

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

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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.

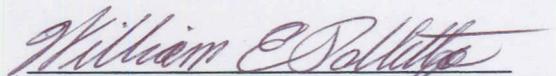
Site Plan Approval is hereby granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, Section XIVB, and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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.

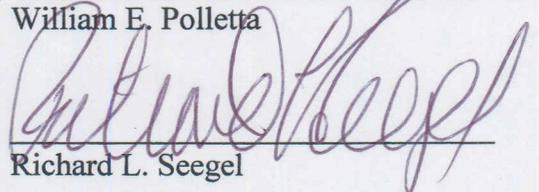
Cc: Planning Board
Inspector of Buildings
Design Review Board
Fire Department
Town Engineer
Wetlands Protection Committee



Kendall P. Bates, Chairman



William E. Polletta



Richard L. Seegel

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ADDENDUM A

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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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