

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2001-38
Petition of Babson College
Coleman Parking Lot
Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 14, 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 BABSON COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of 22,000 square foot expansion for 66 additional parking spaces to the existing COLEMAN PARKING LOT containing 190 parking spaces on the BABSON COLLEGE CAMPUS in an Educational District. Associated landscaping will be included as part of this project.

On May 16, 2001, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Pamela Goldberg, Director of Business Affairs, said that Babson has done a Campus Parking Study to give the Board an overview of all the parking lots including the Coleman Parking Lot. When the fall semester begins, the CEE parking structure will not be completed. As a result, they will be close to 300 spaces short for campus parking.

Ms. Goldberg introduced Shelley Kaplan, Associate Vice President of Facilities Management & Planning; Kris Kolligian, Director of the Office of Project Management; Greg Valiton, P.E. of Andrews Survey & Engineering; and Carl King, attorney from Schnader Harrison Goldstein & Manello.

Storm Water System Discussion

Ms. Goldberg said the college is studying its various infrastructure pieces. They have completed a review of their stormwater system. Mr. Kaplan said they have recently reviewed the status of their Stormwater Management Plans with the Town Engineers. Preliminary plans involve replacement of over 13,000 feet of pipe line and several detention basins. Construction design plans will be available within 6-8 weeks. The Near Term Project Listing of the Campus Facilities Plan shows the stormwater integration systems along Wellesley Avenue and College Drive. As part of the stormwater upgrade, the water sheeting that occurs on Wellesley Avenue will be addressed with new piping and swales.

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Parking Lot Study Discussion

Mr. Kaplan said that in developing the Parking Study, TEPP did an actual count of the cars on campus every 15 minutes over a daylong period in December. Presently, there are 2,144 spaces. The count showed that they exceed practical capacity (85% of physical capacity) between 10 a.m. and 4 p.m. on weekdays. "Practical capacity" is the level at which people can find parking spaces within a reasonable amount of time. The peak was at 93% of physical capacity, which was 2,004 vehicles. The short term situation will be exacerbated in the fall due to the loss of 280 spaces in the Athletic Parking Lots, while the CEE parking deck is being constructed.

Mr. Kaplan explained that they have planned for 396 new permanent parking spaces, as well as 100 temporary spaces. The temporary spaces will be removed in the spring and restored to natural landscaping. Of the new 396 permanent spaces, 174 are on the Coleman lot, the Forest Street lot, the new Woodland Hills lot, and the Sullivan lot, which is in Needham and not part of this permitting process. The new CEE deck will contain 137 spaces.

The Board asked how the college was planning to minimize demand. Mr. Kaplan said they are studying solutions such as a shuttle service to the T station, car pooling, four day work weeks, and limiting the number of student cars.

The Board commented that the plan to increase the number of parking lots appears to conflict with the stated goal of maintaining green space. Mr. Kaplan said that when they presented the Campus Facilities Plan, they stated their goal was to maintain as much green space as possible. Although they plan to construct some buildings on top of parking lots, some of the new buildings cannot be built on existing lots. However, a green swath will remain between the buildings and the streets.

Coleman Lot Discussion

The Board asked if any handicapped spaces had been provided on the lot. Mr. Kolligian said the revised plans show handicapped spaces in response to the comments in the letter from Doug Stewart, Assistant Town Engineer. Mr. Seegel questioned whether the dimensions of the spaces complied with the Zoning Bylaw.

Mr. Kolligian said there are three items still to be addressed in regard to Mr. Stewart's second letter. The first, which is common to all four parking lots, requests a test pit to be dug and inspected prior to any connection work. The other two items relate to the size of the drain pipe, which is shown as a 12 inch line. The size of the pipe will be increased to a 15 inch pipe, which will tie into the existing storm water drainage system on the street, which is 24 inches.

The Board stated that the parking aisles must have a minimum width of 24 feet. Mr. Kolligian said they agree, and will shrink the interior island to comply with the 24 foot requirement. The Board stated that a revised plan, which met with Mr. Stewart's approval, would have to be submitted showing the new configuration and dimensions of the parking spaces and the parking aisles.

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The Board noted that the Wetlands Protection Committee had questioned the number of catch basins. Mr. Kolligian said there will be one new catch basin in addition to the three existing catch basins. Two of them are being upgraded with the addition of oil/water separators. Hoods will be added to all three existing catch basins. The two lights and the separators will be the same as those approved with the Center for Executive Education site plan approval.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located in the southern portion of the Babson Campus in an Educational District. The petitioner is requesting Site Plan Approval to allow construction of a 22,000 square foot expansion to provide an additional 66 parking spaces to the existing Coleman Hall Parking Lot containing 190 parking spaces. Associated landscaping will be provided as part of this project. Access to the parking lot will be from internal campus driveways.

The following plans were submitted: Parking Lot Expansion Plan (3 of 7) dated 4/20/01, revised 4/26/01, revised 6/12/01; Parking Lot Details Plan (6 of 7) dated 4/18/01, revised 4/26/01, revised 6/12/01; Parking Lot Details Plan (7 of 7) dated 4/18/01, revised 4/26/01, revised 6/12/01, all stamped by Gregory M. Valiton, Registered Professional Engineer.

The following information was submitted: Official Development Prospectus, Parking Study prepared by TEPP LC dated June, 2001; Project Narrative, letter Report of EcoTec, Inc. to Andrews Survey & Engineering, Inc. Coleman Hall Runoff Calculations dated April 23, 2001 done by Andrews Survey & Engineering; Stormwater Management Operation & Maintenance Plan; Revised Drainage Calculations dated June 12, 2001 done by Andrews Survey & Engineering, and letter dated June 12, 2001 from Andrews Survey & Engineering to Department of Public Works, which was submitted at the hearing.

On May 10, 2001, the Design Review Board reviewed the project and voted to accept the proposal with no additional recommendations regarding the Coleman Hall Parking Lot.

All materials and plans were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief as required pursuant to 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.

On June 5, 2001, the Planning Board reviewed the petition and supported the approval of the Design Review Board.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed 22,000 square foot expansion to the Coleman Hall Parking Lot to provide an additional 66 parking spaces constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it involves grading or regarding of land to planned elevations, and removal or disturbance of the existing vegetative cover over an area of 5,000 or more square feet.

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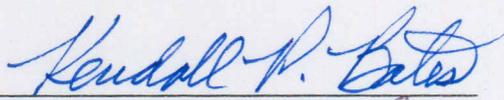
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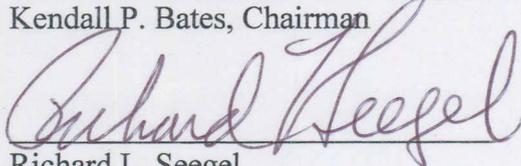
It is the opinion of this Authority that the proposed plans for the expansion of the Coleman Hall Parking Lot, as listed in the Statement of Facts, with required revisions, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section VII, Section XVI, Section XXI and Section XXII of the Zoning Bylaw is met.

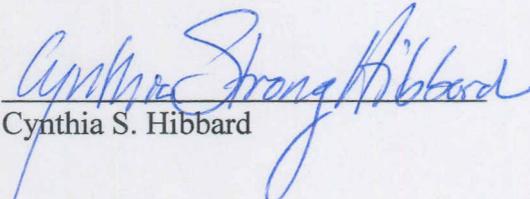
Therefore, Site Plan Approval is granted, as voted unanimously by this Authority at the Public Hearing pursuant to Section XVIA of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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
Doug Stewart, Assistant Town Engineer
Inspector of Buildings


Kendall P. Bates, Chairman


Richard L. Seegel


Cynthia S. Hibbard

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ADDENDUM A

1. All work shall be performed in accordance with the last revisions on the submitted plans to be filed in the office of the Board of Appeals.
2. All design and construction shall comply with all applicable state and local codes.
3. Prior to construction, soil testing at the location of the proposed Cultec recharger units shall be performed. Test logs and percolation test results shall be submitted to the Engineering Division of the Department of Public Works, and the design of the recharger units be adjusted, if necessary.
4. A revised plan showing the width of the parking aisles to be a minimum of 24 feet shall be submitted to the Engineering Division and to the office of the Board of Appeals.
5. All three of the existing catch basins shall be hooded.
6. All 12 inch lines shall be upgraded to 15 inch lines.
7. All handicapped parking spaces shall comply with the dimensions required by the State Architectural Access Board.
8. All parking spaces with painted lines shall be maintained at all times so no additional cars can park illegally blocking fire apparatus full access to each lane.
9. All requirements of the Town of Wellesley Fire Department shall be met.
10. 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.
11. Upon completion of the project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.

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