

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2000-70

Petition of Wayne Realty LLC

20 Prescott Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 26, 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 WAYNE REALTY LLC requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow construction of a 6,353 square foot parking lot containing 18 spaces with associated landscaping and additional lighting, at 20 PRESCOTT STREET, in a Business A District.

On August 18, 2000, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

**Public Hearing – September 26, 2000**

Presenting the case at the hearing was David Manugian, Civil Engineer, from Rizzo Associates, who was accompanied by Brian Sullivan, also from Rizzo Associates. Mr. Manugian said that the proposal is for an 18 space parking lot on land which is presently vacant. They have been working on run-off and lighting issues. The proposed lighting will reduce and minimize backwash off site while providing a well lit lot for people working at night.

The Board asked how late the lights would be lit. Mr. Manugian said they would remain on until daylight. The light poles will have a height of 25 feet. They are trying to balance the height and number of poles to provide light for the lot and minimize off site backwash. With a 25 foot light, they are able to have only two standards.

The Board asked how the regrading will be done. Mr. Manugian said the lot is at street level requiring a minimum amount of excavation as they are mimicking the existing grades. At the exit driveway, the grade will be two feet lower. The fire hydrant will be maintained.

The Board requested that the submitted plans be revised to contain dimensions of the parking spaces, width of travel space between the parking aisles, the location of curbing on the roadway as it relates to the entrance ramp, the width of the entrance versus the width of the road, the location of the end of the Town road to ensure that no construction will encroach on the paper street and that the entrance ramp would not extend onto Prescott Street, depiction of the required buffer offset and proper identification of the plans as to the site address.

The Board asked what building the parking lot would service. Mr. Manugian said it would not service a specific building, but would service employees and visitors to offices in the area. The Board stated that if any signage was proposed for the lot, the location of the signage should also be shown on the plans.

Paul Kramer, 20 Laurel Avenue, questioned the need for the lot and expressed concern about the increased traffic and vehicle speed in a residential area. He asked why the parking lot lighting had to remain on all night when most of the employees leave by 7 p.m. The Board responded that it can impose conditions requiring that the lights be turned off by a certain time.

Jody Cale, 14 Caroline Street, expressed concern with future noise and disruption due to construction. Mr. Sullivan said that, depending on weather conditions, the parking lot would take three to four weeks to construct. She asked if there was a "Wayne Realty". Mr. Manugian said that it is a division of Haynes Management, incorporated as a real estate trust.

David Center, 3 Caroline Street, asked if the existing landscaping would be maintained. The Board responded that the parking lot will be in the Business zoned portion of the parcel and that a 5 foot landscaped buffer will separate the lot from the residential area, which can never be used for parking.

Laurie Jessen, 28 Laurel Avenue, expressed dismay that the green space was being demolished.

The Board voted unanimously to continue the hearing to the Public Hearing on October 28, 2000 to afford the petitioner the time to submit revised plans containing the requested information.

### **Public Hearing – October 28, 2000**

Presenting the case at the hearing was David Manugian of Rizzo Associates, who was accompanied by John Shipe, also of Rizzo Associates, and Jonathan Haynes, representing Wayne Realty LLC, the property owner.

Mr. Manugian said that at the last hearing there were questions raised by the Board which the petitioner has answered in a cover letter dated October 12, 2000, and submission of revised plans. He proceeded to address the following issues:

- The petitioner is Wayne Realty LLC. The project is for 20 Prescott Street, which is at the end of the street.
- Dimensions of parking spaces – Site Development Plan shows 8.5 foot by 18 foot full sized spaces and 7.5 foot by 16 foot compact spaces.
- Width of travel lane – Site Development Plan shows a 24 foot travel lane.
- Proposed use of parking lot – Primarily for the use of occupants and employees at 16 Laurel Avenue adjacent to the property.
- Signage for lot – Signage will be strictly for accessible parking spaces.
- Curbing on Prescott Street - Because the project joins in with an existing street, they will match in the interface between the paved and grassed areas consistent with that already on Prescott Street. There is no curbing in the area of the parking lot. At the end of Prescott Street, there is a 5 foot sidewalk which they will match to be with consistent with the rest of Prescott Street in that area. It will run 20 feet to the other side of the street where there is a grassed area and a hydrant.

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- Repaving over existing roadway – The roadway is being extended. Currently there is a 20 foot by 20 foot section of the land at the end of Prescott Street which is unpaved. With the help of the Assistant Town Engineer, they plan to pave that area to provide access to Prescott Street from the parking lot consistent with Town standards. Drainage will be provided so groundwater will not run off from the parking lot, and the width will be consistent with the width of Prescott Street in that area.
- End of Prescott Street/Paper Street – The paper street lies approximately 20 feet beyond the end of the paved area.
- Buffer Offsets - The buffer offsets have been outlined along the property line and the residential area offsetting the parking lot a minimum of 5 feet in all areas.
- Height of light poles – The light poles have been lowered to a height of 16 feet, which is more appropriate to the area, but requires installation of a third pole. All lights will have a cut-off shield installed to prevent back wash of light.

The Board asked to see how the parking lot entrance interfaced with Prescott Street. Mr. Manugian said the Existing Conditions Plan shows Prescott Street with grades and with the edges to show how it matches in with the surrounding ground. The Site Development Plan shows the location of the connection between Prescott Street and the parking lot; and on the Grading & Drainage Plan, the existing and proposed grades are shown.

Mr. Shipe explained that the curb would end at the driveway. The existing pavement will be removed and replaced with grass. The roadway encroaches on residential property in that area for a width of 4 feet, which is the difference between 20 and 24 feet.

The Board asked about the easement shown on the plan. Mr. Haynes explained that 16 Laurel Street is owned by Haynes Management and 20 Prescott Street is owned by Wayne Realty Trust. When the lots were purchased from the Babson family, they were two separate lots held in separate ownership, and Haynes has maintained the separation. There is no reason to use the easement.

The Board asked if parking blocks would be installed to deter cars from being parked over the 5 foot buffer, as one of the purposes of the buffer was to keep all grease and oil within the parking lot. Mr. Manugian said the parking blocks could be added.

The Board stated that the decision would contain a condition that all parking lot lighting would be extinguished no later than 9 p.m. Mr. Haynes had no problem with the condition.

David Center, 3 Caroline Street, asked if the project would impact access to the fire hydrant at the end of Prescott Street. The Board said there would be no impact. The Fire Department had no problem with the plan.

### Statement of Facts

The subject property is located at 20 Prescott Street, in a Business A District, and contains 6,353 square feet. The property abuts a Single Residence District along the entire length of its western boundary and a Business District along the remaining northern, eastern and southern boundaries.

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20 Prescott Street

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The petitioner is requesting Site Plan Approval to allow an 18 space parking lot with associated landscaping and lighting to be constructed on the vacant parcel. The parking lot will serve the tenants of the adjacent office building located at 16 Laurel Avenue.

The following plans were submitted: Existing Conditions Plan (C-2) dated June 5, 2000, stamped by Kevin W. Hinds, Professional Land Surveyor; Site Development/Plot Plan (C-3) dated 8/9/00, revised 8/17/00, revised 10/12/00, stamped by John J. Shipe, Registered Professional Engineer; Grading & Drainage/Utilities Site Plan (C-4) dated 8/9/00, revised 8/17/00, revised 10/12/00, stamped by John J. Shipe, Registered Professional Engineer; Sedimentation & Erosion Control Plan (C-5) dated 8/9/00, revised 8/17/00, revised 10/12/00, stamped by John J. Shipe, Registered Professional Engineer; Landscaping Plan (C-6) dated 8/9/00, revised 8/17/00, revised 10/12/00, stamped by Steven G. Cosmos, Registered Landscape Architect; Lighting Plan (C-7) dated 8/9/00, revised 8/17/00, revised 8/24/00, revised 10/12/00, prepared by Quality Lighting and Adco Electric, Inc.; and Construction Details (C-8) dated 8/9/00, revised 8/17/00, revised 9/15/00, revised 10/12/00, stamped by John J. Shipe, Registered Professional Engineer.

The following written information was submitted: Official Development Prospectus; Technical Memorandum dated August 17, 2000, prepared by David Manugian of Rizzo Associates; ZBA Submittal Supplement dated August 25, 2000, prepared by David Manugian; Questions & Clarifications dated October 12, 2000, prepared by David Manugian; and Internal Cutoff Light Shield and Dimensional & Physical Data Fact Sheet prepared by Quality Lighting.

The Design Review Board held a Preliminary Review of the project on August 10, 2000, and a Final Review on September 14, 2000. At that time, the Board recommended that Site Plan Approval be granted subject to the condition that the Applicant shall clean up unkempt areas around the parking area and commit to future maintenance of the site.

All submitted 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 at the office of the Board of Appeals.

On September 26, 2000, the Planning Board reviewed the petition and had no objection to the approval of the petition. The Planning Board also supported the recommendation of 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 petitioner's proposed 6,353 square foot parking lot constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it involves grading or regrading land to planned elevations and the removal or disturbance of the existing vegetative cover over an area of 5,000 or more square feet.

It is the opinion of this Authority that the proposed plans for the 18 space parking lot at 20 Prescott Street, as shown on the latest revision of October 12, 2000 on the submitted plans, 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, insure adequate protection for water, sewerage and drainage and insure compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

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Site Plan Approval is hereby granted by this Authority, as voted unanimously at the Public Hearing on October 26, 2000, pursuant to Section XVIA and Section XII 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  
Town Engineer  
Inspector of Buildings



Kendall P. Bates, Chairman



William E. Polletta



Richard L. Seegel

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ADDENDUM A

1. All work shall be performed in accordance with the last revision dated October 12, 2000 of the submitted plans.
2. All design and construction must comply with all applicable state and local codes.
3. All requirements of the Town of Wellesley Fire Department must be met.
4. 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.
5. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.
6. No light pole installed at the site shall exceed a height of 16 feet and all lighting elements shall be shielded to prevent back wash.
7. All parking lot lighting fixtures shall be extinguished no later than 9 p.m.
8. Parking blocks shall be installed in every perimeter parking space at a sufficient distance from the buffer zone so that no engine block of any vehicle protrudes into said buffer zone.
9. The petitioner shall maintain the approved parking lot, as well as the area surrounding the parking lot, in a clean and orderly manner.

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