

TOWN OF WELLESLEY



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WELLESLEY MA 02482

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

2001 JUN 11 A 8:10

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ZBA 2001-39  
Petition of Babson College  
Forest Street 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, Section XIVE and Section XXV of the Zoning Bylaw for construction of the expansion of the existing 6,000 square foot FOREST STREET PARKING LOT containing 18 spaces in an Educational District and a Water Supply Protection District. Said expansion shall cover 19,300 square feet to provide a total of 75 parking spaces, of which 31 shapes shall be removed after the Center for Executive Education Parking Structure is operational. Associated landscaping for the temporary portion of the expansion shall be relocated subsequent to the removal of the 31 temporary parking spaces.

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 Forest Street 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

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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.

### **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.

### **Forest Street Lot Discussion**

Mr. Kolligian said that the biggest issue in regard to this parking lot is the 31 temporary spaces at the front of the lot. These will be achieved by using a filter fabric on top of the existing grass and gravel on top of the fabric. The lot has an odd shape. There are a series of very old elm trees. An attempt was made to move the temporary parking further from the road, but this couldn't be done without destroying the trees. The proposed temporary area will have some screening from the street. When the temporary lot is removed, the screening will be brought back to the permanent area.

Mr. Kolligian explained that they are thinking about changing the Forest Street entrance, and if this is done, the screening will be revised to accommodate the change. The parking lot will be used by the students when the public safety vehicles are removed.

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The Board stated it was concerned that the lot is in a Water Supply District and suggested that the temporary portion of the lot be visually inspected on a schedule so that if there were an oil spill, it would be detected quickly. The Board also suggested that when the gravel is removed from the temporary lot, some of the soil also be removed so that no contaminants will be left in the soil. As part of the visual inspection, the lot should be inspected for dust, and watered down, if necessary.

Mr. Kolligian said that under the Operation and Management Plan, they will remove the gravel, the fabric and the soil beneath the fabric before adding clean soil and resodding the area. The college intends that the CEE parking deck will be completed by mid-November. At that time, all the temporary lots will be closed. The resodding will occur in the spring. The Board stated that there should be a condition in the decision that the temporary portion of the lot be closed by November 30, 2001.

The Board asked how the parking lot lines would be maintained on a graveled lot. Mr. Kolligian said the stripes would be painted and maintained for the three months the lot is in use. Once the gravel is laid down, it will be rolled. It will not be in a loose granular state.

The Board noted that the Zoning Bylaw requires that 10% of the lot be landscaped, and that of that 10%, 5% be interior to the lot. Mr. Kolligian said they had discussed this with the Design Review Board. Their options were to remove the trees on the left side and create an island in the middle of the lot, or remove the elms and push the lot to the other side. Given the options, the DRB was satisfied with the plan as shown.

No other person present had any comment on the petition.

#### Statement of Facts

The subject property is located in the northwest portion of the Babson Campus near Forest Street, in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval to allow expansion of the existing 6,000 square foot Forest Street Parking Lot containing 18 spaces by the addition of 19,300 square feet to provided a total of 75 spaces of which 31 will be temporary spaces and will be removed after the Center for Executive Education Parking Structure is operational. Associated landscaping for the temporary portion of the expansion will be relocated subsequent to the removal of the 31 temporary spaces.

Stormwater runoff will be handled by a series of catch basins and oil/water separator structures discharging to infiltration structures beneath the parking area and a low area existing on the site. Runoff discharging to the low area, which will be excavated approximately 2.5 feet deeper, will percolate into the ground. The lot has been positioned to avoid the removal of large elm trees. Seven light fixtures, similar to those being installed in other lots, will be placed in the expanded lot.

The following plans were submitted: Parking Lot Expansion Plan (2 of 7) dated 4/18/01, revised 4/26/01, revised 5/16/01, 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.

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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. Forest Street Runoff Calculations dated May 16, 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 the recommendations that the 31 parking spaces closest to Forest Street will be temporary and will have a gravel surface. These 31 spaces will be decommissioned in Spring 2001 and the area will be restored to its original state. The DRB also requested that the Applicant design a smaller detention basin planted with grass and contoured with smooth gentle slopes to look natural, and that revised and final plans for the Forest Street Parking Lot be submitted to the Board.

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 19,300 square foot expansion to the Forest Street Parking Lot to provide a total of 75 parking spaces, of which 31 spaces will be temporary, 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.

It is the opinion of this Authority that the proposed plans for the expansion of the Forest Street 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.

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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. If the Forest Street entrance should be changed, a revised plan shall be submitted to the Design Review Board, the Engineering Department and the Board of Appeals.
5. The temporary 31 space portion of the parking lot shall be closed no later than December 1, 2001 and restored to a natural condition as soon as possible in Spring 2001. When the temporary surface is removed, the sod beneath the filter fabric shall also be removed and replaced with clean fill and new sod.
6. Visual inspection for oil spills, dust and watering of the temporary portion of the lot shall take place according to the schedule in the submitted Operation and Maintenance Plan. If oil spills are detected, immediate remediation shall take place.
7. 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.
8. All maneuvering aisles shall have a width of 24 feet.
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.