. The Board is not satisfied with the pedestrian safety conditions and underscores the concerns raised by the Design Review Board.

### Decision

This Authority has made a careful study of the materials submitted and the information presented at the two Public Hearings. The use of the premises at 530 Washington Street, the Wellesley Free Library main branch, is not a by-right use in a Single Residence District, thus requiring a Special Permit.

Section XXV-B. Special Use Permit Standards of the Zoning Bylaw requires that in order for a Special Permit to be granted, the petitioner must meet the conditions contained in the seven standards listed in said section. The seventh standard, Intensity of Use, requires that increases in the intensity of use of the premises will "not adversely affect the character of the site and its surrounding area".

This Authority makes the following findings in regard to the petitioner's compliance with the required Special Permit Use Standards:

1. Vehicular Circulation (The project must not add to traffic congestion or accident potential on the site or in the surrounding area.)

- a. Off-Site – The intersections at Cameron/Spring, Spring/Grove, Cameron/Washington, Washington/Grove/Central, Washington/Wellesley Avenue, as well as the new library exit drive onto Cameron Street and the new municipal parking lot exit onto Cameron Street across from Spring Street will all be impacted by increased traffic from the proposed library. Westbound vehicles turning left into the relocated entrance drive on Washington Street will also experience added delays.

The intersections at Washington/Grove/Central and Washington/Wellesley Avenue now operate at a Level of Service C. The impact of additional traffic generated by the new library could cause these intersections to operate at a Level of Service D. The petitioner has proposed that new traffic counts be taken at all the above listed intersections six months after the opening of the library, and based on the analysis of said counts, mitigation measures involving changes in the signal timing of the traffic lights at the two signaled intersections could be instituted.

This Authority finds that traffic counts should be taken six months and 12 months after the opening of the library at all of the aforesaid intersections to determine if mitigation measures are necessary. (See Addendum A)

- b. On-Site – General traffic circulation through the proposed 75 space parking lot appears to be well designed. However, as discussed at the Public Hearings, this Authority finds that access to both the Service core and the Book Return is an area of potential conflict as vehicles must reverse direction around a turning circle to reach the Book Return and delivery vehicles must reverse around the circle to back into the loading dock and trash removal areas.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

2000 AUG - 3 11 8:15  
RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS 02482

This Authority finds that signage and quarterly monitoring of the Book Return process for one year following the opening of the library shall be necessary. (See Addendum A)

2. Driveways (Proposed driveways must be at least 50 feet from the nearest intersection.)
  - a. The new two-way driveways at Washington Street and Cameron Street are not within 50 feet of any intersection.
3. Vehicle Queuing Lanes (Vehicle Queuing must be provided for without interfering with on or off street maneuvering of vehicles or pedestrians.)
  - a. On-site vehicle queuing lanes will occur only at the Book Return. The width of the access road is approximately 12 feet. There is sufficient space for two vehicles in addition to the vehicle at the Book Return to queue before blocking the access to the Service area. As the use of the Book Return is short-term, and the use of the Service area is generally only three times per day, it is the finding of this Authority that with monitoring and signage, vehicle queuing should not interfere with maneuvering of vehicles or pedestrians.
  - b. However, this Authority further finds that, as use of the Book Return during library hours of operation are presently unknown, a monitoring system to determine sufficiency of the queue space should be in place during the first year of operation. (See Addendum A)
4. Compatibility with Surroundings – (Compatible with natural and man-made site features, and with the characteristics of the surrounding area.)
  - a. This Authority is cognizant of the concerns of both the Design Review Board and the Planning Board in regard to the western façade of the building as it relates to Wellesley Square. The relocation of the driveway from the eastern to the western side of the building necessitates that the entrance to the underground garage be located on this façade.

This Authority finds that further discussion with the Design Review Board is necessary to determine if the design of the western façade can be improved in order to increase its connection to Wellesley Square. (See Addendum A)

5. Pedestrian Safety – (Adequate pedestrian and bicycle circulation must be provided and have barriers or physical separation from motor vehicles.)
  - a. Pedestrian access will be increased with the addition of a sidewalk running parallel to the south wall of the new library, a sidewalk through the center island in the parking lot providing safe passage to the rear entrance, and sidewalks on the east and west sides of the parking lot.
  - b. Sidewalks north and south of the entrance to the underground garage, which will connect to walkways leading to the north and south building entrances, will be provided on the western side of the building.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

- c. Pedestrians accessing the main entrance from Wellesley Square will have to cross the new driveway on Washington Street. A center island dividing entering from exiting traffic will provide a sanctuary area to enable pedestrians to safely negotiate the crossing.
- d. Bicycle storage racks will be located at both the front and rear entrances.

This Authority finds that pedestrian safety has been adequately addressed.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02482  
2000 AUG - 3 A 8: 14

6. Noxious Uses

- a. The new library will contain an underground parking garage for 53 vehicles. A system of air changes to prevent accumulation of exhaust gases will be provided consisting of a monitoring system connected to multiple exhaust fans. Vertical ventilation of the gases will be accomplished through vents located at the front of the building.

At both Public Hearings, this Authority has expressed concern with the location of vents at the front of the building where the main entrance to the library will be sited. It is the finding of this Authority that the emission of exhaust gases through said vents will be offensive, dangerous and injurious to the public health and/or safety and that these vents shall be relocated. (See Addendum A)

- b. The floor above the garage will be adequate to prevent gases from penetrating the library. The ceiling structure will have insulation above it, and above the insulation, a two-hour fire rated floor structure consisting of 5 inches of concrete sealed with fire-stopping materials will be constructed.

This Authority finds that with the relocation of the exhaust vents, the proposed use will be consistent with the provisions of paragraphs A. and B. of Section XVI. RESTRICTIONS AFFECTING ALL DISTRICTS.

7. Intensity of Use

- a. Number of Vehicle Trips

- (1) According to information provided at the Public Hearings, there is a 50% increase of library use with a new building during the first year, decreasing to 25% thereafter. Calculations based on the ITE trip generation for the proposed size of the building (56,000 square feet) versus the existing size (39,000 square feet), an increase of 44%, resulted in a projected increase of 89 new trips during the afternoon peak hour and 108 on Saturday. The 140 parking spaces are expected to be more than sufficient to handle the increased demand.
- (2) The impact of the projected increase in vehicle trips in regard to the aforementioned intersections has been discussed in Paragraph 1. Vehicular Circulation.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

---

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 AUG -3 A 8:14

b. Number of Employees or Visitors

- (1) Employees – The reorganization of the building will result in the reduction of one employee.
- (2) Visitors – Visitor counts taken by the library staff indicated that at peak hours, the number of patrons was 59. Increasing the count by 44% would result in peak hour use by 84 patrons. The peak number of cars at one time in the parking lot was 91. As parking will be increased by 65%, the additional patrons should have no difficulty in securing parking spaces under normal circumstances.

c. Number of Parking Spaces – The existing parking lot contains 70 striped spaces. Vehicles are also parked along the driveway and illegally around the lot. The municipal parking lot contains 161 metered spaces.

The new library will have 140 parking spaces: 53 spaces in the underground parking garage; 75 spaces in the reconfigured parking lot and 12 spaces on the access drive to Cameron Street. Due to the reconfiguration of the library driveway, the municipal lot will result in a loss of 9 spaces, of which 4-5 are presently allocated to Hunnewell staff. The same number of spaces will be earmarked for Hunnewell staff use at the rear of the new library lot. The new parking spaces will provide a 100% increase over the current number of spaces and a 65% increase over the maximum number of cars (91) that can be accommodated.

- d. Amount of Energy Used – It is anticipated that the use of natural gas will increase 27% and the electrical use will increase by 39%.
- e. Volume of Liquid or Solid Waste Produced. – It is anticipated that the liquid waste will increase by 44% for the new building. One 8' by 8' maximum dumpster will be located in front of the east overhead door. Currently, the library uses one dumpster which is emptied twice a week. It is anticipated that there will be a significant increase in dumpster usage. (See Addendum A)

It is the finding of this Authority that the intensity of use due to vehicle trips, employees or visitors, number of parking spaces, amount of energy used and volume of liquid or solid waste produced likely to result from the proposed use or activity will not adversely affect the character of the site and its surrounding area.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the July 13, 2000 Public Hearing, for the use of the premises in a Single Residence District, for the purpose of containing the new Wellesley Free Library main branch, subject to the conditions attached hereto in Addendum A.

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

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  
Natural Resources Commission  
Library Trustees  
Board of Selectmen  
Inspector of Buildings

edg

*Kendall P. Bates*

Kendall P. Bates, Chairman

*William E. Polletta*

William E. Polletta

*Robert A. Bastille*

Robert A. Bastille

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 AUG - 3 A 8: 14

ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2000 AUG - 3 A 8: 14

ADDENDUM A

Conditions of Special Permit

1. Traffic counts, capacity and queuing analyses shall be completed by the petitioner for each of the following signalized and unsignalized intersections surrounding the library six months after the date that the new library is open to the public and again one year from the date of the opening to determine if the increase in traffic generated by the new library is detrimental to traffic circulation in the area and/or results in a decreased Level of Service from C to D at any intersection:
  - a. Washington/Central/Grove Streets
  - b. Washington Street/Wellesley Avenue
  - c. Washington Street/Cameron Street
  - d. Cameron Street/Spring Street
  - e. Spring Street/Grove Street
  - f. Cameron Street driveway/Cameron Street
  - g. Washington Street driveway/Washington Street (left and right turns into drive/right turns exiting drive)

Copies of this data shall be submitted to the Board of Appeals, Board of Selectmen, the Permanent Building Committee, Board of Library Trustees and the Town Traffic Consultant. Mitigation measures, if necessary, shall be discussed and subsequently implemented.

2. The Library Director shall submit a quarterly summary to the Board of Appeals for the first year from the opening of the new library detailing the use of the Book Return during hours of operation in regard to increase in use, hours of peak use, the length of queue lines resulting from this use, and any impedance of safe traffic circulation due to this use. If the use of the Book Return is found to negatively impact traffic circulation, the use shall be limited to the hours during which the library is closed.
3. All trash pickup shall be completed before the library opens at 9 a.m.
4. The interior landscaping of the parking lot shall comply with the requirements enumerated in Section XXI. OFF-STREET PARKING – LANDSCAPING.
5. Parking Lot Signage
  - a. A Stop Sign shall be installed at the northern terminus of the driveway opposite the circular drive accessing the Service area and the Book Return.
  - b. A warning sign shall be installed adjacent to the delivery area to advise vehicular traffic of potential conflict.

ZBA 2000-45 ZBA 2000-45  
Petition of Town of Wellesley/Permanent  
Building Committee/Library Trustees  
Wellesley Free Library  
530 Washington Street

ADDENDUM A CONTINUED

Conditions of Special Permit

6. The on grade ventilation grilles at the front of the building shall be relocated either to the roof or the eastern side of the building.
7. Prior to submission of any application for Site Plan Approval to the Zoning Board, the petitioner will engage in further discussion with the Design Review Board to determine if the design of the western façade can be improved in order to increase its connection to Wellesley Square.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2080 AUG - 3 A 8: 14