

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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Pursuant to due notice, the Special Permit Granting Authority and the Permit Granting Authority held a Public Hearing on Thursday, December 12, 2002 at 7:30 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the following petitions:

ZBA 2002-104  
Petition of Wellesley College  
Campus Center Project

Petition of WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to construct a three-story building with a footprint of 23,423 square feet and a floor area of 51,520 square feet at a height of 58 feet, within a 5.2 acre work site for use as a Campus Center in an Educational District and a Water Supply Protection District. Parking for 565 vehicles will be provided in a 5 level parking garage. Associated landscaping will also be provided.

A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw is requested for construction of a Major Construction Project in a Water Supply Protection District.

A variance from the terms of Section XX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw is requested for the building to have a height of 58 feet, which will exceed the allowed height of 45 feet.

ZBA 2002-105  
Petition of Wellesley College  
Parking Garage Project

Petition of WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to construct a 5 level Parking Garage in which two levels will be below ground, and construction of an attached one-story Campus Police Facility. The Parking Garage will have a footprint of 60,000 square feet and a floor area of 172,000 square feet at a height of 40 feet, and will provide parking for 565 vehicles.

The attached one-story Campus Police Facility will have a footprint and floor area of 4,182 square feet at a height of 15 feet. Associated landscaping will be provided for the combined structure. The project is located within a 4.7 acre work site in an Educational District and a Water Supply Protection District.

A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw is requested for construction of a Major Construction Project in a Water Supply Protection District.

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On October 30, 2002, the petitioner filed a request for a hearing before this Authority for both projects, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the cases at the hearing was Barry Monahan, representing Wellesley College. Mr. Monahan said this is a significant project for the College, as it involves major changes to the west end of the campus. Mr. Monahan introduced Douglas Landry, Senior Project Manager from Vanasse, Hangen, Brustlin.

Mr. Landry explained that in August, the College had been before the Board for approval to demolish the existing Trade Shops building and construct a new building to house the trade shops. This relocation was the key to unlocking the rest of the West Campus Projects.

The two projects have a related theme, which is the consolidation of uses and spaces throughout the campus into two centralized facilities: the Campus Center, which will consolidate student activities; and the Parking Garage, which will consolidate campus parking. There will be no increase in student enrollment, faculty, administrative staff or parking as a result of the two projects.

Mr. Landry discussed the conditions of the Special Permit issued by the Planning Board relating to traffic, which involved the following:

1. A Construction Traffic Mitigation Plan must be submitted to Beta Engineering, the Board of Selectmen and the Planning Board for review.
2. Any temporary parking lots created for construction vehicles, as well as temporary lots for the displaced parking during construction, shall be removed and returned to their original state.
3. Wellesley College will continue to work with the Town and Mass Highway regarding improvements to Route 135.
4. Large events will not be scheduled simultaneously.
5. There will be no net increase in the number of parking spaces. All parking areas identified to be consolidated in the Parking Garage are to be removed.

Mr. Landry said that although the two projects have been treated separately for processing purposes, they would like to present them together as they are interrelated.

Using a Styrofoam model of the project area, Mack Scogin, Project Architect, of Mack Scogin Merrill Elam Architects, explained that the Campus Center project will be built on three levels: the Valley level, the Terrace level and the College Road level. These levels established the design of the building for which access will be available on all three levels. The site also established the height of the building. The Parking Garage will be connected to the Campus Center below grade toward the south at the Terrace Level. The new Police Facility will be attached to the Parking Garage.

Mr. Scogin walked the Board through the floor plans of the three levels, describing the uses of the space. The building is a 360 degree building with no front or back. The skyward extension of the party use space is designed to allow as much sunlight as possible in that area.

Mr. Scogin presented a plan of the rooflines of the various buildings located in the West Campus. Although the Campus Center would be 58 feet tall, it is not the tallest building due to differences in ground elevation.

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The Board asked for clarification in regard to the Mezzanine as to why it should not be considered a "floor", as one of the points raised in the application was the necessity of a height variance for a three story building.

Mr. Scogin stated that the Building Code requires that to be considered a "Mezzanine", the space to be occupied cannot be more than one-third the square feet of the floor below it. This is an important part of the Code, because if the building were to be four floors, the building classification type would change.

The Board asked about the use of the Campus Center during the day. Mr. Scogin said the Center would be an almost 24-hour building with lunchtime being the most concentrated time during the day. However, the Café and the Club will be open until about 2 a.m.

Chris Lovett, senior on site project engineer from VHB, said the 565 space Parking Garage would be located at the site of the existing Alumni parking lot. The garage will have 5 levels beginning at elevation 125 and rising to elevation 172. The underground link to the Campus Center is at elevation 127.

There will be no increase in campus parking. The garage consolidates parking from the Alumni lot, commuter parking near the Physical Plant, and 100 spaces round the campus. Pavement will be removed from these parking areas and the lots will be revegetated. Access to the garage will be from College Road in about the same location as the entrance to the existing Alumni lot. All parking on the loop around Alumni Hall will be removed.

The Campus Center, at bottom elevation 110, has entrances on all three levels. Vehicular access will be from College Road to the Service Road to a one-way loop, which will be landscaped and screened. Landscaping includes maintaining some of the existing tree lines, particularly along Route 135 and College Road extending to the Campus Center, filling in bare areas, and creating a series of mounds to screen the garage.

A series of agreements has been worked out with the Fire Department. Both the garage and Campus Center will be fully sprinklered. Five new hydrants will be installed. The Board stated that the agreements with the Fire Department would be incorporated as a condition in the decision.

The underground connection from the garage to the Campus Center bisects all existing utilities, which will be rerouted along the southern edge. A corner of the Physical Plant will be removed. The pump station serving Alumni Hall in that area requires redirection of flow from Alumni Hall to the Campus Center, which will have its own ejector station directing flow onto College Road.

Site Drainage – Mr. Lovett explained that under existing conditions, over 82 acres flowed down through the campus into a trunk line that runs through the existing Service Lot, discharging in a bay in Lake Waban. The drainage area extends west to the Sports Center, east to Weston Road, and picks up flow going to Paramecium Pond, which ties into the trunk line, and then into Lake Waban. Many of these lines are so low that they surcharge most of the time.

Under proposed conditions, the 82 acre watershed area will be maintained, but some of the drainage intersecting the Campus Center and Parking Garage will be relocated. The proposed drainage areas,

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including the area around Beebe Hall, Jewett Hill and around the Sports Center, will tie into catch basins with deep sumps and hoods.

Three new water quality devices will be installed: one on the east side of Alumni Hall, which will intercept drainage south and west of the Parking Garage and areas around the Sports Center; a second between the Campus Center and Alumni Hall collecting drainage from the Parking Garage, the surface parking in front of the Parking Garage, as well as Casanove and Beebe Halls. The drainage from the Garage rooftop will be routed to an oil and gas separator prior to tying into this system. On the south side, the interception from Jewett Hall will tie into a third water quality device.

The two areas that could not be redirected to a water quality device were the drainage area around the Physical Plant because the elevations in that area lead to possible surcharge, and the major trunk line from Paramecium Pond, which also surcharges. Overall, 81% TSS removal is provided for the 82 acres.

Recharge – Mr. Lovett stated that there has been ongoing discussion with the Wetlands Coordinator as to how the DEP standards and the Zoning Bylaw standards for Water Supply Protection Districts apply to this project in particular, and to redevelopment projects in general.

In regard to DEP standards, he and Mr. Keenan agree that because the projects are outside the 100 foot buffer for wetlands, DEP standards for wetlands do not apply.

The second issue was the relationship of the project to the Wellesley Zoning Bylaw requirements. They do not meet the preferred method of Standard 6, which states that all impervious areas be recharged into the groundwater. However, they believe they meet this standard generally. The Board of Appeals is allowed to approve different recharge methods. By maintaining the same watershed to Lake Waban, they believe they have met the intent of the standard, which is to preserve the quantity of both ground and surface water in the watershed.

The standard also allows the recharge not to be applied, if it is not “feasible” to do so. Because of the proximity to Lake Waban, the groundwater is tied to Lake Waban in this area. If recharge is provided on site, it would not have a meaningful effect. Furthermore, due to the depth of the foundations of the Campus Center and the Parking Garage, it is not good engineering practice to provide recharge in those areas as the recharge would have to be below the bottom elevations of both buildings, which would be very deep. Since this would not be practical or reasonable, the standards for the district could be better met by intercepting these large off site areas and providing water quality treatment.

The Zoning Bylaw allows modification of an existing nonconforming use, as long as the new structure is not more detrimental to the neighborhood than the existing structure. Since these impervious areas have existed before the Water Supply Protection District was established, and since these impervious areas will be removed, the modification will be less detrimental.

In April, the College will return to the Board with the Alumni Valley landscaping project. Part of that project will involve the vegetative infiltration of impervious areas from the Campus Center and the Parking Garage. The Board agreed to table the recharge issue until that hearing.

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The Board asked if, as part of the Valley project, the lake would be closer to the buildings and new wetland areas brought to the site. Furthermore, would the new buildings then be within the 100 foot buffer zone. Mr. Lovett said new wetlands would be brought to the site, which would bring the proposed buildings within the buffer zone.

The Board decided to include a condition that no building shall be constructed within the 100 foot buffer zone to be created in the future in relation to the Alumni Valley project.

The Board asked how the underground portion of the garage would be ventilated. Mr. Scogin said it would be mechanically ventilated. The garage is completely open at the southern end for 120 feet. The intake is on the south side, and the air is pushed out to the north.

The Board asked about the screen wall on the garage. Mr. Scogin said that although part of the garage is below ground, the attempt is to make it appear almost totally below ground. A large mound will be added to the south, while the north is screened by a tree line. As the entry is difficult to hide, the glass façade will be added to the entry side to mask the garage.

The Board noted that there would be a soil stockpile on the existing tennis courts, which appears to be outside the erosion control measures. Mr. Lovett said the stockpile should be completely within the erosion control area.

The Board requested a revised plan showing the erosion control measures, a list of erosion control measures specifically for the large soil stockpiles, and the location of the soil stockpiles. The plan could be a revision of the C-5 Grading & Drainage Plan or a new plan. Plans containing the S-1 and S-2 figures should also be revised as they do not contain labels.

The Board stated it was impressed with the treatment of the steep slopes around the garage and the Physical Plant, and asked how they would perform over time.

Emily Meuller from Michael Van Valkenburgh Associates, said the slopes will not be as steep as shown. The 1:1 areas will be reduced to 2:1. The Board requested a revised plan GT-1 (Reinforced Slope Plan) showing the change.

The Board commented that Plan E-5.1, an Electrical Power Plan, shows two large underground storage tanks. Although not part of this project, they are in a Water Supply Protection District. The State Department of Fire Services website, which lists all underground storage tanks and their compliance to regulations, has no listing for these tanks.

Pat Willoughby from Wellesley College, said the tanks had been replaced more than 5 years ago with double-walled tanks. The Board requested that evidence of compliance with the State law regarding replacement be submitted.

The Board discussed construction traffic management. As two large projects will be under construction at the same time, the Board is concerned about the impact of construction traffic on Central Street, and asked if heavy equipment and deliveries could be scheduled for off peak hours. When the Board of

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Selectmen reviews the Construction Traffic Management Plan, consideration of restrictions on hours of use of Central Street should be included. The Board was also concerned with pedestrian safety at crosswalks on Central Street.

Kevin Hynes, project contractor, said all sub-contractors would receive a traffic management plan with that information included. There will not be significant traffic during the construction phase of the project. All construction personnel traffic will be contained on site, will arrive between 6-6:30 a.m., and leave between 3:25-3:40 p.m., which will not significantly impact Route 135.

Once excavation for both projects is completed, every cubic yard of material cut will be used on campus. The garage will be pre-cast concrete, which is manufactured in Pittsfield. Sufficient work product will be marshaled on campus during the progress of the work to raise every day. The steel frame for the Campus Center will be brought in at night. Ready-mix concrete will be brought in from Milford through Natick. Peak construction traffic would occur during the concrete pouring period.

The Board asked about the composition of the temporary parking lots for construction workers, and what controls would be in place to prevent seepage of oil and gas. Mr. Willoughby said the location of the temporary lots has not been determined. They are very mindful of the problem, as the college water supply would be contaminated without controls.

The Board stated that in restoration of the temporary parking lots, removal of all contaminated soil and replacement with clean sod would be mandatory. Furthermore, the Board decided that the condition should include the provision that all parking areas being replaced by the Parking Garage shall cease being used within 90 days after the issuance of the Certificate of Occupancy for the Parking Garage.

The Board noted that the Site Plan Approval for the Davis Art Museum contained a condition that inspection and maintenance of catch basins shall be done on an annual basis, and certification of inspection submitted to the Wetlands Protection Committee annually by July 1<sup>st</sup>. An Operation and Maintenance plan for the water quality devices has been submitted. The Board will require that inspection and maintenance of catch basins, trenches and the water quality devices for both projects shall be done on an annual basis, and certification of inspection submitted to the Department of Public Works.

The Board discussed the issue of grade reduction, and asked what was the elevation of the high ground water level. Mr. Lovett said that monitoring wells were installed on each of the three levels. The level in the area of the Campus Center is 109.5-110. The Campus Center bottoms at 110.

The Board asked if flooding in the bottom of the Campus Center had been considered. Mr. Lovett said the building will be constructed on an anti-flotation slab with drainage protection around it.

The Board asked what material was being used for de-icing. Mr. Willoughby said a sodium based deicer was used. They have looked at other products, but they are very expensive. The Board stated that discussion on this issue would be tabled until presentation of the Alumni Valley project, but fully discussed at that time.

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The Board expressed concern that the projects do not meet the standards of Section 6 of the Design & Operation Standards of Section XIV-E of the Zoning Bylaw, or the DEP regulations. The question is if a Water Supply Protection District can be considered a resource area, as DEP regulations state the guidelines are to be applied to sites within resource areas or the buffer zone of a wetlands area.

Peter Alpert, Wellesley College counsel, said the guideline really apply only to projects requiring an Order of Conditions, which these projects do not. Water Supply Protection Districts relate to drinking water and are not wetland resource areas.

The Board noted there was discussion by the Health Department about the 9,000 gallon grease trap at the Campus Center. The College has stated that the grease trap would be inspected monthly and cleaned out when 12 inches of grease had accumulated. The Board decided to include the inspection and clean-out requirements as a condition.

No other person had any comment on the petitions.

#### Statement of Facts

The subject property serving as the locus for both the Campus Center and the Parking Garage is located on the Wellesley College Campus in an Educational District and a Water Supply Protection District, and is bounded on the north by Route 135, on the east by College Road, on the south by the existing Physical Plant building and on the west by the existing Sports Center and Alumni Hall.

The petitioner is requesting Site Plan Approval to allow construction of a three-story building with a footprint of 23,423 square feet, a floor area of 51,520 square feet at a height of 58 feet within a 5.2 acre work site for use as a Campus Center. Associated landscaping will be provided. In addition, a Special Permit is requested for a Major Construction Project in a Water Supply Protection District; and a variance to allow the height of the building to exceed the allowed height of 45 feet.

The petitioner is also requesting Site Plan Approval to allow construction of a 5 level Parking Garage in which two levels will be below ground, and construction of an attached one-story Campus Police Facility within a 4.7 acre work site. The Parking Garage will have a footprint of 60,000 square feet, a floor area of 172,000 square feet and a height of 40 feet.

The attached one-story Campus Police Facility will have a footprint and floor area of 4,182 square feet at a height of 15 feet. Associated landscaping will be provided for the combined structure.

A Special Permit is requested for the construction of a Major Construction Project in a Water Supply Protection District.

The Design Review Board reviewed the two projects on June 27, 2002, September 25, 2002, and held a Final Review on October 23, 2002, at which the DRB voted to approve the projects as submitted.

On October 8, 2002, the Planning Board voted to grant a Special Permit with Conditions for a Project of Significant Impact (PSI-02-02) for the Wellesley College Campus Center and Parking Garage.

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On September 10th and October 8, 2002, the Wellesley Fire Department met with members of the project group. The seven page memorandum, (The Fire Agreements), dated October 14, 2002, prepared by Mack Scogin Merrill Elam Architects included agreements between Wellesley College and the Wellesley Fire Department in regard to the construction and operation of the Campus Center and the Parking Garage.

On November 12, 2002, the Planning Board reviewed both petitions and recommended approval of the requested variance for the height of the Campus Center.

The following plans were submitted for both projects:

C-1	Legend & General Notes	10/29/02	Christopher M. Lovett	Registered PE
C-2	Demolition Plan	10/29/02	Christopher M. Lovett	Registered PE
C-3	Site Development Plan	10/29/02	Christopher M. Lovett	Registered PE
C-4	Parking & Materials Plan	10/29/02	Christopher M. Lovett	Registered PE
C-5	Grading, Drainage & Erosion Control Plan Rev.	10/29/02 11/25/02	Christopher M. Lovett	Registered PE
C-6	Utility Plan	10/29/02	Christopher M. Lovett	Registered PE
C-7	Detail Sheet	10/29/02	Christopher M. Lovett	Registered PE
C-8	Detail Sheet	10/29/02	Christopher M. Lovett	Registered PE
C-9	Detail Sheet	10/29/02	Christopher M. Lovett	Registered PE
C-10	Detail Sheet	10/29/02	Christopher M. Lovett	Registered PE
C-11	Drainage Profiles Rev.	10/29/02 11/25/02	Christopher M. Lovett	Registered PE
C-12	Drainage/Sanitary Profiles Rev.	10/29/02 11/25/02	Christopher M. Lovett	Registered PE
S-1	Existing Site Features Plan	12/14/01	Scott D. Cameron	Registered LS
S-2	Plot Plan	9/26/02	Scott D. Cameron	Registered LS
GT-1	Reinforced Soil Slope Plan	10/29/02	Robert D. Hewitt	Registered PE
GT-2	Details Sheet	10/29/02	Robert D. Hewitt	Registered PE
GT-3	Temporary Excavation Support Systems	10/29/02	Robert D. Hewitt	Registered PE
L301	Landscape Plan/Campus Center Rev.	9/28/02 11/26/02	Laura A. Solano	Registered LA
L302	Landscape Plan/Central Utility Plan Rev.	9/28/02 11/26/02	Laura A. Solano	Registered LA
L303	Details	9/28/02	Laura A. Solano	Registered LA
L3.1	Landscape Plan Parking Garage Rev.	9/28/02 11/26/02	Laura A. Solano	Registered LA
L3.2	Details	9/28/02	Laura A. Solano	Registered LA
A101	Valley Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A102	Terrace Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A103	College Road Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A104	Mezzanine Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A105	Upper Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A106	Clerestory Level Plan/CC	10/29/02	Mack Scogin	Registered Architect
A107	Roof Plan/CC	10/29/02	Mack Scogin	Registered Architect

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A201	North Elevation/CC	10/29/02	Mack Scogin	Registered Architect
A202	South Elevation/CC	10/29/02	Mack Scogin	Registered Architect
A203	East Elevation/CC	10/29/02	Mack Scogin	Registered Architect
A204	West Elevation/CC	10/29/02	Mack Scogin	Registered Architect
A404	Details/CC	10/29/02	Mack Scogin	Registered Architect
A1.0	Terrace Level Plan/PG	10/29/02	Mack Scogin	Registered Architect
A1.1	Lower Level Plan/PG	10/29/02	Mack Scogin	Registered Architect
A1.2	College Road Level Plan/PG	10/29/02	Mack Scogin	Registered Architect
A1.3	Upper Level Plan/PG	10/29/02	Mack Scogin	Registered Architect
A1.4	Top Level Plan/PG	10/29/02	Mack Scogin	Registered Architect
A2.0	Elevations/PG	10/29/02	Mack Scogin	Registered Architect
A2.2	Police Elevations	10/29/02	Mack Scogin	Registered Architect
P1	Plumbing Details	10/29/02	Christopher R. Schaffner	Registered ME
E2.1	Garage Electrical Power Riser Diagram	10/29/02	ARUP	
E3.1	CC Electrical Normal Power Riser Diagram	10/29/02	ARUP	
E3.2	CC Electrical Emergency Power Riser Diagram	10/29/02	ARUP	
E4.1	Garage Electrical Lighting & Fire Alarm/Lower Level Plan	10/29/02	ARUP	
E5.1	CC Electrical Power Valley Level Plan	10/29/02	ARUP	

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The following information was submitted for both projects:

1. Application for Site Plan Approval/Special Permit/Variance for Campus Center prepared by Vanasse Hangen Brustlin
  - a. Site Plan Approval Review/Plans & Submitted Checklist
  - b. Development Prospectus
  - c. Abutters List
  - d. Fire Flow Certification
  - e. Construction Management Plan
  - f. I & I/Conservation Measures
  - g. Municipal Impact Analyses
  - h. Response to DPW Comments on Preliminary SPA Application
2. Application for Site Plan Approval/Special Permit for Parking Garage/Campus Police prepared by Vanasse Hangen Brustlin, which included the same Sections a. through h. relative to the Parking Garage/Campus Police Facility
3. Technical Appendix: Campus Center/Parking Garage/Campus Police prepared by Vanasse Hangen Brustlin
  - a. Drainage & Storm Water Quality Report (w/maintenance plan)
  - b. Traffic Issues Summary
  - c. Subsurface Conditions
4. Groundwater Monitoring Report prepared by Haley & Aldrich

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All of the above referenced Plans and submission materials were 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.

The Wetlands Protection Administrator raised several questions regarding on site recharge, which the Board of Appeals voted to table and reconsider at the Public Hearing to be held when Wellesley College requests Site Plan Approval for the Alumni Valley Project.

#### Decision

This Authority has made a careful study of the plans and materials submitted and the information presented at the hearing. Both Wellesley College's proposed 51,510 square foot Campus Center and proposed 172,000 square foot Parking Garage with attached 4,182 Campus Police Facility on the Wellesley College Campus constitute a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw, as both projects include the construction of 2,500 or more square feet of gross floor area. Both projects are also pursuant to Section XIVE of the Zoning Bylaw as each is a Major Construction Project to be built in a Water Supply Protection District.

A Special Permit for construction of a Major Construction Project in a Water Supply Protection District is granted, as voted unanimously by this Authority at the Public Hearing, for both the Campus Center and the Parking Garage/Campus Police Facility, subject to the condition that the issues regarding recharge and the use of sodium based deicing materials in a Water Supply Protection District shall be discussed in detail at a future Public Hearing on Site Plan Approval for the Alumni Valley project.

It is the opinion of this Authority that due to the soil conditions and the high ground water table present in the location of the Campus Center, a literal enforcement of the provisions of Section XX of the Zoning Bylaw would involve a substantial hardship to the petitioner, and that relief may be granted without substantially derogating from the intent or purpose of the Zoning Bylaw.

Therefore, the requested variance is granted, as voted unanimously by this Authority at the Public Hearing, to construct the Campus Center at a height of 58 feet, which exceeds the allowed height of 45 feet, subject to construction in accordance with the submitted plans.

It is the opinion of this Authority that the proposed plans listed in the foregoing Statement of Facts for the Campus Center and the Parking Garage/Campus Police Facility 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 XVI, Section XXV and Section XXII of the Zoning Bylaw is ensured.

Site Plan Approval for the Campus Center and the Parking Garage/Campus Police Facility is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, Section XIVE, and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

ADDENDUM A

1. The Special Permit for a Project of Significant Impact (PSI-02-02) issued by the Planning Board for the Wellesley College Campus Center and Parking Garage is hereby incorporated into this decision.
2. The "Fire Agreements" dated October 14, 2002 between Wellesley College and the Wellesley Fire Department are hereby incorporated into this decision.
3. Prior to the issuance of any Building Permit, the following plans shall be revised:
  - a. Plan C-5 Grading, Drainage & Erosion Control Plan shall include location of soil stock piles, erosion control measures, and a list of the specific erosion control measures to be used for large soil stockpiles.
  - b. Plans S-1 Existing Site Features and S-2 Plot Plan shall include the designated letter and number identifying said plans.
  - c. Plan GT-1 Reinforced Slope Plan shall be revised to show the reduction in slope.
4. Prior to the issuance of any Building Permit, documentation of compliance that the underground storage tanks shown on Plan E-5.1 comply with State Department of Fire Services Regulations.
5. The Construction Traffic Mitigation Plan shall specifically address precautions to be taken on Central Street between Weston Road and Cameron Street. A copy of said Plan shall be submitted to the office of the Board of Appeals.
6. Restoration of all temporary parking lots shall include removal of all contaminated soil and replacement with clean sod.
7. Wellesley College shall cease using all parking areas being replaced by the Parking Garage within 90 days after the issuance of a Certificate of Occupancy for the Parking Garage.
8. All catch basins, trenches and water quality devices installed for the Campus Center and for the Parking Garage/Campus Police Facility shall be inspected and maintained annually. Certification of said inspection shall be submitted by July 1 of every year to the Department of Public Works.
9. No building shall be constructed within the 100 foot buffer zone to be created in the future in relation to the Alumni Valley Restoration Project.
10. All food services available in the Campus Center shall be addressed separately through the Health Department's plan approval process.
11. Additional information regarding the 9,000 gallon grease trap in relation to the proposed Campus Center kitchen shall be submitted to the Health Department before the grease trap becomes operational.

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Wellesley College Campus Center &  
ZBA 2002-105  
Wellesley College Parking Garage & Police Station Facility

12. The grease trap shall be inspected monthly and cleaned out when twelve inches of grease have accumulated. Certification of the monthly inspection shall be submitted to the Health Department.
13. All work shall be performed according to the latest revision of the plans submitted and on file with this Authority.
14. All design and construction shall comply with all applicable state and local codes.
15. All requirements of the Town of Wellesley Fire Department shall be met.
16. 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.
17. Upon completion of both projects, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.
18. A copy of the Occupancy Permit for each structure issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

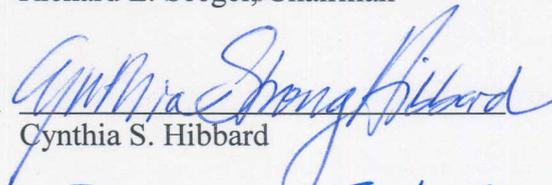
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

Cc: Planning Board  
Board of Selectmen  
Department of Public Works  
Wetlands Protection Committee  
Fire Department  
Health Department  
Inspector of Buildings

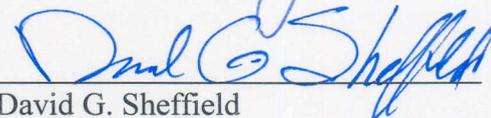
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Richard L. Seegel, Chairman



Cynthia S. Hibbard



David G. Sheffield

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WELLESLEY MA 02152  
2003 JAN -7 P 1:12