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ZBA 2001-1
Petition of Town of Wellesley/Permanent Building Committee/Library Trustees
Wellesley Free Library
530 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on January 4, 2001 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 Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for the demolition of the existing WELLESLEY FREE LIBRARY at 530 WASHINGTON STREET, in a Single Residence District, and construction of a two-story structure with a footprint of 29,178 square feet and a floor area of 84,215 square feet. A basement garage with 53 spaces, an uncovered parking lot with 87 spaces and associated landscaping will be provided.

On November 28, 2000, the petitioner requested a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Public Hearing – January 4, 2001

Presenting the case at the hearing was Michael Eby, Permanent Building Committee Chairman, who was accompanied by Ken Best and Barbara Joslin, project architects; Kevin Clark, project engineer; Bruce Hillson, traffic engineer; and Henry Withers, landscape architect.

Mr. Eby gave a brief history of the past permitting of the project beginning with a Special Permit with conditions issued by the ZBA on August 3, 2000, and a Special Permit for a Project of Significant Impact with conditions issued by the Planning Board on December 12, 2000.

The Board commented that the name of the architectural firm appears to have changed. Mr. Eby said that would be addressed by Mr. Best.

Maryanne Cluggish, Library Trustee, spoke about the cooperation with the Town Boards throughout the process and with the School Administration to lessen the impact of the project during construction on the abutting Hunnewell School.

Ken Best, project architect, explained that the name of the firm changed at the beginning of the year. The revised drawings were submitted under the new "Best Joslin" name, although the initial submission had been made under "Galliher, Baier & Best". The firm has gone from a partnership to an LLC. The firm is the same with the same principals; only the name has changed.

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The Board requested that Mr. Best send a letter to the Board documenting the name change, and stating that the new firm was a legal entity, as well as a cover sheet identifying all documents and plans with the name of the firm which submitted them for clarification.

Mr. Withers discussed the changes made to the landscaping plan due to recommendations made by Cricket Vlass, Town Horticulturist. He said that an eight foot stockade fence extending around the beech tree, between the Hunnewell School and the site, which will be maintained through the construction period, has been added to minimize noise, dust and distraction.

Mr. Withers noted that the pavement and curbing within the existing library lot, as well as a small portion of the municipal lot, will be removed in order to install the new water main and sewer line. The municipal lot will be closed for a short time while the utility work is done. The construction entrance will be solely from Washington Street.

The Board asked if the Selectmen had approved a new curb cut on Washington Street. Mr. Withers said that for demolition, the existing driveway will be used, but for construction, the new drive would be used as part of the new building will be on the existing driveway. He thought the curb cut would be a permit to be pulled by the contractor.

The Board asked if there was any provision for asbestos removal during demolition. Mr. Best said that some asbestos has been found which will be removed prior to demolition. The Health Department also wanted to inspect the building prior to demolition.

Mr. Withers discussed the traffic circulation on the site. The entrances are from Cameron and Washington Streets. Traffic would move around the existing beech tree to a drop-off area at the rear of the building and a service entrance at the right rear corner. The access drive from Washington Street slopes down to the garage entrance. There will be access/egress from Cameron Street with a "right turn only" exiting onto Cameron Street and also onto Washington Street. Entrance from Washington Street will be from both left and right. The existing sidewalk from the Hunnewell school will be connected to the sidewalk along the parking lot.

The Board asked about the island in the Washington Street entrance, which the Fire Department wants removed. Mr. Best said this has been a new development, and has not been resolved. The Board stated this issue must be settled with the Fire Department and not with the Zoning Board.

Mr. Withers said that the landscaping on the Simons Park side of the parking lot has been moved back to provide for a snow dump area. Evergreen material will provide screening between the school and the site once the fence has been removed. As much landscaping as possible will be restored in that area.

In response to a request from the Fire Department, plantings along the western wall have been eliminated from a ten foot area from three feet before the first Storz connection to three feet past the second Storz connection so that fire hoses could be connected easily.

Mr. Best discussed the lighting plan. The existing street light on Washington Street will be relocated. Bollards will be used to illuminate the walkways at the front of the building. There will be soffit lighting

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at the Washington Street entrance beneath the canopy with fixtures on both sides. The lighting along the driveway and in the parking area will be a circular shoe box fixture. All fixtures along the perimeter will have cut-off screens to keep the lighting on the side. Metal halite lamps casting "white" light will be used. The height of the poles will be 16 feet to eliminate high contrast between areas of light and darkness in the parking lot for security reasons.

Mr. Best said they are planning to reuse some of the Kepes porcelain panels, which will be located on the back wall of the new library. Each of the panels will be illuminated. The children's patio area and the rear entrance will have soffit lights. The "Wellesley Free Library" in individual letters will be on the curved portion of the front of the building. There will be no specific lighting for the signage. The lighting will be controlled by a photocell to begin at dusk and by a turn-off timer when the library closes. Some lighting will remain on for security purposes.

Kevin Clark, project engineer, described the utility plan. The sanitary sewer system requires a new connection to the Town system. Water connections on Cameron Street will be parallel to the sewer lines through the municipal parking lot.

The storm sewer system will go in two directions. Under the new system, only the roof water will be discharged into the brook. The manhole cover will be replaced with a catchbasin. The majority of the storm water will drain to Cameron Street. There will be an underground detention system beneath the parking lot consisting of a series of 4 foot pipes totaling 650 radial feet. The storm water will drain into the detention system to be released through a manhole structure with a small opening to control the outfall to Cameron Street.

Upstream of the detention system, an advanced treatment system will be installed to serve as a more efficient trap for sediment and oils before they reach the storm water detention system. The treatment system and catch basins will be pumped out annually. The new storm sewer line will travel parallel to the existing storm water system on Cameron Street. A storm water management plan will be in place.

The Board asked how far below the surface the bottom of the detention system will be located. Mr. Clark said that it will vary. At the shallow end, the pipe is about four feet deep with the top of the pipe about 2.5 feet below the surface. At the other end, it will be about 4 feet below the paved surface. The Board asked if there was ledge, would the system work.

Mr. Clark said they examined the possibility of storm water infiltration and recharge into the site. Two test holes were dug. Bedrock refusal was found at 50-60 inches and ledge sloping back toward the building. Based on the testing, it was felt that recharge would not be prudent because the direction the water would travel could not be accurately predicted. Therefore, the detention system was designed to be a "tight" system with soil tight joints. The system will fill up like an underground tank and metered at the end.

Mr. Best stated that the Health Department expressed concern with the air quality in the garage. There will be an open door grille to the garage and an areaway at the front to bring clean air into the building. On the eastern side, exhaust fans, which have been relocated from the front of the building, will be installed in two areaways for discharge.

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Bruce Hillson, traffic engineer explained there will be an entrance/exit drive onto Cameron Street at the location of the present drive serving the municipal lot, which will be relocated directly opposite Spring Street. Parking on the library site will be doubled.

The Board asked if there would be pedestrian access between the two lots. Mr. Hillson said the planted embankment and guard rail will deter access.

Mr. Hillson said the other entrance/exit will be on Washington Street. The present driveway will be relocated from the eastern to the western side of the building. The new drive will provide entrance for east and westbound traffic with a right turn only for exiting traffic. The traffic island requires further discussion with the Fire Department.

The Board asked if provision had been made for snow storage. Mr. Withers said they have some snow storage along the embankment and the eastern side of the site, but a heavy snowfall would probably require snow removal from the site.

The Board asked about the construction of fencing around the site during construction. Mr. Withers said there would be a temporary eight foot stockade wooden fence at the rear of the site extending from the western end of the property along the rear line around the beech tree connecting to the chain link fence surrounding the rest of the site. There will be no equipment or material storage at the rear of the site.

The Board asked about the plans for provision of library services during the two year construction period. Janice Bures, Library Director, outlined the plans to date, but stated that they are still looking for real estate that could be used or a site to contain a modular structure.

Bela Wong, Assistant School Superintendent expressed support for the library project, but hoped that all demolition and excavation work would be completed during the summer. She is concerned about the effect of the noise level on the Hunnewell School students.

Deborah White, 10 Marvin Road, spoke in opposition to the petition, as did Robert Abrahamson, 8 Dexter Road. Mr. Abrahamson also asked if all the Kepes panels would be used in the new building. Mr. Skelly, Library Trustee stated that 15 panels will be chosen for use that have meaning for the site and the building. The rest will be evaluated for a use to be determined later.

The Board decided, as there were still several unresolved issues, to continue the Public Hearing to January 25, 2001.

Public Hearing – January 25, 2001

Presenting the case at the hearing was Barbara Shanahan, Vice Chairman of the Permanent Building Committee. Mrs. Shanahan recapped the issues outstanding at the close of the prior hearing, and the ways in which these issued have been resolved.

The benchmark questions have been satisfied. The DPW issues and engineering questions have been settled. A solution has been worked out with the Fire Department in regard to the replacement of the

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driveway island in the Washington Street entrance with a "banana" type design enabling fire truck access to the site. The Board has received a letter from the Design Review Board stating its position and recommendations, along with a Minority Opinion. Mr. Best has responded to the Board regarding legality of the name change of the architectural firm with the requested list of origination of submitted plans. The PBC has responded that all appropriate caution will be taken in regard to preservation of the Kepes panels for future use on the new building.

The Board expressed concern with the "banana" strip design as it is no longer a safety island for pedestrians, and was unsure as to the actual height of the rise. A further concern was that the change of name of the architectural firm would not affect liability or other legal relations between the architect and the town.

Mr. Best said the rise on the banana divider will be three inches. In regard to liability, their insurance covers both the previous and the current name. Copies have been forwarded to the PBC.

The Board stated that at the previous hearing, it had questioned the maximizing of the site in regard to future expansion, but that issue has not been addressed. More time might be taken to make sure that all possibilities have been investigated.

Len Seipel, Library Trustee, said there is not much time available. Article 25 is on the Warrant for Approval at the March Town Meeting, so the Trustees will be able to make the deadline of June 7th for the grant application to the State. When Town Meeting appropriated the funds for the plans, it did so with the stipulation that the library be built on the existing site. The plans have undergone changes since the project was begun in 1998. The Library Trustees are fully committed to the submitted plans.

Maryanne Cluggish, Library Trustee, said that since 1991, there have been at least 6 iterations of the library design. Starting again would require a new full feasibility study, a new full space needs study, and going through the Town's permitting processes again. The costs are rising at about one million per year. Mrs. Shanahan added that they are looking at a Special Town Meeting on May 16th.

Ed Hand, Design Review Board Alternate Member, said that although the DRB voted 5-0 to forward its comments to the ZBA, the recommendations were split. The majority opinion indicated that the site and library project with no alternatives is less than Wellesley deserves. A Minority Opinion was submitted by two of the architects on the DRB, which indicated the building was less than ideal. Mr. Hand also questioned why the parking lot had to be so large.

Ms. Cluggish stated that in order to receive a potential three plus million dollars in grant reimbursement from the State, there is a formula requiring a certain number of spaces relative to the square footage of the library.

Ellen Watts, 25 Weston Road, representing a group of citizens entitled "LIBRIS" said that there are problems resulting from a restricted site. If the site were expanded, a better parking solution could be designed, better traffic flow provided, and the underground garage eliminated.

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Ms. Watts said the traffic circulation plan creates confusion as to access and egress. Much space is devoted to roadways when parking should be optimized. The traffic studies quantify trips to and from the site, but not trips due to inability to find parking spaces and recirculation of vehicles. The more access points to the site, the more potential for conflict between pedestrians and cars.

Kathy Schleyer, 9 Hobart Road, Hunnewell School PTO member, said she does not want the trees screening the site from the Hunnewell School removed. There is a strip of land on the eastern side of the library that was given to the Library Trustees by Town Meeting in 1973. By relocating the parking from the rear to that strip, the trees would be saved and traffic flow would be improved. She requested the Board to consider the alternative parking plan she submitted. Her other concerns included elimination of the island in the Washington Street drive resulting in lessened safe passage of pedestrians; left turns across two lanes of traffic for westbound vehicles; and the lack of specificity as to when the width of the sidewalk on Cameron Street will be increased.

The Board stated that it still had concerns about the project; namely, whether a relocation of the building to the Cameron lot had been seriously considered; the design of the building; the supposed relationship of the library to Simons Park when the lack of security controls limit actual passage to the park; the potentially chaotic layout of the parking lot in regard to snow removal, access to the service area by service vehicles; and access to the book drop-off. There appears to be a surge of questions and misgivings by the public about these issues.

Mrs. Shanahan said that the PBC did explore the possibility of using the Cameron Street lot, but learned that any use of the lot would require returning to Town Meeting. While they did not look at a total redesign of the building, they did look at a redesign of the traffic circulation.

Mr. Best said they had investigated the relocation of Cameron Street. Were the building relocated to the Cameron Street lot, all traffic would have to exit on Cameron Street. The current plan divides the traffic, and in doing so, minimizes the increase in traffic on Cameron Street. The underground parking garage is not unusual, and in bad weather, may be a benefit. As far as the parking lot design, the DRB was pleased that there were some reverse curves to slow traffic rather than the usual rectangular design. The separation between the municipal and library lots provides benefits. One is metered; one is not. One is identified for library use; one is identified for use by the general public.

Mr. Best stated that if, under the Alternative Proposal, the building were to extend to Cameron Street, one of the real issues in exiting Cameron Street onto Washington Street is that the sight lines to the west are not optimum, and the building could become a barrier to visibility. The relocation of the building would allow reduction of the driveways from three to two, but this is not a significant factor in regard to pedestrian safety.

Mr. Best said that if the parking layout remained as designed, it will be difficult to keep the trees. If the trees were to remain, there may not be sufficient space for the required number of spaces to be relocated, as depicted in Mrs. Schleyer's plan.

Ms. Cluggish said that moving the parking to the east side of the building might trigger wetlands issues. In her opinion, if the project does not go to Town Meeting this year, they are entering a six year process, and may lose the state grant.

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Barbara McMahon, 7 Amherst Road, said the concerns expressed are not new. Letters have been sent in the past to the PBC, the Planning Board and the Zoning Board. She is concerned that the outlay of 15 million dollars for this project is not the best use of Town money.

Deborah White, 10 Marvin Road, agreed that the issues discussed at the hearing have been brought up to various boards in the past.

The Board expressed concern that the optimum level of traffic safety had not been reached. The Board must make a decision as to whether or not the project will have an adverse impact on the town.

The Permanent Building Committee and the Library Trustees requested that the Board vote at the hearing, rather than continuing the hearing.

The Board voted unanimously to grant Site Plan Approval with conditions.

STATEMENT OF FACTS

The subject property is located at 530 Washington Street, in a Single Residence District, on a 107,220 square foot lot, in a Single Residence District under the jurisdiction of the Library Trustees. The property is bounded on the east by Simons Park (146,579 square feet), under the jurisdiction of the Natural Resources Commission; on the west by the Cameron Municipal Parking Lot (53,143 square feet), under the jurisdiction of the Board of Selectmen; and at the rear, by the Hunnewell School, under the jurisdiction of the School Department.

Following two Public Hearings, on August 3, 2000, the Board of Appeals granted a Special Permit (ZBA 2000-45) with conditions for the use of the property as the main library for the Town of Wellesley, a use not allowed by right in a Single Residence District.

On December 14, 2000, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-332) for the project.

On December 20, 2000, the Planning Board issued a Special Permit (PSI-00-2) for a Project of Significant Impact with conditions for the public library, parking lot and related site improvements.

The petitioner is requesting Site Plan Approval for the demolition of the existing Wellesley Free Library, and construction of a new two-story library with a footprint of 29,178 square feet and a floor area of 84,215 square feet, which includes an underground parking garage containing 53 spaces. The uncovered parking lot will contain 87 spaces, and associated landscaping will be provided. The existing one-way driveway from Washington Street will be relocated from the eastern to the western side of the building. The two-way drive will have "right turn only" egress to Washington Street. A new two-way drive at the rear of the parking lot will allow vehicles to enter and exit directly from Cameron Street. The existing drive for the Cameron municipal parking lot will be relocated opposite Spring Street.

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The following plans were submitted:

Site Plans: Topographic Survey (I1630/I16300FP.DWG) dated 3/2/99, revised 8/24/00, and Plot Plan (I1630/I16301FP.DWG) dated 11/27/00, both drawn by Stephen E. Springer, Registered Professional Land Surveyor.

Site Preparation (LSP-1) (originally Preparation) stamped 11-22-00, revised 1-10-01, stamped by Jeffrey A. Gebrain, Registered Landscape Architect; Sedimentation and Erosion Control (LSE-1), dated 12/27/00, revised 1/10/01, stamped by Kevin W. Clark, Registered Professional Engineer; Site Development Plan (L-1) (originally Site Layout) dated 11/22/00, revised 1/10/01, stamped by Jeffrey A. Gebrain, Registered Landscape Architect; Site Grading, Drainage, San. Sewer & Water Service (L.2) dated 11/22/00, revised 12/27/00, revised 1/10/01, drawn by Kevin A. Clark, Registered Professional Engineer; Site Planting (L-3) dated 11/22/00, revised 12/27/00, revised 1/10/01, stamped by Jeffrey A. Gebrain, Registered Landscape Architect; Site Details (L-4.1) dated 11/22/00, revised 1/10/01, stamped by Jeffrey A. Gebrain, Registered Landscape Architect; Site Civil Details (L-4.2) dated 11/22/00, revised 12/27/00, revised 1/10/01, stamped by Kevin W. Clark, Registered Professional Engineer; Site Civil Details (L4.3) dated 12/27/00, revised 1/10/01, stamped by Kevin W. Clark, Registered Professional Engineer; Site Electrical Plan (SE1.1) (originally SE-1) dated 11/27/00, revised 12/27/00, revised 1/10/01 (Rev.A), stamped by David G. Woolley, Registered Professional Engineer; Garage Floor Level Plan (A1.0) (originally Garage Level Floor Plan), dated 11/27/00, revised 12/27/00, revised 1/10/01 (RevA), stamped by Kenneth C. Best, Registered Architect; Plumbing Garage Floor Plan (P1.1), dated 11/27/00, revised 12/27/00, revised 1/10/01 (RevA), stamped by Steve S. Krawczynski, Registered Professional Engineer, Fire Protection Garage Floor Plan (FP-1.1) (originally FP-1) dated 12/27/00, revised 1/10/01 (RevA), stamped by Steve S. Krawczynski, Registered Professional Engineer.

A detail entitled "Raised Granite Cobble Island" dated January 11, 2001 was received from Henry Withers of CR3; and a detail entitled "Raised Granite Barrier Island" dated 1/27/01 was received from the same source.

Architectural Plans: First Floor Plan (A1.1); Second Floor Plan (A1.2); Exterior Building Elevations N & E (A3.1); Exterior Building Elevation S & W (A3.2); Wall Sections (A4.2); and Section Details (A5.4) all dated 11/27/00, stamped by Kenneth C. Best, Registered Architect.

The following written materials were received: Official Development Prospectus; Boring Logs dated 3/17/99 performed by GZA; Traffic Impact Study dated April, 2000, prepared by Traffic Engineering Solutions; Engineering Report dated October 16, 2000, prepared by Kevin W. Clark, Registered Professional Engineer; Proposed Site Lighting Fixture Cuts dated November 22, 2000; letter regarding name change of the architectural firm from "Galliher Baier and Best" to Best Joslin Architects, dated January 9, 2001 with an attached Site Plan Approval Drawing List, signed by Kenneth C. Best.

The Design Review Board held Preliminary Reviews on June 24, 1999, November 18, 1999, November 9, 2000, and a Final Review on December 14, 2000. On January 11, 2001, the Board voted unanimously to submit both a Majority Report with recommendations, which was reluctantly approved 3-2, and a Minority Report.

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All submission materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Department 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.

In a letter dated January 2, 2001, the Planning Board commented that the site plans were consistent with those reviewed under PSI. The Planning Board decision includes specific requirements related to the PSI review elements.

The Board of Health requested an opportunity to perform a complete razing inspection of the existing structure after it has been vacated.

The Fire Department requested the elimination of the island in the entrance drive from Washington Street. In response to this request, the petitioner submitted a plan showing a "banana" shaped raised granite barrier island that would allow easy access for fire department apparatus. The Department also requested that no bushes or trees be planted along the western side of the building from three feet before the first 4 inch Storz connection to three feet beyond the last connection, and that the elevator be able to accommodate a standard seven foot medical stretcher.

Letters from the following citizens were submitted expressing concerns with the project: John Celi, 64 Brook Street; Nancy Cooper and Bruce Meltzer, 30 Amherst Road; Barbara and William McMahon, 6 Morton Street; Lauren Zeltzer, 19 Brook Street; Pamela Khairallah, 10 Pembroke Road; and Deborah White, 10 Marvin Road.

Ellen Watts and Daniel Bernstein, both architects, submitted an Alternative Library Design dated January 14, 2001, on which the library location included the northwestern corner of the Cameron Municipal Lot with parking located behind the Building.

Kathy Schleyer, Hunnewell, School PTO Co-President, submitted an alternative parking proposal dated January 8, 2001, removing all parking spaces from the rear of the property and relocating them on the western side of the strip of land easterly of the existing parking lot.

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 demolition of the existing building and construction of a new two-story building to house the main branch of the Wellesley Free Library constitutes a Major Construction Project pursuant to the provisions of Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area.

It is the finding of this Authority that the proposed plans for the two-story building (Wellesley Free Library), as listed in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in the public and private ways, insure adequate protection for water, sewerage and drainage, and ensure compliance with Section XVI, Section XXI, and Section XXII of the Zoning Bylaw.

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Site Plan Approval is hereby granted, as voted unanimously by this Authority at the January 25, 2001 Public Hearing, pursuant to Section XVIA and Section II 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.

Kendall P. Bates
Kendall P. Bates, Chairman

Robert A. Bastille
Robert A. Bastille

Robert W. Levy
Robert W. Levy

Cc: Planning Board
Inspector of Buildings
Design Review Board
Wetlands Protection Committee
Health Department
Board of Selectmen
Library Trustees
School Department

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ADDENDUM A

1. All conditions contained in the Special Permit (ZBA 2000-45), granted by the Zoning Board of Appeals on August 3, 2000, are hereby incorporated into this decision.

2. All conditions contained in the Special Permit for a Project of Significant Impact (PSI-00-1), granted by the Planning Board on December 20, 2000, are hereby incorporated into this decision.

3. All conditions contained in the Order of Conditions (DEP 324-332) issued by the Wetlands Protection Committee on December 14, 2000 are hereby incorporated into this decision.

4. All recommendations of the Design Review Board contained in its Design Review and Recommendations dated January 12, 2000 are hereby incorporated into this decision.

5. Prior to the demolition of the existing library, but subsequent to the existing building being vacated, the petitioner shall contact the Health Department to arrange for a complete razing inspection.

6. The new entrance/egress to the site from Washington Street shall be constructed with a "banana shaped" raised granite barrier island as shown on the detail dated 1/17/01 prepared by CR3. No signage of any type shall be installed on said island.

7. No bushes or trees shall be planted along the western side of the building from three feet before the first four inch Stroz fire connection to three feet past the last four inch Stroz fire connection.

8. Prior to the onset of construction, a curb cut shall be obtained from the Board of Selectmen for the new entrance/egress from Washington Street. Subsequent to demolition the existing driveway shall be closed. All construction vehicles shall access the site through the new drive and exit the site onto Washington Street by a right turn only.

9. All vehicles relating to construction shall be parked on the site.

10. The 8 foot stockade fence shown on the submitted Site Layout Plan (L.1) revised 1/10/01, shall be in place prior to the onset of demolition, shall be maintained during construction, and shall not be removed until completion of the total project.

11. The petitioner shall make a concerted effort to complete the demolition and excavation phases of the project prior to the fall opening of the Hunnewell School. Every attempt shall be made during the construction phase to minimize the noise and dust levels. No materials or equipment shall be stored in the rear portion of the lot during construction.

12. All work shall be performed in accordance with the latest revisions of the plans submitted and on file with this Authority.

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13. All design and construction shall comply with all applicable state and local codes.

14. All requirements of the Town of Wellesley Fire Department shall be met.

15. 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, shall be made in accordance with DPW standards.

16. Upon completion of the project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.

17. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.