

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2002-72
Petition of Wellesley College
Trade Shops Project
West Campus

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2002 AUG 22 P 11:11

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 15, 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 petition of WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIIIA and Section XXV of the Zoning Bylaw to allow construction of a one-story 20,000 square foot building at a height of 20 feet, to contain the Wellesley College Trade Shops, on a work area of 98,500 square feet in an Educational District and a Water Supply Protection District on the WEST CAMPUS area of Wellesley College. A new parking lot containing 126 parking spaces and associated landscaping will be provided.

A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw is also requested, as the construction of the 20,000 square foot Trade Shops Building will involve a use where more than 10,000 square feet of the work area would be rendered impervious.

On July 10, 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 Barry Monahan, representing Wellesley College, who was accompanied by Douglas Landry, Senior Project Manager, and Christopher Lovett, Project Engineer, both from Vanasse Hangen Brustlin, Inc. Mr. Monahan said that the Trade Shops building is one of the pieces of the Master Plan for the Alumni Valley area. Once this building is erected, the old Trade Shops building will be demolished, and a parking garage and campus center are planned for that area.

Mr. Landry oriented the Board to the site and the nature of the application. He noted that the "site" on which the building is to be constructed is not a single lot, but a 98,500 square foot work area, which is limited to the existing athletic field just west of West Lodge and abutting Route 135. The entire site is located within an Educational District and a Water Supply Protection District. The proposed 20,000 square foot building is considered a Major Construction Project, requiring Design Review and Site Plan Approval. It is also a Project of Significant Impact, which required a Special Permit from the Planning Board. Due to the fact that the site is located in a Water Supply Protection District, a Special Permit is also required.

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Using an enlargement of the Site Plan, Mr. Lovett walked the Board through the project. The 20,000 square foot building will be located just north of the Distribution Center and just south of Route 135. The main entrance to the building is adjacent to the Distribution Center. Several entrances on the eastern side will be used for loading, pick-up and delivery of materials.

There are 126 parking spaces associated with the project, including 5 handicap spaces adjacent to the main entrance and 24 compact spaces on the southern side. Interior landscaping will be located in a 20 foot wide central island, and additional screening from Route 135 will be provided. Every effort will be made to maintain as much of the vegetation bordering Route 135 as possible. The existing chain link fence along Route 135 will be maintained and planted with ivy. Additional screening will be provided on the far eastern side of the parking lot.

The Board asked about sidewalks in the area. Mr. Lovett said there is an existing sidewalk running along the field hockey area. Mr. Monahan stated that the college had agreed to fund sidewalk restoration along Route 135 beginning at the entrance to the college on Route 135 and continuing to Pond Road. The construction will be done by the Town, and will probably begin next summer.

Mr. Lovett said access to the site will be from Route 135. There will be a one-way entrance on the Bacon Street side of the Sports Center and a one-way egress on the western side. This traffic pattern will provide a wider separation from Bacon Street and safer access to the site. Traffic will continue down the road between the Distribution Building and the new building. During construction, access for construction vehicles will be from the driveway onto Route 135 and not directly from the street.

The utilities serving the Trade Shops building will be connected to those serving the existing Distribution Center. Lighting for the site will be provided by twelve standard Wellesley College lights at a height of 16 feet with cut-off luminaires. Water lines will be provided by the Wellesley College system. Sewer for the site will come from the southeast corner of the building and connect into system improvements made as part of the Paint Shop Pond project. The Paint Shop Pond connection runs past the southeast section of the Distribution Center, where it is pumped up towards Alumni Hall. Two new fire hydrants are proposed, as requested by the Fire Department.

The drainage will also tie into the improvements made to the existing system as part of the Paint Shop Pond project. The site water will be collected into new catch basins with sumps, and will flow southeasterly to the detention basin. The basin has sufficient capacity to provide the water quality, recharge and retention for the Paint Shop Pond and Trade Shops projects combined.

In regard to the grading, the parking lot is very close to existing grade. The site is a balanced one. Cape Cod bituminous curbing will surround the parking lot, and provide wheel stops for the parked vehicles.

The Board asked where the dump trucks would be parked. Mr. Lovett said the Wellesley College trade shop vehicles are small pick-up trucks, which use a standard size parking space. The proposed number of parking spaces includes parking for the service trucks and employee vehicles. Mr. Monahan explained that the larger trucks are associated with the Motor Pool and Buildings & Grounds, and will not be parked in the Trade Shops lot.

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The Board asked if any allowance had been made for future expansion of the facility. Mr. Monahan said that not only is the college not planning changes that would require a larger staff, but every effort is being made to reduce staff. The college is of the opinion that the building will be appropriate for the long term.

No other person present had any comment on the petition.

Statement of Facts

The 98,500 square foot site is located on the West Campus of Wellesley College abutting Route 135 to the north and the Wellesley College Distribution Center to the south, in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval to allow construction of a one-story 20,000 square foot building at a height of 20 feet to contain the Wellesley College trade shops. A new 126 space parking lot and associate landscaping will be provided.

A Special Permit is requested to render impervious more than 10,000 square feet in a Water Supply Protection District.

The following plans were submitted:

- C-1 – Legend and General Notes
- C-2 – Site Development Plan
- C-3 – Parking and Materials Plan
- C-4 – Grading, Drainage & Erosion Control Plan
- C-5 – Utility Plan
- C-6 through C-8 – Details

Plans C-1 through C-8, dated July 8, 2002 were stamped by Christopher Lovett, Registered Professional Engineer.

Existing Site Features Plan dated October 31, 2001, revised June 10, 2002, stamped by Scott Cameron, Professional Land Surveyor.

Plot Plan dated October 31, 2002, revised July 1, 2002, stamped by Scott Cameron, Professional Land Surveyor

Landscape Plan dated July 8, 2002, stamped by Richard R. Van Valkenburgh, Registered Landscape Architect.

- A1.0 – Plans
- A2.0 – Building Elevations
- A3.0 – Building Sections
- A3.1 – Building Sections

All architectural plans dated July 8, 2002 were stamped by Mark Scoggin, Registered Architect

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P2.1 – Plumbing Details
P2.2 – Plumbing Details
F2.1 – Fire Protection Details
EO.2 – Electrical Risers and Schedules

All plumbing, fire protection and electrical plans dated May 31, 2002, were stamped on July 7, 2002 by Kenneth R. Beck, Registered Professional Engineer.

Fire Hydrant Offset Sketch dated 8/6/02 prepared by Vanasse Hangen Brustlin, Inc.

The following written materials were submitted:

Application for Site Plan Approval; Application for Special Permit; Site Plan Approval Review/Plans and Submittal Checklist; Official Development Prospectus; Abutters List; Stormwater Management and Water Quality Design; Traffic Issues Summary; Subsurface Conditions; Fire Flow Certification; Construction Management Plan; I & I/Conservation Measures/Municipal Impact Analyses; Response to DPW Comments on the Preliminary Site Plan Approval Application; and Project Plans.

On July 19, 2002, the Planning Board issued a Special Permit for a Project of Significant Impact (PSI-02-01).

The Design Review Board held a preliminary review of the Trade Shops project on February 28, 2002, and a Final Review on April 4, 2002 and voted to recommend approval of the project as presented in the final review.

All plans and materials submitted were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief and Municipal Light Board, 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.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the Public Hearing. Pursuant to Section XVIA of the Zoning Bylaw, the 20,000 square foot building proposed by the petitioner constitutes both a Project of Significant Impact, as it will have an aggregate total of newly constructed floor area of more than 10,000 square feet, and a Major Construction Project, as it involves construction of 2,500 or more square feet of floor area. A Special Permit pursuant to Section XVI-E of the Zoning Bylaw is also required, as the construction of the Trade Shops building will render more than 10,000 square feet impervious in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for construction of the Trade Shops building, 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 public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section XIV, Section XXI and Section XXII is ensured.

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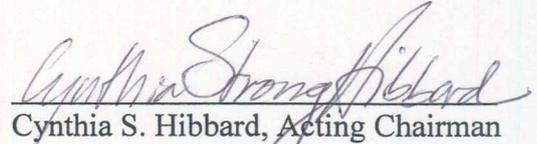
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Therefore, Site Plan Approval is granted by this Authority, as voted unanimously at the Public Hearing, pursuant to Section XVIA, Section XIVE and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

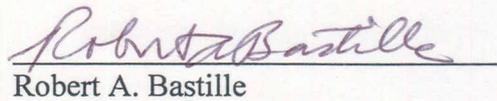
A Special Permit pursuant to Section XIVE is granted, as voted unanimously by this Authority at the Public Hearing, to render impervious more than 10,000 square feet in a Water Supply Protection District.

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
Town Engineer
Inspector of Buildings
Edg


Cynthia S. Hibbard, Acting Chairman


David G. Sheffield


Robert A. Bastille

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ADDENDUM A

1. The Special Permit for a Project of Significant Impact (PSI-02-01) issued by the Planning Board on July 19, 2002, is hereby incorporated into this decision.
2. All work shall be performed in accordance with the last revision of the plans submitted and on file with this Authority.
3. All design and construction shall comply with all applicable state and local codes.
4. Compliance with all requirements of the Town of Wellesley Fire Department shall be mandatory.
5. 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.
6. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.
7. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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