

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

2002 APR 25 A 8 17

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ZBA 2002-26
Petition of Babson College
Upper Athletic Fields/Phase Two
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 the following improvements involved in Upper Level Athletic Fields/Phase Two on the BABSON COLLEGE CAMPUS in an Educational District and a Water Supply Protection District:

1. Relocation of existing natural turf soccer field 15 feet south to align with existing Astro turf field.
2. Construction of two sets of A-frame bleachers; each set about 240 feet long seating about 550 people and one bleacher about 180 feet long seating about 500 people.
3. Construction of a two-story press box with a 20 foot by 11 foot 4 inch lower level and a 12 foot by 11 foot 4 inch upper level.
4. Construction of two double-sided 16 foot by 9 foot scoreboards 8 feet about the ground.

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 said that almost two years ago, the college was before the Board for Site Plan Approval for Phase One of the Upper Athletic Field project, which involved recovering the uppermost field with Astro turf. At that time, the college said it would return for approval of Phase Two.

Mr. Kaplan explained that as part of the Astro turf project, they removed a number of bleachers. They would like to replace those bleachers with two sets of A-frame bleachers sited between the upper field and the soccer field that will provide seating for both fields. They would also like to replace bleachers on the south side of the soccer field with a single bleacher.

The change in the location of the natural turf field is to line it up with the Astro turf field. This involves some stormwater work including moving irrigation lines, which will improve the existing stormwater system for the field.

The scoreboards for the fields will also be replaced with new scoreboards having the same size, but in a different location. There will be two double-sided scoreboards, one on the east side of the Astro turf field

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and the second on the east side of the soccer field. They are double-sided to serve both the playing fields on one side and the practice field and softball field on the other side.

The "press-box" is a misnomer because it is not really a press box, but a location for the coaches and the video taping equipment.

The Board asked for an explanation of the proposed drainage beneath the soccer field. Mr. Kaplan said a very extensive drainage system had been installed for the Astroturf field. This field drains toward the Rosemary Brook watershed. The natural field drains toward the Fuller Brook watershed. The plans for the expansion of the Center for Executive Education included the calculations for this field in the detention system, infiltration chambers and control system associated with the CEE project. In moving the natural field, they would be constructing some additional stormwater collection systems in areas in which the field is being relocated, tying all the systems together, and then installing a pipe and manhole system to deliver the water to the CEE storm control system, which is in place.

There will be no changes to the drainage system beneath the Astroturf field, and no detention systems will be constructed beneath the soccer field. Perforated pipe will be put in to solve the "ponding" problem off the field.

The Board noted that the Fire Department had requested that a stone dust road be added from the Van Winkle area to the soccer field. Mr. Kaplan said the fire trucks have difficulty turning around behind the softball field on the existing road. The college will construct the stone dust road.

The Board stated that Site Plan Approval for the Astroturf field contained a condition that all lighting be extinguished no later than 10 p.m. Mr. Kaplan said they would extinguish all lights for the soccer field by 10 p.m. also.

The Board asked if there was a possibility that the storage area under the press box be expanded in the future. Mr. Kaplan said there is more storage space under the bleachers, which can be used for large pieces of equipment.

The Board asked about trash collection. Mr. Kaplan said there will be trash containers located in the field area, which will be picked up every day. There are three people assigned to clean-up for the field area on a daily basis.

The Board asked if there were any agreements with outside groups whereby the fields would be used more intensely. Mr. Kaplan said most of the field use is by the college. Occasionally, the soccer field is used by Wellesley High School, Needham High School, or other colleges on a "need to play" basis. The fields are also used by the summer camp program.

Rudy Hohenberg, 46 Skyline Drive, asked about the seating capacity in the stands. Mr. Kaplan said the center bleacher area would seat 550 people on each side. They have added about 150 seats to the Astroturf side and about 250 seats to the soccer side with the new bleachers. Mr. Hohenberg said that according to his calculations, the stands could seat 1,600 people, not 1,100. He requested that the Board condition that no more than 1,100 seats be allowed. Mr. Kaplan said they are working out the final seating details with the bleacher company and will provide the Board with a total count.

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Statement of Facts

The subject locus is the Upper Athletic Fields between the West Gate and the Main Gate on the Babson College Campus in an Educational District and a Water Supply Protection District. In May 2000, the Board of Appeals granted Site Plan Approval for replacement of 132,000 square feet of grassed area with Astroturf on the upper athletic field (ZBA 2000-4). Condition #5 in said decision stated that no structure could be constructed at this location without approval of the Board of Appeals.

The petitioner is now requesting Site Plan Approval for the following improvements involved in Upper Athletic Fields/Phase Two:

1. Relocation of existing natural turf soccer field 15 feet south to align with existing Astroturf field.
2. Construction of two sets of A-frame bleachers; each set about 240 feet long seating about 550 people and one bleacher about 180 feet long seating about 500 people.
3. Construction of a two-story press box with a 20 foot by 11 foot 4 inch lower level and a 12 foot by 11 foot 4 inch upper level.
4. Construction of two double-sided 16 foot by 9 foot scoreboards 8 feet about the ground.

The following plans were submitted:

- A-1 Site Plan
- A-2 Bleacher Plan
- A-3 Press Box Floor & Reflected Ceiling Plans
- A-4 Press Box Foundation & Structural Plans and Details
- A-5 Press Box Building Elevations
- A-6 Press Box Building Sections
- A-7 Press Box Interior Elevations & Schedules
- A-8 Press Box Details
- A-9 Field Entry Gate

All "A" series plans were dated February 28, 2002 and stamped by Jonathan Keller, Registered Architect.

- S-1 Cover Sheet
- S-2 Existing Conditions Plan
- S-3 Proposed Plot Plan

All "S" series plans were dated 1/24/02, revised 2/15/02, 2/27/02, and stamped by John R. Andrews, Registered Land Surveyor.

- C1.00 Site Demolition Plan
- C2.00 Site Layout Plan
- C3.00 Site Grading, Drainage & Erosion Control
- C4.00 Site Utility Plan
- C4.01 Site Utility Part Plans
- C5.00 Utilities Detail Plan
- C5.01 Utilities Detail Plan
- C5.02 Utilities Detail Plan

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All "C" series plans were dated 1/31/02, revised 2/22/02, 2/28/02, and stamped by Thomas J. St. Denis, Registered Professional Engineer

L1 Landscape Plan: Entry Gate Layout & Grading

L2 Landscape Plan: Entry Gates Planting

All "L" series plans were dated 2/27/02 and stamped by Jeffrey A. Gebrian

The following written materials were submitted:

1. Official Development Prospectus
2. Plans Submittal and Check List
3. Project Narrative
4. Response to comments of Assistant Town Engineer from BVH Integrated Services
5. Babson College Stormwater Operation & Maintenance Plan
6. Geotechnical Report prepared by McPhail Associates

On December 13, 2001, the Design Review Board held a Preliminary Review of the project, and a Final Review on January 24, 2002. The Board voted to accept the submission as present subject to provision by the applicant of a final materials list and notification and review of any changes to elevations, massing, planting and lighting.

On March 7, 2002, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-384) for the project.

All plans and written materials submitted 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 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 April 9, 2002, the Planning Board reviewed the petition and recommended compliance with the Design Review Board recommendations, and that the 12 foot wide stone dust road from Van Winkle Hall be installed for fire protection purposes as requested by the Fire Department.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The upper athletic fields are located on the Babson College campus between the West Gate and the Main Gate in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval to allow realignment of the existing soccer field, construction of two sets of A-frame bleachers, one single bleacher, a press box, and two scoreboards in response to a condition imposed in the prior Site Plan Approval involving the 132,000 square foot upper athletic Astroturf field (ZBA 2000-4).

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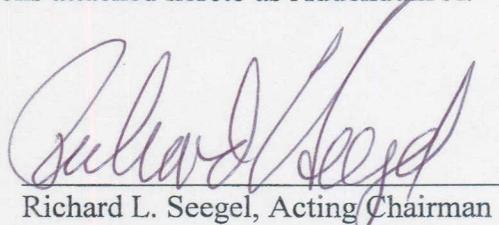
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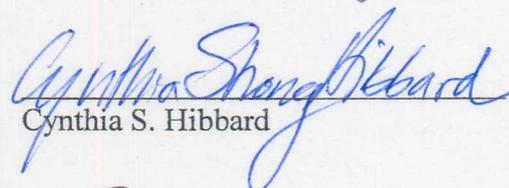
It is the opinion of this Authority that the proposed plans for the project listed in the foregoing Statement of Facts comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, and insure adequate protection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

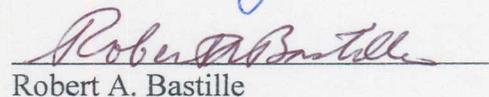
Therefore, Site Plan Approval is granted for the Upper Athletic Fields/Phase Two project, as voted unanimously by this Authority at the Public Hearing, pursuant to the provisions of Section XVIA, Section XIVB and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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
Fire Department
Inspector of Buildings


Richard L. Seegel, Acting Chairman


Cynthia S. Hibbard


Robert A. Bastille

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ADDENDUM A

1. All work shall be performed in accordance with the last revision of the plans submitted and on file with this Authority.
2. Any changes to said plans 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.
3. All design and construction shall comply with all applicable state and local codes.
4. All requirements of the Town of Wellesley Fire Department shall be met, including the requirement that a 12 foot wide stone dust road be constructed from the Van Winkle Hall area to the playing field area to provide a second means of access to the upper athletic fields.
5. All requirements of the Department of Public Works and the 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.
6. The Order of Conditions (DEP 324-384) issued by the Wetlands Protection Committee on March 7, 2002 is hereby incorporated into this decision.
7. Babson College shall submit a final total of the seating capacity available in both the two A-frame bleachers and the single bleacher prior to construction of said bleachers to the office of the Board of Appeals.
8. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.