

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2001-12
Petition of Babson College
Center for Executive Education
Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 1, 2001 on the petition of BABSON COLLEGE requesting Site Plan Approval pursuant to Section XVIA, Section XIVB and Section XXV of the Zoning Bylaw to allow construction of a three story addition to the CENTER FOR EXECUTIVE EDUCATION with a connected two-level parking structure on the BABSON COLLEGE CAMPUS in an Education District and a Water Supply Protection District. Said addition has a footprint of 45,877 square feet and a floor area of 89,693 square feet containing 15 classrooms, 212 bedrooms, office space, kitchen, dining area and lounge. The proposed two-level parking structure with a footprint of 58,480 square feet contains 388 parking spaces. Associated landscaping will also be provided.

On February 6, 2001, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice was given by mailing and publication.

Prior to the presentation of the case, Pamela Goldberg, Director of Business Relations, introduced Myron Miller, architect from Miller, Dyer and Spears, who gave a brief presentation of the Campus Facilities Plan, which is a direct development of the 1996 Campus Master Plan, and sets the stage for the specific developments now being discussed as well as guidelines for projects for the next 20 years.

Accompanying Ms. Goldberg were Shelley Kaplan, Associate Vice President for Facilities Management and Planning; Kris Kolligian, Director of the Office of Project Management; Randy Catlin, Project Manager; Bill Dow, project architect, from Jeter, Cook & Jepson; Jeff Velleman, Senior Civil Engineer, from BVH Integrated Services, and Jonathan Moll, attorney for Babson College.

Ms. Goldberg said that during the past year, they have met with the various Town Boards and with the neighbors, and have incorporated recommendations from both into the submitted plans. Since the filing, they have had additional conversations with the Fire Department, Town Engineers and other boards. Rather than going through an entire presentation of the project, they would prefer to give the Board the opportunity to ask questions.

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Parking Structure

- How will handicapped persons parked on the upper level get to their destination.
Mr. Dow said there is an entrance to the lower level and a separate entrance to the upper level, which is at ground level on one side. At the lower level, people would walk out to the front entrance of the CEE; the upper level has direct access to the CEE. The parking circle in front of the CEE contains 12 handicap spaces.
- What is a "Babson standard parking space size"
Mr. Dow said that the Zoning Bylaw requires a minimum space of 7.5 feet by 18 feet. The Babson "standard" is 8.5 feet by 18 feet. Almost all spaces in the garage are minimum 8.5 feet by 18 feet. A few compact spaces on the lower level at the inside corners are 8 feet 4 inches by 18 feet. The two-level structure will contain 389 spaces; the existing lot holds 192 cars.
- How much cutting and filling will be done.
Mr. Dow said that there is an 11 foot grade change at the northwest corner of the garage. The existing condition is a parking lot that slopes. The low downhill side elevation will be maintained with the lower level of the parking structure. The excavation into the hill will be based on the low point. The largest cut will be about 12-13 feet. At the downhill corner, the parking slab elevation is about one foot above the existing grade.
- How will the parking be affected by the use of the upper athletic fields.
Mr. Kaplan said that the lower deck is oriented toward the CEE. The upper level is currently the Athletic parking lot, and will continue to be used for that purpose. There is an agreement with the neighbors that all lights will be extinguished at 10 p.m.

Fire Access

Mr. Kaplan explained that they were originally requested by Captain Goodwin to widen the road to 23 feet to accommodate the ladder truck. He is now satisfied that the roadway does not have to be widened due to the ability to use the 5 foot sidewalk for additional space, with the stipulation that the sidewalk always be maintained in a snow free condition.

Grade Reduction

Mr. Catlin said the Wetlands Administrator had expressed concern about the grade reduction of 11 feet in an area in which one boring report indicated water at 10 feet, which would be in violation of the Zoning Bylaw. Babson had discussed this issue with ENSR previously. ENSR was of the opinion that, while the site is in a Watershed Protection District, they are at a grade such that the water flow from this site is away from the district and towards the detention basins. While the site is in the Watershed Protection District, it is not within a recharge area. A letter to that effect was written to the Wetlands Committee by ENSR.

The Board asked where water was found at the 11 foot cut in the hill for the garage. Mr. Catlin said it was well below the garage. The area of concern was at the base of the loading platform. He will ask Mr. Keenan to write a letter to the Board clarifying the issue.

Mr. Dow said that the CEE isn't in the recharge area for the watershed district. The grade is sloping away from the district. The soils do not allow permeation of water as they are till. ENSR has presented this issue to the Wetlands Committee.

Mr. Catlin explained that two detention basins are located behind the existing building. As part of the expansion, they are coming out on the back side of the building and affect the adjacent lowland area. The Wetlands Committee has asked for 1,200 square feet of replication on a one to one relationship. The water is flowing away from Wellesley Avenue and towards the Wellesley Recreation Center.

Parking Structure Drainage

Mr. Kaplan said that in the original design, both levels were connected to the storm drainage system. In a recent conversation with the Town Engineer, Mr. Stewart requested that the lower level be connected to the sanitary drainage system with several gas and oil separators and the upper level be connected to the storm drainage system with interceptors. Babson has agreed to do this.

Mr. Velleman explained that originally the upper level discharged through a piping system to the lower level and then to the storm drainage system. The Town Engineer was concerned about the sufficiency of the separator system in regard to velocity as there was only one chamber in the separator. They will provide a two-chamber structure with a baffle in the center and an outflow pipe at the bottom. This will slow down the velocity of the water, which will help to separate the oil and water.

Construction Vehicle Parking Plan

Mr. Kaplan said they have a construction mitigation plan. As they are not planning to have construction workers park on campus, they are working on finding an off campus site and would provide shuttle bussing. They are looking at sites around town and are in discussions with Olin. The heavy construction vehicles will come in only through the Main Entrance from Cedar Street and Forest Street.

Neighborhood Comment

Rudy Hohenberg, 43 Skyline Drive, said that he represented the neighborhood committee. He wanted to make sure there is a commonality of understanding in regard to the following issues:

- Reduction of heating and ventilating noise
- Avoidance of kitchen odors
- Shielding of the party areas from the boundaries to be provided
- Traffic through the West Gate
- Increased traffic for athletic events due to new grandstands, lighting and improved field
- Projected four story office structure above parking structure

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- Storage and/or removal of excavated material
- Review of capacity of garage separators for both high and low pollutant density. Evaluation after installation and plan for periodic inspection and maintenance

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Mr. Kaplan said Babson has been responding to neighborhood concerns throughout the process.

- In terms of HVAC noise, they have made a commitment to address this issue by adding sound screening, doing decibel level testing, screening some of the existing equipment, and changing the cooling tower at a significant additional cost, to a tower which is far less noisy. They have also taken a number of steps to reduce noise in the building and have agreed to end all programs by 9:30 p.m.
- Babson has agreed to study the odor issue to find ways in which the odors from the kitchen exhausts can be better controlled.
- The West Gate is closed at 7 p.m. until 7 a.m. No construction traffic will be allowed to use that gate.
- In regard to the athletic facilities, Babson will be coming to the Town for Phase Two of the plan, which includes replacing some bleachers and the scoreboards. They have made a commitment to the neighbors that the fields will be used in the same way they have always been used – for intramural and varsity sports and recreational activity.
- As much of the excavated material as possible will be kept on campus, but some of it will have to be removed. They will look in advance for locations in which it will be used and truck it directly to those areas. If storage is required to any significant degree, it will be done in the facilities storage area next to the Central Services building.
- In regard to the projected office structure on the parking deck, there are no plans at this time, but it is a future possibility. As Babson does not want to remove any more trees than absolutely necessary, future campus construction is oriented toward existing impervious surface. If the project ever goes forward, there will be discussion with the neighbors and permitting through the town boards.
- The last issue is the drainage for the parking structure. Babson will do whatever the Town decides must be done. They have hired ENSR to do a complete maintenance program for all of their storm water management systems on campus, so they will have an extensive maintenance program in place for all of the drainage system.
- Babson has made a commitment to meet with the neighbors on a regular basis.

The Board was of the opinion that there was not sufficient information or plans missing to continue the hearing and that the small details could be conditioned to be completed prior to the issuance of a building permit.

Statement of Facts

The subject property is located in the southwest portion of the Babson Campus adjacent to Skyline Drive, in an Education District and a Watershed Protection District.

The petitioner is requesting Site Plan Approval to allow the construction of a three-story addition to the Center for Executive Education with a connected two-level parking garage. The three-story addition has a 45,877 square foot footprint and an 89,693 square foot floor area which will contain 15 classrooms, 212 bedrooms, office space, kitchen, dining area and lounge. The two-level parking garage with a footprint of 58,480 square feet will contain 388 parking spaces.

The following plans were submitted:

Site Plans: Plan of Land for CEE Building dated February 1, 2001, Existing Conditions (1-5), dated 1/18/01, all stamped by John R. Andrews, Registered Land Surveyor

Parking Garage: First Level Garage Floor Plan (A2.1.0-G) dated 12/26/00; Upper Level Garage Floor Plan (A2.2.0-G) dated 12/26/00; Garage Elevations & Sections (A5.1.0-G) dated 12/26/00, all stamped by Brian Davis, Registered Architect; Foundation Plan (S1.0.1-G) dated 12/18/00; stamped by Robert St. Denis, Registered Professional Engineer

Center for Executive Education:

Civil:	C1.01	Site Demolition Plan	All Civil Plans are dated 1/28/01 and stamped by Thomas St. Denis, Registered Professional Engineer
	C1.02	Horizontal Control Plan	
	C1.03	Site Layout Plan	
	C1.04A & B	Dimensional Layout Plans	
	C1.05 A & B	Site Grading & Drainage Plans	
	C1.06	Site Utility Plan	
	C1.07	Sedimentation & Erosion Control Plan	
	C2.01	Sedimentation & Erosion Control Details	
	C2.02	Sedimentation & Erosion Control Details	
	C2.03-.05	Site Utility Details	
	C2.06 & .07	Site Improvement Details	
	C3.01	Retaining Wall Sections	
Landscape:	L1a & b	Site Layout	
	L2a & b	Site Grading	
	L3a & b	Site Planting	
	L3c	Site Planting/Courtyard	
	L4	Site Details	
Architectural:	A2.0.0	First Floor/Overall Floor Plan	All Architectural Plans are dated 1/28/01 and stamped by Peter Davis, Registered Architect
	A2.1.0	Second Floor/Overall Floor Plan	
	A2.2.0	Third Floor/Overall Floor Plan	
	A2.3.0	Fourth Floor/Overall Floor Plan	
	A2.4.0	Roof/Overall Roof Plan	
	A5.0.0	Overall Exterior Elevations	
	A5.0.1-.03	Exterior Elevations	

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Food Service Equipment	K1	Floor Plan	All Food Service Equipment Plans are dated 1/28/01
	K2	Utility Rough-In Floor Plan	
	K3	Floor Plan & Utility Rough-In Floor Plan	
HVAC	H2.12	Overall Roof Level HVAC New Work Plan	HVAC Plan is dated 1/28/01 and Stamped by Louis Picciuolo, Registered Engineer
Electrical	E2.8-.10	First Floor Area 2-5/Power	All Electrical Plans are dated 1/28/01 And stamped by David J. Courtemanche, Registered Professional Engineer
	E2.10-.14	Second Floor Area 2-5 Power	
	E2.15&.16	Third Floor Areas 4 & 5 Power	
	E2.17 &.18	Fourth Floor Areas 4 & 5 Power	
	E2.19	Overall Roof Area Electrical	
	E3.1	Power One-Line Diagram	
	E4.1	Fire Alarm & Tel-Data Risers	
Plumbing	P2.1-.5	First Floor Areas 1-5 New Work Plans	All Plumbing Plans are dated 1/28/01 and stamped by Rand John Refrigeri, Registered Engineer
	P2.6-9	Second Floor Area 2-5 New Work Plans	
	P2.10 & .11	Third Floor Area 4 & 5 New Work Plans	
	P2.12 & .13	Fourth Floor Area 4 & 5 New Work Plans	
	P2.14	Overall Roof Level Plumbing New Work Plan	
	P4.1	Plumbing Domestic Water Riser Diagram	
	P4.2	Plumbing Sanitary Waste & Vent Riser Diagram	
Fire Protection	FP0.1	Legend & Schedules	All Fire Protection Plans are dated 1/28/01 and stamped by Rand John Refrigeri, Registered Professional Engineer
	FP1.1-.3	First Floor Areas 2-4	
	FP1.4-7	Second Floor Areas 2-5	
	FP1.8 & .9	Third Floor Areas 4 & 5	
	FP1.10 & .11	Fourth Floor Areas 4 & 5	
	FP 3.1	Fire Protection Flow Diagram	
	FP4.1	Fire Protection Part Plans	
FP5.1	Fire Protection Details		

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The following written material was submitted: Official Development Prospectus, Project Narrative, Stormwater Analysis dated June, 2000, prepared by ENSR; Foundation Engineering Report dated March 9, 2000 prepared by McPhail Associates, Inc.; Hydrant Flow Tests dated 2/2/01 prepared by Rand Refrigeri; Letter dated 2/23/01 from Randy Catlin; Memorandum to Capt. Dennis Goodwin from Randy Catlin dated 2/27/01; Memorandum dated 3/1 regarding Doug Stewart's Comments from Randy Catlin.

On October 2, 2000, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-326).

On January 24, 2001, the Planning Board granted a Special Permit for a Project of Significant Impact (PSI-00-1) with conditions.

The Design Review Board held an Informal Review of the project on April 13, 2000; a Preliminary Review on September 14, 2000; and a Final Review on December 14, 2000 with recommendations.

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

A letter from the Planning Director dated 3/1/01 stated that the Planning Board considered and conditionally approved the PSI application. The site plans are consistent with those reviewed under PSI. The Planning Board decision includes specific requirements related to the PSI review elements. The Planning Board has made no further review of the site plan.

Decision

This Authority has made a careful study of the plans and written materials submitted and the information presented at the hearing. The proposed three-story addition to the Center for Executive Education, with a footprint of 45,877 square feet and a floor area of 89,693 square feet, connected to a proposed two-level parking structure, with a footprint of 58,480 square feet, constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area and is pursuant to Section XIVB as it is located in a Watershed Protection District.

It is the opinion of this Authority that the proposed plans listed in the Statement of Facts for the three-story addition to the Center for Executive Education and the two-level parking garage comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance is insured with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

Site Plan Approval is hereby granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, Section XIVB, and Section VII 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
Inspector of Buildings
Design Review Board
Fire Department
Town Engineer
Wetlands Protection Committee



Kendall P. Bates, Chairman



William E. Polletta



Richard L. Seegel

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ADDENDUM A

1. All conditions contained in the Special Permit for a Project of Significant Impact (PSI-01-1) granted by the Planning Board on January 24, 2001, are hereby incorporated into this decision.
2. All conditions contained in the Order of Conditions (DEP 324-326) issued by the Wetlands Protection Committee on September 28, 2000, are hereby incorporated into this decision.
3. Design Review Board Recommendations 1-3 as stated in the Design Review Record and Recommendations (DRB 99-25) dated January 17, 2001, are hereby incorporated into this decision.
4. The new roadway and sidewalk to be constructed behind the new parking garage and addition to the Center for Executive Education shall be kept snow and ice free at all times.
5. Representatives from Babson College shall meet with the Health Department within three months of the date of this decision to discuss the issues of surface drainage and stagnant water with respect to mosquito breeding.
6. Prior to the issuance of any Building Permit the following conditions shall be met:
 - a. Submission and approval of a complete replication plan, which meets the conditions of the Order of Conditions granted by the Wetlands Protection Committee and the Mass DEP Regulations, to the Wetlands Protection Committee. Written approval of said plan shall be submitted to the office of the Board of Appeals.
 - b. Submission to and approval by the Town Engineer of a complete revised floor drainage plan with details of the floor drains and separators to be used in the proposed parking garage. Floor drains for the first level of the proposed garage shall be connected to a separator and then discharged to the sanitary sewer. Floor drains for the upper level of the proposed garage shall be connected to another separator and then discharged to the storm drain. The size, type, and location of each separator shall be in conformance with the plumbing code. (See 248 CMR 2.09 for requirements of separators for garages.) Written approval of the revised plan shall be submitted to the office of the Board of Appeals.
 - c. An Inspection and Maintenance Plan for the aforesaid drainage plan shall be submitted to and approved by the Town Engineer.
 - d. All plans requested by the Town Engineer, which have not yet been revised as required, shall be submitted forthwith. Written approval of these plans shall be submitted to the office of the Board of Appeals.
7. An annual operating and maintenance plan for the subsurface utilities shall be submitted to the Town Engineer, the Superintendent of the Water and Sewer Division and the office of the Board of Appeals.
8. All construction vehicles relative to this project shall enter only through the Main Gate.

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9. All work shall be performed with the latest revision of the plans submitted and on file with this Authority.
10. All design and construction shall comply with all applicable state and local codes.
11. All requirements of the Town of Wellesley Fire Department shall be met.
12. 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.
13. Upon completion of the project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.
14. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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