

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2002 APR 25 A 8:16

ZONING BOARD OF APPEALS

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

KENDALL P. BATES, CHAIRMAN  
RICHARD L. SEEGEL, VICE CHAIRMAN  
CYNTHIA S. HIBBARD

ELLEN D. GORDON  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 208

ROBERT A BASTILLE  
J. RANDOLPH BECKER  
ROBERT W. LEVY

ZBA 2002-25  
Petition of Babson College  
Stormwater Infrastructure Improvements  
Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 11, 2002 at 7:30 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow Stormwater Infrastructure Improvements which include replacement of catch basins, regarding/repaving a segment of Woodland Hills Drive, and disturbance of existing vegetative cover of 5,000 or more square feet at various sites on the BABSON COLLEGE CAMPUS, in an Educational District, an Educational A District, a Water Supply Protection District, and a Business A District.

On March 4, 2002, 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 Shelley Kaplan, Associate Vice President for Facilities Management and Planning at Babson College. Mr. Kaplan explained that the college has been requested to provide infrastructure improvements on the campus to ensure that the Babson infrastructure has no impact on Town systems. They plan to update the high voltage electric distribution system, make a series of stormwater drainage improvements and other water improvements.

Mr. Kaplan said the stormwater improvements project before the Board consists of two parts. The first part extends from the West Gate west down Wellesley Avenue heading toward Great Plain Avenue. This area is contained within the Caroline Brook Watershed. They are constructing a Stormwater Management System, which will control stormwater on the campus, collect water that is currently running across Wellesley Avenue into residential neighborhoods, and carry it to the appropriate watershed for final distribution into Caroline Brook.

The second part involves the Academy Brook Watershed. This work will be done north of Wellesley Avenue, and will consist of an above ground stormwater management system with catch basins, as well as a below ground management system with piping that will bring the water down to the existing transfer point at Publisher's Hall, crossing beneath Forest Street. Detention basins to control the flows will be constructed near Publisher's Hall. Piping has been designed to be located beneath the existing road surface.

ZBA 2002-25  
Petition of Babson College  
Stormwater Infrastructure Improvements  
Babson College Campus

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2002 APR 25 A 8 15

The Board asked if the improvements would stop the sheeting of water across Forest Street. Mr. Kaplan said that is the goal – to control the peak flows to be equal to or less than the peak flows that existed prior to any construction in the area.

The Board noted that no detention basins are planned for the Wellesley Avenue project. Mr. Kaplan said that although they were replacing some impervious surface with grass, the main control would be through an above ground catch basin system and a perforated pipe storm water collection system below ground, which would collect above and below ground water and bring it to one location.

The Board asked if the water directed into Caroline Brook would affect the level of the brook. Mr. Kaplan said that presently the water is flowing into the brook. The intent is to ensure the water gets to the brook in the right way without interfering with the neighbors.

The Board asked how long the project would take to complete. Mr. Kaplan said the initial Caroline Brook project should be completed early this summer. This is the project that is of the most concern to the neighbors. The rest of the project, which involves significant excavation, has to be coordinated with the high voltage electrical upgrade, and may not be complete for two years. It would have to be done during the summer because the impact to the campus is so great.

The Board asked if the construction involving the large detention tanks would be done off the road, or would construction vehicles be tying up traffic on either Forest Street or Wellesley Avenue. Mr. Kaplan said they have not designed the construction process, but he expected it would be on campus property, not on Forest Street. The original plan involved increasing the size of the pipe under Forest Street. The DPW has said this was not necessary, so Forest Street will not have to be disturbed.

The Board discussed the capacity of the system. It appears that the 15 inch storm drain line on Forest Street, which appears on Town plans, may not actually exist. Mr. Kaplan said the 15 inch line is there, but is draining back into the Babson property, and will be replaced for that reason. The second issue is whether the culvert under the street needs to be upgraded from 20 inches to 36 inches. The Assistant Town Engineer's position is that if the peak discharge decreased, the capacity of the culvert would not have to be increased. However, this issue is under peer review by Baystate Environmental Consultants and has not been resolved as yet. The Board stated that the decision would contain a condition that the issue be resolved to the satisfaction of the Engineering Department.

The Board asked how large the underground detention basin was, and how it was sized. Mr. Kaplan said it would contain 1.3 million gallons. The size is based on the amount of acreage and stormwater area it needed to contain. It is designed to incorporate all future work to the year 2010.

They are currently discussing the type of construction material for the detention basin; concrete pipe, corrugated pipe or plastic pipe. The Board commented that the detention basin itself would be impervious. Water would not be flowing through the walls, as it is below the high groundwater level. The intake and outflow would also be above the groundwater level.

Kris Kollegian, of the Office of Project Management, said the pipe is part of the detention system. The original design was for a concrete structure, but they have continued to look at other materials. The

ZBA 2002-25  
Petition of Babson College  
Stormwater Infrastructure Improvements  
Babson College Campus

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2002 APR 25 A 8:16

detention basin will be composed of 9 foot round structures in seven or eight rows. Whatever the material is to be used, all structures will contain the water within them.

The Board asked if it would not be more difficult to stop structures of a lighter weight material from floating in the ground water. Mr. Kollegian said that whatever the material, ballast would be needed.

Mr. Kaplan added that the Board would be advised as to the final decision on the material chosen, as would the Town engineers, with whom they are meeting on a regular basis.

The Board stated that the project area is considered a critical one because it is in a Water Supply Protection District. One of the Best Management Practices for this district is inclusion of a means of immediate shut-down in the detention basin design in the event of an emergency spill or other unexpected contamination problems. In this instance, so much of the campus drains to a central location and then into the water supply. Although the Board would not make this a condition, it makes a strong suggestion that some type of shut-down be designed as part of the detention basin.

The Board noted that the Order of Conditions states that only calcium-based deicing chemicals be used on surfaces where runoff or drainage will discharge into wetland resource areas. Since so much of the campus is in a Water Supply Protection District, it makes sense to use this type of chemical on all roadways rather than only on those where drainage discharges into wetland resource areas. Mr. Kaplan agreed.

No other person present had any comment on the petition.

Statement of Facts

The project loci in question are various sites on the Babson College Campus, and particularly along Wellesley Avenue and Forest Street in an Educational District, an Educational A District, a Water Supply Protection District, and a Business A. District.

The petitioner is requesting Site Plan Approval to allow Stormwater Infrastructure Improvements which include replacement of catch basins, regarding/repaving of a segment of Woodland Hills Drive, and disturbance of the existing vegetative cover of 5,000 or more square feet at various sites on the Babson College Campus.

The project has an overall goal to reduce the quantity and improve the quality of stormwater runoff to the levels prior to development of the site, and maintain these levels throughout the College's 10-year development plan. This goal will be achieved by adding hooded catch basins and oil/water separators, as well as detention/settling basins with deep sumps to reduce peak runoff. The project also seeks to address drainage concerns expressed by area residents.

The following plans were submitted:

G-1 Title Sheet	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
-----------------	--	---

ZBA 2002-25  
Petition of Babson College  
Stormwater Infrastructure Improvements  
Babson College Campus

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

G-2	General Notes	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
G-3	Existing Conditions Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
G-4	Existing Conditions Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Gregory M. Valiton, Registered Professional Engineer
G-5	Existing Conditions Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Gregory M. Valiton, Registered Professional Engineer
G-6	Existing Conditions Plan	August 2001, revised 8/29/01 1/25/02 2/22/02	Gregory M. Valiton, Registered Professional Engineer
G-7	Plot Plan	August 2001, revised 8/29/01	John R. Andrews, Registered Land Surveyor
C-1	Proposed Conditions Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
C-2-4	Grading Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
C-5-7	Utility Plan	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
C-8-11	Details	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
P-1-11	Plan & Profile	August 2001, revised 8/29/01 1/25/02, 2/22/02	Matthew J. Kennedy, Registered Professional Engineer
L-1-3	Landscape Plan	January 2002, revised 2/20/02	Carol R. Johnson Associates, Inc.
L-4	Planting Plan & Details	January 2002, revised 2/20/02	Carol R. Johnson Associates, Inc.
L-5	Details	January 2002, revised 2/20/02	Carol R. Johnson Associates, Inc.

The following written materials were submitted:

1. Babson College Campus Utility Improvements prepared by ENSR International, January 2002
2. Official Development Prospectus dated January 31, 2002
3. Plans & Submittal Check List
4. Foundation Engineering Report dated 12/24/01, prepared by McPhail Associates, Inc.

An Order of Conditions (DEP 324-385) for the project was issued by the Wetlands Protection Committee on March 7, 2002

On April 4, 2002, the Design Review Board reviewed the landscaping plans for three areas of the project and voted unanimously to accept the submission as presented.

All plans and written materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief and Municipal Light Plant, as required by Section XIVA 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 April 9, 2002, the Planning Board reviewed the petition and supported the application.

ZBA 2002-25  
Petition of Babson College  
Stormwater Infrastructure Improvements  
Babson College Campus

Decision

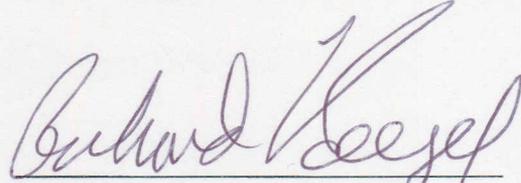
This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's Stormwater Infrastructure Improvement project constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it involves removal or disturbance of the existing vegetative cover over an area of 5,000 or more square feet.

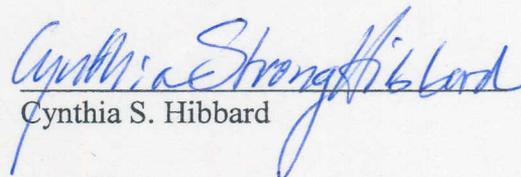
It is the opinion of this Authority that the proposed plans for the project on the Babson College campus, as shown on the submitted plans listed in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section XVI, and Section XXII of the Zoning Bylaw are ensured.

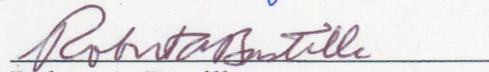
Therefore, Site Plan Approval is granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA, Section XVI-E and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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  
Wetlands Protection Committee  
Town Engineer  
Inspector of Buildings

  
Richard L. Seegel, Acting Chairman

  
Cynthia S. Hibbard

  
Robert A. Bastille

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2002 APR 25 A 8:16

ADDENDUM A

1. Prior to the issuance of any building permit, the issues of the 15 inch drain and the size of the culvert under Forest Street shall be resolved and approved by the Assistant Town Engineer, and a letter denoting said approval shall be sent to the office of the Board of Appeals.
2. All work shall be performed in accordance with the plans submitted and on file with this Authority.
3. Any changes occurring during the design and/or construction phases of this project shall be subject to prior review and approval by the appropriate Town Board and/or department before commencement of such changes.
4. All design and construction must comply with all applicable state and local codes.
5. All requirements of the Town of Wellesley Fire Department shall be met.
6. All requirements of the Department of Public Works and Municipal Light Plant 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 and MLP standards and installed and maintained at no cost to the Town of Wellesley.
7. The Order of Conditions (DEP 324-385) issued by the Wetlands Protection Committee on March 7, 2002, is hereby incorporated into this decision.
8. Only calcium-based deicing chemicals shall be used on any and all roadways on the Babson College campus.
9. Every effort shall be made to minimize construction impacts to Forest Street and Wellesley Avenue during the entire construction period.
10. Every effort shall be made to incorporate an emergency shut-down system, i.e. a manual sluice gate, into the final design of the detention basin structure for use in emergency situations.
11. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works and Municipal Light Plant.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2003 APR 25 A 8:16