

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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ZBA 2001-74

Petition of Town of Wellesley/Permanent Building Committee
Recreation & Health Departments
Warren School Building
311 Walnut Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, October 11, 2001 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley on the petition of TOWN OF WELLESLEY/PERMANENT BUILDING COMMITTEE/RECREATION AND HEALTH DEPARTMENTS requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow demolition of a portion of the existing 11,653 square foot building, the WARREN SCHOOL at 311 WALNUT STREET, in a Single Residence District, and construction of a two-story addition, with a floor area of 4,033 square feet. There will be 79 parking spaces, of which 4 will be handicapped, and associated landscaping.

On September 5, 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.

Public Hearing – October 11, 2001

Presenting the case at the hearing was Michael Eby, Chairman of the Permanent Building Committee, who introduced Gary Graham and Linda Tetreault of Graham/Meus Architects; Ken Kramm, Traffic Engineer from Vanasse & Associates; Robert Oliva, Civil Engineer from Hamwey Engineering; Dan Gordon, Landscape Architect from Dan Gordon Associates; and Paul Hartnett, Electrical Engineer from Crossfield Engineering, Inc.

Project Presentation

Mr. Eby said that the Site Plan Approval materials do not differ radically from those previously submitted for the Special Permit. One change is the possibility that the proposed dumpster may be eliminated. Issues raised by NRC have been settled, with the exception of the request that the Aqueduct parcel be devoid of any parking whatsoever. As part of the Special Permit process, most of the blacktopped portion of the Aqueduct was moved back to the Warren School portion of the site. Further removal would reduce the number of available parking spaces.

Gary Graham gave an overview of the project. The ground floor footprint would be reduced because a portion of the building will be removed. A large two-story space will be added to use as a multi-purpose room.

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Significant improvements will be made to the site. The access road will have 2 egress and 1 ingress lanes. The blacktopped area encroaching on the Aqueduct will be reduced from 1,720 square feet to 515 square feet. The parking lot contains 79 spaces. The 4 handicapped spaces are under cover of the canopy. There are spaces for drop-off, and a two-lane system at the entrance. Sufficient space has been provided for circulation of fire vehicles through the lot, including a minimum of 32 square feet at the ends of the aisles to allow a turning radius for fire equipment. New walkways will be added. The existing berm will be removed and replaced with a landscaped retaining wall.

Robert Oliva discussed the site utilities.

- The building will be serviced by a new 6 inch sewer line from Washington Street.
- A new 8 inch water service will connect from an existing 10 inch line, which will run from Washington Street through the site to Walnut Street. There will be 3 new fire hydrants. The loop connection through the site will allow better water flow through the site, and will allow service to be maintained in the building from either of the two connections if there is a shut-off.
- There are three general watersheds on the site: one contributes down to Washington Street; a second is in the middle of the site, which flows overland across the existing driveway and onto Aqueduct land; and the third contains the existing building and the paved areas which are collected by a berm and curb, which all flows down to an existing catch basin and then to the Aqueduct.

Under the proposed conditions, there is no longer flow leaving the middle watershed onto the Aqueduct because new curb will be installed along the edge of the site. There is coarse graveled material beneath the parking lot, which is suitable for infiltration of the stormwater. This watershed, which includes the building, will now be collected and infiltrated into the material under the new parking lot. The proposed lot will have a catch basin and connect into the current drainage system. There are no increases in rate or volume of runoff in any of the watersheds. There is actually a significant decrease to the Aqueduct property because of the curbing and collection of the runoff.

The stormwater will be treated prior to discharge into the ground. The existing 12 inch drainage line will take less flow in the future than under existing conditions.

Dan Gordon discussed the planting design, which has 4 components: the area along the Aqueduct; the front or foundation plantings; the perimeter abutting the residential properties; and the treatment of the terrace concept.

- In the area running along the Aqueduct, all mature trees will be retained and an understory planting of mountain laurel, rhododendron and some flowering trees will be developed. All material will be installed at a minimum height of 3 feet.
- Due to the restricted area at the rear perimeter, a vertical hedge will be created. The existing 6 foot chain link fencing will be replaced with vinyl coated chain link fencing. The posts will be sized to use as an armature for vine planting, providing a vertical screen of Baltic ivy.

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- The front of the building will have an evergreen hedge flanking both sides of the stairs and extending along the base of the building, with viburnum and tulip trees at the corners.
- Hedges, viburnum and trailing vines and flowering trees will be repeated at terraced walls in a layering effect.

Board Discussion

Landscaping – The Board noted there are dead trees on the Aqueduct perimeter and asked if they would be replaced. Mr. Gordon said the two trees at the entry would be replaced with large trees. He hadn't noticed the dead trees, but would take an inventory.

The Board asked if there was a landscape plan for the very steep bank, which is partially black topped, behind the Keefe property. Mr. Eby said the hillside has a 2:1 slope and will be planted with evergreen groundcover, which will not require mowing. Mr. Keefe does now want to lose the existing fence and some plantings on his property, and they are working with him to achieve that end.

The Board asked for a more complete description of the terraced area, and how the transformer would be hidden. Mr. Gordon showed where the water belt was located on the buildings. A series of windows is proposed below that belt. A new base to the building will be created by the vine filled planter below the windows at about an 8 foot elevation. At an intermediate height of about 4 feet, there will be another wall in front of the first that will be partially planted with low shrubs in the area in front of the windows. The remaining portion will be a wall to screen the transformer. Flowering trees will break up the height.

The Board asked this was the area referred to as the Northwest corner of the building in Doug Stewart's letter, where he felt the plantings should be altered. Mr. Gordon said he had not had an opportunity to discuss this issue with Mr. Stewart. The Board stated this is a key view from Washington Street and from the house across the Aqueduct, and wanted to know how it would look.

Lighting - The Board stated that the pole height of 12 feet was not specified on the plan, and requested a plan revision with the pole heights identified. Twelve feet would be the maximum height allowed, and none of the 12 foot poles should be in the direct line of sight of any residences. The Board further stated that, as the building would close at 10 p.m., the pole lights must be turned off by 11 p.m. The Board stated that the canopy, under which the handicapped spaces are located, should be well lit.

The Board discussed the type of lamps to be used, and decided that the neighbors should be involved in the decision as to the use of metal white halite versus high pressure sodium lamps.

Traffic Circulation – The Board noted that the critical traffic movement would be the left turn from the site onto Washington Street. The queue lane is 99 feet long. The Board asked why the report states that only 3 cars are able to queue in that space. Mr. Kramm said that 99 feet can easily handily 4-5 cars, but 20 feet per car was the measurement used.

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The Board said that according to submitted information, 35 cars leave the site during afternoon peak hours, of which 29 make left turns. The Board questioned if a 4-5 car queue would be sufficient space. Mr. Kramm said that the maximum queue lane at any one time would be 4-5 vehicles, as all 29 will not leave at once. There will be enough spacing on Washington Street to allow the turns to be made. The Board stated it would review the situation a year after the facility was in operation.

Construction Management Plan - The Board asked if the PBC had a construction plan, which determined hours, as the site is in a residential area. Mr. Eby said the same conditions would be in place as exist for the Sprague School project. Work hours are limited to between 7 a.m. and 3 p.m. Mondays through Fridays. Heavy equipment would not arrive before 7 a.m. The Warren School site will be fenced during construction. The Board asked where materials would be stored. Mr. Eby said they would be stored in the parking lot.

The Board stated that Site Plan Approval would contain conditions regarding the work hours, no evening construction, no idling of diesel engines, and that no trucks or heavy equipment arrive at the site before 7 a.m. The Board also stated that the construction would have to be planned in concert with the Washington Street reconstruction. Mr. Eby said the Engineering Department is coordinating the improvements.

Stormwater Drainage - The Board asked if there was a maintenance plan for the detention area. Mr. Oliva said that there is a maintenance schedule, which includes cleaning of the drainage system prior to the end of construction, and then yearly maintenance on the detention structure. The Board asked who would be responsible for the maintenance. Mr. Oliva said the DPW would be responsible. The Board said that Mr. Oliva should make certain that DPW understood this.

The Board stated that the calculations submitted indicated that in all the catch basins, the post-development run-off would be less than the pre-development run-off. This does not appear to be true for Area 1. The Board asked why this would happen, as there will be no increase in the impervious surface.

Mr. Oliva said he was in error. There is a minimal increase. The Area 1 watershed includes the widening of the road, which is the reason for the increase. Mr. Stewart has recommended that a double-gate catch basin be installed in that area, which will be done.

The Board asked if the catch basin for Area 1 drainage connects to a 15 inch drain line. Mr. Oliva said that was one of the utility connections that was coordinated with the Engineering Department for installation in Washington Street. A new manhole will be installed and a 12 inch drain stub will go to the 15 inch line. Based on the proposed flows, the capacity will be sufficient. The Board suggested that calculations be done to ensure there would be sufficient capacity.

The Board referred to Plan C2-1, which states that the curb will catch all the flow across the area and divert it to the detention basin. Mr. Oliva said there will be slight regarding, but the 6 inch curb will do the job. The Board requested that the curb measurement shown on the Landscape Plan be added to the Grading & Drainage Plan.

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The Board asked where the catch basin on the northeast corner goes. Mr. Oliva said the drain line goes into the Aqueduct. There is also an emergency spillway, which is a drain line from the retention system to the catch basin. The Board asked if the drainage from Area 3 could also be sent to the retention system. Mr. Oliver said that would require a larger retention system.

Handicapped Parking – The Board said that when someone was dropped off in the handicapped parking area, it would be possible for the drop-off vehicle to use the entry lane for an exit. There should be signage saying “Stop” on one side and “Do Not Enter” on the other side as a precautionary measure. Mr. Graham said the signage would be added to the plans.

The Board noted that the State requirement for the height of the canopy over the handicapped spaces is a minimum of 8 feet. Mr. Graham said the height complied with the State code. The Board added that the canopy should be lit at night.

The Board stated that the State code also requires that handicapped aisles be 5 feet wide for a single space and 8 feet wide for shared spaces. There are two shared areas. They are not dimensioned, but do not appear to be 8 feet wide. Mr. Graham said they were 5 feet. The Board requested a revised dimensioned plan showing compliance with the State code.

Parking Lot – The Board stated that the Zoning Bylaw requires wheel stops on perimeter parking spaces. As the vehicles cannot be driven into the setback area of 5 feet, wheel stops would be necessary to keep the fronts or rears of vehicles out of the setback area. The Board required that the parking spaces along the Aqueduct comply with Section XXI-D (2b) and should be shown on the revised landscape plan.

Geotechnical Data Report – The Board noted that the submittal contained a Geotechnical Data Report prepared by McPhail Associates for the exclusive use of HMFH Architects. In order to avoid any future problems, Graham/Meus should get permission from McPhail and/or HMFH to use this report.

The Board voted unanimously to continue the Public Hearing to November 15, 2001.

Public Hearing – November 15, 2001

Presenting the case at the hearing was Michael Eby. The Board asked for an update on the progress made in resolving the issues left open at the Public Hearing on October 11, 2001.

Mr. Gordon said the dimensional requirements for the handicapped spaces have been adjusted to provide for the handicapped vans. Although the dumpster and its enclosure has been eliminated, the additional space was required for the handicapped spaces. A “Stop” sign has been added to one side of the column before the handicapped spaces, and a “Do Not Enter” sign has been added to the other side to provide better traffic control.

Mr. Gordon said that Mr. Keefe had requested that the height of the fencing along his property be increased from 6 feet to 8 feet. The remainder of the fencing will remain at 6 feet.

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Two dead trees in the Aqueduct area will be removed, and will not be replaced because they are only 2 feet from other trees. The scrub underplanting has also been eliminated in a portion of the Aqueduct to provide an informal path across the Aqueduct to the parking lot.

They have reviewed the Planting Plan with the Park Department and have made minor revisions. The Board stated that Mr. Stewart had not received a final signoff on the landscaping in the retaining wall area from Cricket Vlass. Mr. Gordon said they had delivered the plans on November 14, 2001.

The Board stated that signage delineating the handicapped van spaces from the handicapped accessible spaces must be installed. The van aisles must be 8 feet and the handicapped accessible spaces must be 5 feet.

The Board stated that Doug Stewart has not yet signed off on completion of the items listed in his 3 page letter dated September 21, 2001.

The Board asked if PBC had considered moving the pavement further off the Aqueduct. Ms. Tetreault said that only 315 square feet of pavement would remain on the Aqueduct. In order to accommodate the fire trucks, no more pavement can be removed.

Mr. Graham said that the lights have been identified as to their size, height and the number of poles. The metal halite lighting has been chosen rather than the high sodium lights.

The Board commented that the Construction Site Plan has a note that if work is required on the weekend, the hours will be from 7 a.m. to 6 p.m. The Board agreed that work should not begin on a Saturday before 8 a.m. The Board required that the notation regarding weekend hours and "prior approval" should be deleted from the plans; and that no work should begin on Saturdays before 8 a.m. and shall conclude by 6 p.m.

The Board asked if the Traffic Analysis had been done for the approved capacity of 400 registrants. Mr. Graham said the "400" was an agreed figure established by the Recreation Department to indicate to the community that there would be no more than 400 registrants in any 24 hour period. The Traffic Analysis was done on the basis of 360 with 2 trips per day, which included a total of 330 registrants on peak days and 30 additional staff members. The Board stated that the analysis should have been done on the "worst case" basis of 400.

Robert Oliva of Hamwey Engineering then submitted a package of Drainage Calculations to the Board. He explained they analyzed the water shed on Washington Street, which extends west to Bird Hill Road and also east of the site. For a 2 year storm, under existing conditions the 15 inch line has capacity. The capacity is exceeded in the 10 and 20 year storm events. However, Mr. Stewart has said that DPW has not had complaints from the abutters regarding drainage overflow. Mass Highway is replacing some of the drain lines on Washington Street, but with the same 15 inch size.

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They have also looked at the increase shown on their watershed and what the site contributes to Washington Street. In a 25 year storm event, the increase is 0.07 on the overall system; for the 10 year storm, 0.3 percent. There is an increase from the watershed on the site, but the overall impact is negligible. The Board was of the opinion that additional time was required for review of the submitted calculations and for approval by Mr. Stewart regarding the impact of the drainage on the existing system.

The Board stated that several submissions still have no identification and requested that a list of all submitted materials be developed. Furthermore, the letter from HMFH regarding release of the McPhail Geotechnical Data Report has no signature.

The Board voted unanimously to continue the Public Hearing to November 29, 2001.

Public Hearing – November 29, 2001

Presenting the case at the hearing was Michael Eby, who said that all the supplemental information and plan revisions had been submitted, including an Index of Documents; a Memo from Doug Stewart approving the drainage calculations and revised plans; a letter from Doug Stewart regarding the Maintenance Plan for the storm drainage system; a letter from Jack Hutchinson regarding the elimination of the dumpster; a Letter of Release of the McPhail Geotechnical Data Report from Pip Lewis at HMFH; and additional landscape drawings.

Mr. Oliver explained that the Washington Street watershed was too large for him to analyze. The drainage calculations may slightly exceed capacity, but there have never been flooding problems on Washington Street. However, they have added a leaching basin structure to further slow the stormwater flow.

The Board discussed the letter from Steve Fader, Town Engineer, regarding the relocation of the pedestrian crosswalk from its existing position just west of the entrance drive to a new location 55 feet further west on Washington Street, and the resultant elimination of the pedestrian signal opposite the entrance drive. This had been a condition in the Special Permit granted by the Board for the use of the premises. As compliance with this condition by the PBC might not be possible, this should be noted in the Site Plan Approval decision.

Mr. Eby said that the PBC was not aware of the decision by Mass Highway to relocate the crosswalk until very recently. The reason for the relocation is that the current location does not meet AAB standards for handicapped crosswalks. The roadway does not become sufficiently level for the crosswalk until the relocated position on Washington Street is reached. He would speak to Beta Engineering to see if the current location of the crosswalk could be maintained and the pedestrian signal installed.

No other person present had any comment on the petition. The Board unanimously voted to close the Public Hearing, and then discussed the special conditions under which Site Plan Approval would be granted.

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Statement of Facts

The subject property, the Warren School, is located at 311 Walnut Street, on an 183,823 square foot lot, in a Single Residence District. The property is a triangular lot bounded by Walnut Street to the southeast, Washington Street to the northeast and single residence homes to the east. The Cochituate Aqueduct runs the length of the property along the northeast lot line.

The Warren School was constructed in 1935. Until January, 1987, it was used as a school for between 200 and 400 students during those years. In February, 1987, the School Committee placed the building under the jurisdiction of the Board of Selectmen. In August, 1987, the Board of Appeals granted a Special Permit (ZBA 87-60) to the Board of Selectmen to allow the premises to be leased to ArtistSpace, Inc. for use as 28 artist studios. The Special Permit was amended to run concurrently with the terms of the lease for 10 years.

In April, 1988, Town Meeting passed Article 36, which designated 2.5 acres of the property as parkland under the jurisdiction of the Natural Resources Commission. The 54,260 square feet containing the Warren School remained under the jurisdiction of the Board of Selectmen, which also had jurisdiction over the Cochituate Aqueduct.

In 1992, the Permanent Building Committee submitted a petition for a Special Permit to allow the premises to be used as a recreation center, offices for the Recreation Department, Health Department and a portion of the School Department Administration, a use not allowed by right in a Single Residence District. After two Public Hearings, the Board voted unanimously to deny the Special Permit (ZBA 98-92).

In January, 2001, the Permanent Building Committee submitted a petition to allow the premises to be used as a recreation center, and offices for the Recreation and Health Departments, a use not allowed by right in a Single Residence District. After two Public Hearings, the Board voted unanimously to grant the Special Permit with conditions (ZBA 2001-5).

The Permanent Building Committee is now requesting Site Plan Approval to demolish a portion of the existing 11,653 square foot building and construct a two-story addition with a floor area of 4,033 square feet. There will 79 parking spaces, of which 4 will be handicapped, and associated landscaping.

The following plans were submitted:

	Plot Plan	11/27/01	Douglas R. Stewart, Registered Land Surveyor
X.1	Topographical Plan of Land	8/28/01	Karl A. McCarthy, Professional Land Surveyor
C1-1	Grading & Drainage Plan	9/05/01, Revised 11/20/01,	Fred A. Hamwey, Jr., Registered Professional Engineer
C2.1	Utilities Site Plan	9/05/01, Revised 11/20/01,	Fred A. Hamwey, Jr., Registered Professional Engineer
C3.1	Utilities Details Plan	9/05/01, Revised 11/20/01,	Fred A. Hamwey, Jr., Registered Professional Engineer

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L1.1	Demolition Plan	8/22/01, Revised 10/09/01, 11/13/01	2001 JAN -8 A 8:18 Dan K. Gordon, Registered Landscape Architect
L2.1	Site Development Plan	8/22/01, Revised 9/21/01, 10/09/01, 11/13/01, 11/20/01,	Dan K. Gordon, Registered Landscape Architect
L3.1	Landscaping Plan	8/22/01, Revised 10/09/01, 11/13/01	Dan K. Gordon, Registered Landscape Architect
L4.1	Site Details	8/22/01	Dan K. Gordon, Registered Landscape Architect
E-1	Electrical Notes, Legend & Schedules	8/31/01	Paul R. Hartnett, Registered Professional Engineer
E-2	Electrical Site Plan	8/31/01, Revised 10/09/01	Paul R. Hartnett, Registered Professional Engineer
E-3	Electrical Photometrics Plan	8/31/01	Paul R. Hartnett, Registered Professional Engineer
E-9	Electrical Site Plan	11/14/01, Revised 11/21/01	Albert R. Morris, Registered Professional Engineer
CNST1	Construction Site Plan	11/14/01, Revised 11/20/01	Graham/Meus Architecture
A1.1	Basement Floor Plan	9/04/01	Gary L. Graham, Registered Architect
A1.2	First Floor Plan	9/04/01	Gary L. Graham, Registered Architect
A1.3	Second Floor Plan	9/04/01	Gary L. Graham, Registered Architect
A2.1	Exterior Elevations	9/04/01	Gary L. Graham, Registered Architect
A2.2	Exterior Elevations	9/04/01	Gary L. Graham, Registered Architect
A2.3	Building Section	9/04/01	Gary L. Graham, Registered Architect

The following written materials were submitted:

- Application for Site Plan Approval & Drawing Submission 9/04/01
- Stormwater Drainage Analysis 9/05/01
- Letter to Linda Tetreault from Fred A. Hamwey regarding Response to Engineering Department comment about Site Utility Design 10/09/01
- Response to Questions from the Zoning Board of Appeals 11/14/01
- Letter to Linda Tetreault from Robert Oliva regarding Drainage Calculation Analysis 11/15/01
- Response to Min. 10/11/01 & 11/15/01 11/29/01

The Design Review Board held a Preliminary Review of the Project on September 9, 2001 and a Final Review on September 27, 2001, at which time the Board voted to accept the submission as presented.

All submission materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Department and Municipal Light Plant, 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.

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On October 2, 2001, the Planning Board reviewed the project, and commented on Vehicular Circulation, Driveway, Queuing Lanes, Compatibility with the Surrounding Area, Pedestrian Safety, and Intensity of Use.

In a letter dated October 4, 2001, The Natural Resources Commission requested the dedication of 13 parking spaces for Walnut Park users along Walnut Street; replacement of trees and shrubs with similar plant material; and restoration of the portion of the Aqueduct adjacent to the trail system.

Decision

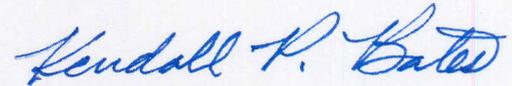
This Authority has made a careful study of the materials submitted and the information presented at the three Public Hearings. The petitioner's proposal to demolish a portion of the existing 11,653 Warren School Building and construct a two-story addition having a floor area of 4,033 square feet constitutes a Major Construction Project pursuant to the provisions of Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area.

It is the finding of this Authority that the proposed plans for the demolition and construction of the two-story addition, as listed in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in the public and private ways, insure adequate protection for water, sewerage and drainage, and ensure compliance 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 November 29, 2001 Public Hearing, pursuant to Section XVIA and Section II 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.

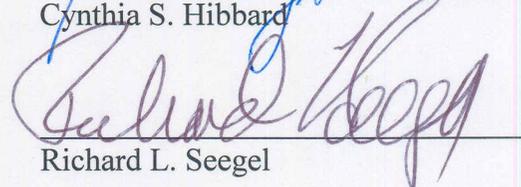
Cc: Planning Board
Inspector of Buildings
Board of Selectmen
Department of Public Works
Edg



Kendall P. Bates, Chairman



Cynthia S. Hibbard



Richard L. Seegel

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ADDENDUM A

1. All conditions listed in Addendum A of ZBA 2001-5, the Special Permit granting use of the site for a use not allowed by right in a Single Residence District, are hereby incorporated into this decision. (See attachment).

Although Condition 11 states that all work involving Washington Street shall be consistent with the Washington Street Improvement Project, this Authority strongly urges that the crosswalk be maintained in its current location and the pedestrian light be installed.

2. No pole light in the parking lot shall exceed a height of 12 feet, and all pole lights shall be extinguished by 11 p.m. on every night. No pole light shall be installed in direct line of sight of any residence.
3. Construction Management Plan
 - a. All work on the site shall be done between the hours of 7 a.m. and 3 p.m. on Mondays through Fridays and between 8 a.m. and 6 p.m. on Saturdays, if Saturday hours are necessary.
 - b. No trucks or heavy equipment shall arrive at the site before 7 a.m. on Mondays through Fridays and before 8 a.m. on Saturdays.
 - c. No vehicle and/or equipment related to the construction shall be parked on Washington Street, Walnut Street or any adjacent street.
 - d. There shall be no idling of diesel engines at any time.
4. Wheel stops shall be installed in all parking spaces located along the Aqueduct.
5. No bushes, trees or plants of any nature shall be planted in any direction within 10 feet of a Fire Department connection, with the exception of a low growing non-climbing ivy or ground cover.
6. All work shall be performed in accordance with the latest revisions of the plans submitted and on file with this Authority.
7. All design and construction shall comply with all applicable state and local codes.
8. All requirements of the Wellesley Fire Department shall be met.
9. 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.
10. Upon completion of this project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.
11. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

ZBA 2001-5
Petition of Town of Wellesley/ Permanent Building Committee
Recreation Commission/Board of Health
311 Walnut Street (Warren School)

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ADDENDUM A

1. At no time shall programs be scheduled in the building that require parking to exceed the number of on-site parking spaces.
2. The hours of operation shall be as follows: Monday through Saturday – 8 a.m. to 10 p.m.
Sunday - Noon to 6 p.m.
3. There shall be no more than a total of 400 registrants per day throughout the week.
4. The total number of registrants during the peak periods from 7:30 a.m. to 8:30 a.m. and from 4 p.m. to 6 p.m. shall not exceed 95 registrants.
5. There shall be no more than a total of 125 registrants during the evening hours from 6 p.m. to 10 p.m. on Monday through Saturday.
6. Within one year from the date of the Certificate of Occupancy for the Warren building, the Recreation Commission shall petition this Authority for a review of the hours of operation, parking and traffic at a public hearing. The Recreation Commission shall submit information regarding the foregoing with the request. Based on the evidence presented, this Authority shall determine whether the foregoing conditions are no longer adequate and appropriate. If this Authority determines that the conditions are no longer adequate and appropriate, this Authority may order a new set of conditions regarding hours of operation, parking and traffic, either singly or in all three instances.

Thereafter, five years from the date of the foregoing hearing, but no sooner, any interested party (as defined by law to include an abutter, or the Town Board having jurisdiction over the site), believing that either the foregoing conditions or the conditions amended as a result of the first review, no longer adequately and appropriately service the use hereby permitted on the site, may petition this Authority for a review of these conditions. This procedure may be repeated one more time five years subsequent to the date of the prior hearing.

It is to be understood that the permission for the use of this site shall not be included in any such review of hours, traffic and parking conditions, such special permit for said use being hereby deemed final.

7. The petitioner shall comply with all requirements of the Wellesley Fire Department.
8. All parking spaces presently encroaching on the Cochituate Aqueduct shall be moved back a minimum of 6 feet from the east boundary of said Aqueduct.
9. No snow shall be piled on any part of the Cochituate Aqueduct.
10. There shall be no drop-off or pick-up of registrants on Washington Street or Walnut Street.

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Petition of Town of Wellesley/ Permanent Building Committee
Recreation Commission/Board of Health
311 Walnut Street (Warren School)

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11. All work involving Washington Street shall be consistent with the Washington Street Improvement Project.
12. If any trees are removed, other than the two trees to be removed as stated in Section 4. Compatibility with Surroundings, the petitioner shall identify and clarify the location of said trees to the Natural Resources Commission. If any existing trees need to be removed because their health has been jeopardized by site work and/or paving, additional plantings shall be required to replace said trees.
13. This Authority strongly urges the Recreation Commission to provide substantial landscaping along the line between the Aqueduct and parking spaces to provide screening of the parking area from the abutting homes on Crescent Street on the plans to be submitted for Site Plan Approval.

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