

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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2001 JUN 11 A 8:12

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ZBA 2001-41
Petition of Babson College
Woodland Hills 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 WOODLAND HILLS PARKING LOT, a permanent 9,970 square foot parking lot containing 31 parking spaces with associated landscaping on the BABSON COLLEGE CAMPUS, in an Educational District and a Water Supply Protection District.

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 Woodland Hills 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.

Woodland Hills Lot Discussion

Mr. Kolligian said that in siting this lot, they tried to find a location away from the perimeter of the campus that would not disturb many trees in the area. There are no internal islands in this parking lot. The Design Review Board was concerned about removing the trees which surround the area in order to create additional space for islands. There is one existing light fixture, which will be replaced. Two new fixtures will be added at the back side of the lot.

The Board suggested that in the future, if Babson filed a request that did not meet the requirements of the Zoning Bylaw, that they request a variance as part of the petition. Although the proposed plan is preferable to what the Zoning Bylaw requires, the proper procedure must be followed.

The Board noted that the Engineering Department had requested that soil tests at the proposed location of the detention basin be performed prior to the start of construction, and that test logs and percolation test results be submitted and the design of the detention basin be adjusted if necessary.

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The Board commented that the Wetlands Protection Committee report notes that an Operation and Management Plan was submitted, and would like a copy of this plan. Mr. Kolligian said that Enser had done a GIS study of the stormwater drainage system and developed a maintenance and frequency plan which is part of the overall management plan. Mr. Kolligian submitted a copy of the Operation and Maintenance Plan to the Board.

Rudy Hohenberg, 43 Skyline Drive, said that as Babson has submitted a plan to the Board outlining future proposed development, the Board should give Babson some indication of what is likely to be allowed so that the college could make alternative plans in a timely manner. The Board stated that it does not give advisory opinions as to future projects.

Statement of Facts

The subject property is located at the west end of the Babson Campus on Woodland Hill Drive, in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval for construction of the Woodland Hills Parking Lot, a permanent 9,970 square foot parking lot containing 31 spaces for use with associated landscaping.

Stormwater will be collected by an oil/water separator and discharged to a small detention basin to provide recharge and extended detention. Discharge for the basin is through a riprap lined spillway towards the nearby wetland.

The following plans were submitted: Parking Lot Expansion Plan (4 of 7) dated 4/18/01, 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.; Woodland Hills Drainage Calculations dated June 12, 2001 prepared by Andrews Survey & Engineering; and a letter from Andrews Survey & Engineering to DPW dated June 12, 2001.

On May 10, 2001, the Design Review Board reviewed the project and voted to recommend acceptance of the petition by the Board of Appeals.

On May 31, 2001, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-356) for the proposed 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. The Board had no objections and supported the recommendations of the Design Review Board.

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Decision

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This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed 9,970 square foot permanent Woodland Hills Parking Lot containing 31 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.

It is the opinion of this Authority that the proposed plans for the construction of the permanent Woodland Hills 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.

Site Plan Approval is granted, as voted unanimously by this Authority at the Public Hearing pursuant to Section XVIA and Section XIVE 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

ADDENDUM A

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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 detention basin 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 detention adjusted, if necessary.
4. The Babson College Stormwater Management Operation & Maintenance Plan submitted to the Board of Appeals is hereby incorporated into this decision.
5. The Order of Conditions (DEP 324-356) issued by the Wetlands Protection Committee on May 31, 2001 is hereby incorporated into this decision.
6. All maneuvering aisles shall have a width of 24 feet.
7. All requirements of the Town of Wellesley Fire Department shall be met.
8. 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.
9. Upon completion of the project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.