

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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Record, Decision and Site Plan Approval

ZBA 2006-76
Petition of The Wellesley Country Club
294 Wellesley Avenue

Name of Record Owner of Title to Subject Property: The Wellesley Country Club

On October 13, 2006, THE WELLESLEY COUNTRY CLUB (the "Petitioner") filed a petition for Site Plan Approval pursuant to the provisions XVIA the Zoning Bylaw for a Major Construction Project that consists of demolition of the existing clubhouse facility and construction of a three-level clubhouse facility sited in a new location. The development site located at 294 WELLESLEY AVENUE consists of 9.4 acres, in a 30,000 square foot Single Residence District. The existing building footprint is 21,300 square feet, including the cart barn. The proposed construction footprint is 21,118 square feet.

The petitioner is also requesting a Special Permit pursuant to Section XIVE of the Zoning Bylaw for construction in a Water Supply Protection District.

On August 28, 2006, the Wellesley Planning Board granted a Special Permit for a Project of Significant Impact, (PSI), PSI-05-2, for the Wellesley Country Club, New Clubhouse.

On October 10, 2006, the Wellesley Planning Board reviewed the materials from VHB regarding the new Paddle Court location and was satisfied with the analysis done and stated that the PSI need not be reopened.

On September 27, 2006, the Design Review Board (DRB) completed its Final Review of the Wellesley Country Club proposal.

On May 11, 2006, the Wetlands Protection Committee issued an Order of Conditions (DEP File No. 324-519) for the Wellesley Country Club proposal.

Public Hearings

The Board conducted public hearings on the Site Plan Approval and Special Permit on November 16, 2006 and December 14, 2006. The Board voted to grant Site Plan Approval and a Special Permit on January 4, 2007.

Public Comment

During the course of the hearings on the Application, the Board took testimony and received correspondence from various individuals, including the representatives of the Department of Public Works (DPW), Engineering Division, the Planning Board, the Design Review Board (DRB), the Wetlands Protection Committee (WPC), the Wellesley Fire Department, the Wellesley Building Inspector, the Wellesley Trails Committee, Stephen Langer, Langer & McLaughlin, LLP, Chris Kelly, Chairman, Construction Committee, Wellesley Country Club, Derek Redgate, Vanasse Hangen Brustlin, Inc. (VHB), Alan Cloutier, VHB Traffic Engineer, Frank Stewart, VHB Landscape Architect, Robert Bramhall, Rob Bramhall Architects, Inc., Carl Rosenberg, Acentech, Mike Botharian, Noise Control Engineering, Inc., Mike Toohil, ENSR, Environmental and Water Quality Specialist, and Jack Williams, C.E. Floyd Company, Inc., Contractor.

The Petitioner responded orally and in writing to the issues raised by the Board and other interested parties.

Project

November 16, 2006

Presenting the case was Stephen Langer, who said that he was present as counsel representing the Wellesley Country Club (the "Petitioner"). He said that the Petitioner's request is concerned primarily with relocation of the clubhouse facility on Wellesley Avenue to a site that is located to the northeast of the current clubhouse location.

Mr. Langer said that Wellesley Country Club (the Club) property consists of approximately 150 acres. The property is located in a 30,000 square foot Single Residence District. The Club has been operating at this location since 1897. Mr. Langer said that club operation is a use permitted as of right in a Single Residence District.

Mr. Langer said that the Club submitted an application to the Planning Board approximately one year ago for a Special Permit for a Project of Significant Impact (PSI) under Wellesley Zoning Bylaw, Section XVIA. The project has been reviewed by the Planning Board, the Board of Selectmen and the Design Review Board. The Planning Board voted the Special Permit for the PSI on August 8, 2006. The Design Review Board issued a favorable recommendation in September of 2006. The Petitioner also met with the Wetlands Protection Committee and obtained an Order of Conditions in connection with portions of the work that fall under their jurisdiction.

Mr. Langer said that the Petitioner conducted several meetings with abutters and neighbors in the Country Club neighborhood.

Mr. Kelly presented a PowerPoint Presentation outlining the history of the project and the proposed plans. He said that the Club was formally incorporated in 1910. The clubhouse was originally constructed as a

Town Poor House. He said that the clubhouse structure was not built for the purpose it now serves. The building has been renovated over the years to try to accommodate the needs of the members.

Mr. Kelly said that there are currently 530 certificate owning members, which is the full membership classification. There are another 190 memberships held by former members, who have restricted privileges. 357 certificate owning members reside in Wellesley. The Club is open 11 months out of the year. The activities include golf, tennis, swimming, paddle tennis, dining and social activities.

Mr. Kelly said that the Club initiated a master planning process in 2000, which involved gathering information from membership surveys, informational meetings, and consultation with various experts in architecture, structural engineering, acoustics, lighting, and construction.

Mr. Kelly said that the Club initially considered renovation of the existing clubhouse. After looking at other area clubs that had undergone renovation and comparing the costs of renovation versus new construction, two-thirds of the certificate owning members voted for new construction in June of 2005.

Mr. Kelly said that the goal of the project is not to increase Club membership. The proposed change of location is to better serve the members, not to increase membership.

Mr. Kelly said that the proposed design has an improved layout, design aesthetics, residential detailing, and an orientation that looks directly out onto Wellesley Avenue. He said that the paddle courts will be relocated further away from existing residential neighborhoods and will be fully shielded from them.

Mr. Kelly displayed a Room Square Foot (Net) Seating Comparison. He said that the projected number for seating is 228, which is ten more seats than what they currently have.

Mr. Kelly displayed the breakdown of gross square footage per floor. He said that the cart barn is currently a separate facility. The cart barn will be incorporated in the basement of the new facility. Mr. Kelly said that 80 percent of the increased space will be in the basement area. He said that the square footage visible above grade will be approximately 38,000 square feet, which is 4,000 square feet more than the combined square footage of the existing facility and cart barn. The proposed facility will be located in a swale so that the basement level will not be visible to the neighborhood.

Mr. Kelly said that most of the additional square footage will be located on the southeast corner of the clubhouse, which is the direction furthest away from the neighbors.

Mr. Kelly reviewed a Summary of Agreements with Town Boards. He said that a stone marker will be placed on the existing clubhouse site to commemorate the historic events that took place on the site. He said that they worked closely with the Wellesley Historic Commission to review and approve the design.

Mr. Kelly said that the additional traffic generation is well below the threshold for traffic mitigation. The Petitioner will remove the westernmost curb cut and the crosswalk, in response to suggestions by the Planning Board and the Board of Selectmen. He said that pedestrian passage along Wellesley Avenue garnered a consideration amount of discussion with Town Boards. A sidewalk had been suggested along the north side of Wellesley Avenue but the topography there becomes very steep going down to Academy

Brook. The proposed aqueduct route seemed to be more reasonable. There is a cart crossing with a flashing signal to stop traffic on Wellesley Avenue. The walkway continues across the 15th Fairway, out of range of tee shots, to Forest Street.

Mr. Kelly said that the existing stormwater runoff is not currently captured on-site. Stormwater sheet flows across Wellesley Avenue to catch basins, which has caused some erosion of the side of the roadway. Mr. Kelly said that the Petitioner proposes to capture the stormwater runoff on-site and direct it to the 10th Hole Pond, which is located on the property.

Mr. Kelly said that an acoustic analysis was performed to measure ambient neighborhood noise levels. The conclusion of the report was that the sound levels generated by the Club's activities are below that of the ambient neighborhood levels.

Mr. Kelly said that the Petitioner has agreed to limit the operating hours for outside dining and access to the ballroom deck.

Mr. Kelly said that there will be sufficient storage area in the basement so that frequency of deliveries will be reduced. The below grade loading area will also shield noise from the neighborhood. The loading area is approximately 14 feet below grade and there will be a berm installed at the top of it.

Mr. Kelly said that the Petitioner agreed to place a louver around the rooftop HVAC equipment to shield it from neighborhood view.

Mr. Kelly said that the architect has had experience working with residences as well as clubhouses. He said that the proposed design and scale will fit in well with the neighborhood.

Mr. Kelly said that the lighting was designed to be sensitive to the neighbors. All lighting will be low level and will reflect back towards the building.

Mr. Kelly said that the relocation of the paddle courts to the south of Wellesley Avenue will remove a source of noise and light away from the Lincoln Circle and Lincoln Road neighborhoods.

Derek Redgate said that he is the site engineer. Mr. Redgate discussed Layout and Materials Plan, C-2. He said that the parking lot will be located at the front of the new clubhouse. There will be two accesses to the lot, one will be new and the other will replace the existing access in a new location. There will be 271 parking spaces as opposed to the existing 268 spaces. Mr. Redgate said that a peak event parking analysis had been done. He said that there are no bylaw guidelines for estimating the appropriate number of parking spaces for a golf club. The number of parking spaces was arrived at by taking into account the number of people golfing and the number of meals being served, in addition to office and other activities. The Petitioner does not expect that all of the facilities will be used maximally at all times.

Mr. Redgate said that there will be approximately 11 percent of interior landscaping in the parking area in front of the building excluding the landscaped circle. He said that the overall open space criteria is 15 percent and the plan is to provide 31 percent, as shown on L-1, Clubhouse Landscape Plan.

Mr. Redgate said that the islands were designed so that trucks, deliveries and emergency vehicles can fully maneuver in and out of the site.

Mr. Redgate said that the main drive will be 28 feet wide. He displayed on the Site Plan the access route to the loading dock. He said that there will be a dumpster, a chiller and a cooler at that location. All deliveries will be made to the loading area.

Mr. Redgate said that they were able to improve the swimming pool area by adding parking, as shown on Plan C-2. He said that there are 47 relocated parking spaces.

The Board said that the parking lot is 2.2 feet from the property line on Wellesley Avenue. Mr. Redgate said that meeting the 5 foot setback requirement would require changes to the lot that would affect mature landscaping. The Board said that pushing the lot back three feet would meet Zoning requirements and would allow for compact car parking.

Mr. Redgate said that the Town right of way is 40 feet wide, consisting of two eight foot strips on both sides of the 24 foot road. He said that the Town made some changes in the 1990's and the right of way width is less than eight feet in some places south of Wellesley Avenue and more than eight feet north of Wellesley Avenue.

The Board said that there could be a problem with glare from headlights of cars driving along the proposed one-way egress road for cars traveling westerly on Wellesley Avenue. Mr. Redgate said that the plan is to install a six foot solid fence or hedge. He said that there is a four to five foot elevation at the curve. He said that the one-way egress road comes away from the pool area which primarily involves daytime use.

Mr. Redgate said that the concrete block maintenance building will remain.

Mr. Redgate said that the width of the circle at the entrance of the proposed clubhouse was increased to 30 feet and that the curb was revised at the tennis building to accommodate fire trucks.

Mr. Redgate discussed the Grading & Drainage Plans. He said that the plan is to provide a new Stormwater Management System that will include a number of improvements over what is currently in place. He said that the Petitioner brought the plans before the Wetlands Protection Committee in April because DPW had expressed concern about the amount of drainage going onto Wellesley Avenue. An undersized pipe handled all of the drainage. There were flooding and erosion problems on the south side of Wellesley Avenue.

Mr. Redgate said that the Petitioner is proposing to install curbing along the frontage. Water will be directed to flow away from Wellesley Avenue.

Mr. Redgate said that the new clubhouse will have approximately 20,000 square feet of new roof area. He said that the topography drops down dramatically at the proposed clubhouse site to the 10th Hole Pond. He said that the pond qualifies as a resource area because of its size. The runoff from the clubhouse roof will be directed through pipes to the pond.

Mr. Redgate said that there will be a catch basin in the proposed loading dock area. He said that there will be a 12 inch opening in the face of the wall that leads out to the drainage system.

Mr. Kelly said that the Planning Board asked the Petitioner to do a 25, 50 and 100 year storm analysis. He said that the contour outline showed that water will be contained within the property.

Mr. Redgate said that the special catch basins are water quality inlets with no sump, similar to a manhole structure. Inserts separate the suspended solids, as shown on Plan C-7.

Mr. Redgate said that the catch basins are all hooded with four foot deep sumps. He said that the catch basins will remove oil and grease and the special catch basins will remove solids.

Mr. Redgate said that the water quality devices provide some nutrient removal but there are no DEP standards. The Board said that the property is located in a Water Supply Protection District and is subject to Zoning Bylaws, as well as Municipal Stormwater Drainage Systems Rules and Regulations, which echo the State regulations of 80 percent removal.

The Board said there must be 50 percent reduction of phosphorus and 35 percent reduction of nitrogen.

The Board asked about the Water Quality Unit that will be treating drainage from PR-2. Mr. Redgate said that was requested by the Town.

Mr. Redgate discussed drainage to the pipes in the aqueduct and to the existing fairway.

The Board said that pavement sweeping was proposed for twice a year in the Operation and Maintenance Plan for 10 percent TSS removal. Mr. Redgate said that is the suggested DEP schedule.

The Board asked if the Water Quality System will be installed prior to the construction period. Mr. Redgate said that the contractor will be required to treat drainage during construction. He said that the entire system may not need to be installed prior to construction. He said that there will be a great deal of construction going on with the clubhouse building prior to site work. Parking for Club members must be available during construction, as no interruption in activities is planned.

Mr. Redgate said that VHB would propose stormwater drainage precautions during each of the various distinct stages of construction, consistent with the Order of Conditions.

Mr. Redgate discussed Utility Plan, C-6. He discussed water service along Wellesley Avenue. He said that the electrical layout was discussed with the Municipal Light Plant, who requested that a manhole be installed in Wellesley Avenue, adjacent to an existing pole.

Mr. Redgate said that they have provided a 10 foot easement through the site to the transformer location and sufficient area around the transformer for access.

Mr. Redgate said that there will be a six inch sewer line from the new clubhouse to an existing manhole located in a corner of the parking lot. He said that sewer continues along Wellesley Avenue to the intersection with Forest Street, crosses back over Wellesley Avenue and runs parallel to Academy Brook.

Mr. Redgate said that the first and second floors of the clubhouse will feed into a gravity sewer. He said that there will be a small sewer ejector pump in the basement. He said that DPW commented that it was more shallow than a typical sewer. The plan is to use insulated pipe to protect against freezing. The Board said that DPW had recommended that the entire length of 150 linear feet of pipe be insulated. Mr. Redgate said that the pipe insulation is shown on the plans but not on the profiles. He said that the profiles will be revised to show the insulated pipe from manhole to manhole.

The Board said that DPW said that the proposed sewer service pipe is shallow and minimally sloped, and that the Country Club has had a problem with grease blockages. Mr. Redgate said that they will work out the details for moving the proposed interior 1,000 gallon grease trap to the exterior, as recommended by DPW. Mr. Redgate said that the sewer service pipe is at a one percent slope, which is not the minimum slope.

Mike Toohill, from ENSR, said that he has been working with the golf course superintendent, the Natural Resources Commission (NRC), the Wetlands Protection Committee (WPC), the Water Department and the Board of Health. He said that the Club instituted a voluntary sampling plan for groundwater, surface water and sediment. He said that they took samples from new wells that were installed last summer. He said that all of those reports come to the Town, as well as a list of the chemicals that are used on the golf course. He said that NRC and WPC have been out on the property on several occasions to review operations and inspect the maintenance facility. He said that the Petitioner is in the process of putting together an Integrated Pest & Turf Management Plan (IPM).

Mr. Toohill displayed an aerial photograph and described where the monitoring wells are located.

Rob Bramhall, the project architect, said that he has been working on the project since 2003. He said that the Club asked him to explore the neighborhood to come up with a typical New England design that will fit in with the residential neighborhood. He said that it was logical to site the clubhouse in the existing swale. The architecture picked up on the scaling elements of the existing clubhouse including the pediment and gables. They tried to break up the mass by using typical New England style elements.

Mr. Bramhall said that a terraced balcony was added to break up the scale on the rear side of the clubhouse that faces the neighborhood. He said that DRB requested that dormers and louvers be added around the HVAC equipment.

Mr. Bramhall displayed a drawing of the historic marker. The foundation for the old clubhouse will be restored, if necessary, and the area will be infilled. The foundation will become a landscape wall. Two parking spaces will be provided for visitors.

Mr. Kelly said that the old clubhouse will have no purpose after the new clubhouse is constructed. He said that an historical analysis was done by a private archeological lab and concluded that extensive renovations have obscured the historic nature of the building. The land on which the building resides is historic, which is why the Petitioner has proposed to place the historic marker. Mr. Kelly said that the Club will continue to work with the Historic Commission for the purpose of relocating the older portion of the building.

Linda Buffum, 16 Ridge Hill Farm Road, Chairman of the Historic Commission, read a statement from her Board.

Mr. Bramhall said that a Foot Candle Study had been conducted for the entire site. The majority of the proposed lighting of the building will be from downlighting on the overhangs. There will be egress lighting at the doors, in accordance with code requirements. There will be downlighting from the pole lights and bollard lighting along the walkways.

The Board said that the Lighting Plan that was presented during the PSI process and cut sheets for the lighting fixtures should be submitted to the Board.

Frank Stewart of VHB said that the Landscape Plans include transplanting existing six inch caliper trees in the parking lot to the Town Right of Way. The Board said that reducing the size of the parking spaces at the front of the lot to accommodate compact cars should free up enough space for the plantings to go in without infringing on the Right of Way.

The Board said that there should be sufficient screening so that the Maintenance Building and the parking lot will not be visible from Wellesley Avenue. The Board asked that the Petitioner submit a plan that addresses those issues.

Mr. Kelly displayed on the Plan SV-1 where the proposed walkway will be. He said that there was an agreement in the PSI that they will maintain and upgrade existing sidewalks in the area of Forest Street and Wellesley Ave.

Mr. Langer said that their Traffic Consultant concluded that the Club Project will not affect existing pedestrian patterns. He said that the Trails Committee requested that the Planning Board look for a way to get pedestrians from the walkway at the Maintenance Building to other points without having to walk along Wellesley Avenue. Mr. Langer said that the feasibility of installing a sidewalk along Wellesley Avenue was looked at extensively. The Planning Board approved and encouraged the status quo. Warning and pedestrian signs will be installed. Mr. Langer said that the Trails Committee was satisfied with the decision.

The Board read an email from Bob White of the Trails Committee, dated October 5, 2006, to Rick Brown, Director of the Planning Department.

Mr. Sechrest said that he spoke with Mr. White regarding a sidewalk along Wellesley Avenue.

Mr. Kelly displayed pictures of the area. He said that installing a sidewalk along the north side of Wellesley Avenue will bring pedestrian traffic onto the golf course. The Board asked that the Petitioner consider creating an easement that allows pedestrian traffic to get around the obstructions on the north side of Wellesley Avenue.

Carl Rosenberg said that the first set of measurements, LEQ, were done to get an order of magnitude of the sound levels at the site. They did subsequent measures with L90's. Because of the steady state of the background, the numbers were close but not identical. Mr. Rosenberg said that the reduction over distance was measured with L90's. He said that the background level at the property line was measured with LEQ. The Board said that the LEQ change should be compared to the L90 background at the property boundary and at the nearest inhabited house. The Board asked that a table of comparisons be submitted to the Board.

Mr. Rosenberg said that, based on the data from the manufacturers, there are no pure tones generated from the HVAC equipment. He said that he based his dissipation over distance on spherical expansion. He said that it did not change as a function of frequency.

Mr. Rosenberg said that the louver around the HVAC equipment is a visual screen and is not meant as a sound attenuation device. He said that their tests showed that the sound from the HVAC equipment would be below the ambient levels by the time it got to the neighborhoods. Mr. Kelly said that the ambient noise levels were measured during the evening hours in May, between the hours of 6:30 and 7:30 p.m. The Board said that a true 24-hour-case analysis should be submitted to the Board.

Mr. Rosenberg described measures that will be taken to reduce transmission of noise to the exterior of the clubhouse by at least 30 decibels. The Board said that performance specifications will be a condition of approval for Site Plan Approval.

The Board asked that a quantitative analysis for backup alarms on delivery trucks, as well as a barrier analysis at the loading area, be submitted to the Board.

Mr. Kelly said that dumpster removal will be on a call and pickup basis. He said that the schedule can be controlled so that dumpster removal will be conducted at a non-disruptive hour.

Mr. Redgate said that the Fire Department told the Petitioners where the fire hydrants should be located on the site. The location of the fire hydrants allows for parking fire apparatus on the site.

The Board said that, in the Traffic Study, the intersection of Wellesley Avenue and Forest Street has a Level of Service of "F". Alan Cloutier said that there had been discussion about signalization at that intersection. He said that most of the neighbors did not want to have a signal there. The Police Chief said that there are not a lot of problems there. Mr. Sechrest said that Babson has stated that they would pay for signalization if the Town feels that it is warranted at that location.

Jack Williams said that all of the construction operations, with the exception of the parking lot, will be contained within a fence. The operations of the Club will continue during the construction period. He said that there may be times when they will have to use temporary barriers.

Mr. Williams said that typical workday hours for construction will be between 7:00 a.m. and 3:30 p.m. Those hours may be extended occasionally to 6:00 p.m. Mr. Williams said that there could be overtime work required near the end of the project but most of that work will take place inside the building.

The Board said that it will require that there be no outside construction done beyond 6:30 p.m.

The Board said that noisy activity will be prohibited on Saturdays before 9:00 a.m and after 6:30 p.m.

Mr. Williams said that construction vehicles will access the site from Route 9 to Cedar Street to Wellesley Avenue. The vehicles will follow the same route back to Route 9.

The Board said that a plan should be submitted that identifies what materials will be stored on the site and the location of the materials storage areas. The Board said that the plan should address how construction erosion materials will be managed in the Water Supply Protection District.

Mr. Williams said that there will be two trailers on the site for storage of materials. The trailers will be located behind the fenced area. He said that most of the materials that are taken out will be removed from the site. There will be very little loam or backfill materials stored on the site.

Mr. Williams said that mobile tankers or trucks will come onto the site for refueling of heavy equipment.

Mr. Redgate said that the plan for construction vehicle washing provides for an area of rip-rap size stones or gravel that collects sediment from the tires at both of the new entrances.

The Board said that it would need to see a commitment for a schedule of site sweeping during construction. Mr. Langer confirmed that the sweeping is necessary only when outside construction is going on.

Mr. Williams said that asbestos abatement for the existing clubhouse will be done before demolition. Mr. Kelly said that they have had an analysis done for the asbestos removal.

The Board said that the Construction Management Plan should be updated.

December 14, 2006

Present at the hearing, representing the Petitioner, were Stephen Langer, Chris Kelly, Derek Redgate, Rob Bramhall, Norm Fournier, C.E. Floyd Company, Carl Rosenberg, and Frank Stewart.

The Board said that it had received a letter from the Department of Public Works (DPW), dated December 8, 2006, stating that the comments set forth in their November 14, 2006 memo had been adequately addressed. The Board received a memo from the Fire Department, dated December 11, 2006, stating that they reviewed and approved the fire hydrant locations as well as emergency vehicle access and fire protection systems. The Fire Department reserved the right to a final approval, prior to issuance of a Building Permit, based on a complete set of documents.

Rob Bramhall said that spot elevations, taken at eight to ten feet intervals around the perimeter of the building yielded a figure of 44.73 feet of height from average grade to the ridgeline of the proposed clubhouse. Mr. Bramhall said that a steeper roof pitch and 14 foot floor height were reduced from the original plans to address concerns raised by the Planning Department. The appearance of the building will be much lower than what was presented early in the process to the Design Review Board (DRB).

Mr. Bramhall said that a plan showing the location of light poles and cut sheets for the lighting were submitted to the Board. He said that the light poles in the parking area will be 12 feet to the top of the pole and will be 10 ten feet to the top of the pole in the circle area at the building entrance. He said that the height was reduced in response to concerns that they be more residential in appearance.

Mr. Bramhall said that lighting fixtures will be carriage house style with a cap that will direct the light down. He said that the Type 3 lighting displays a butterfly pattern. Type 4 displays a rectilinear pattern. The two types work to fill each other out. The Board said that the Petitioner will be required to assure that any glare problems will be mitigated.

Derek Redgate read a letter, dated December 8, 2006, that highlighted changes made to the plans in response to DPW and Fire Department comments.

Mr. Redgate discussed nitrogen and phosphorus removal through an engineered wetland. He said that the Wellesley Country Club site is elevated and slopes down to the golf course area. There is a limited treatment area. He said that discharging to the 10th Hole Pond will provide a level of natural treatment that should be acceptable.

Mr. Redgate said that there is an Integrated Pest Management (IPM) plan in place that monitors and suggests amounts of fertilizers to use. He said that if the fertilizers are applied appropriately, the plants will use all of the nutrients. He said that the pond has a fountain with a photocell for aeration and controls anaerobic activity. The fountain runs all day from April through October.

Mr. Redgate said that all of the floor drains will be connected to the sanitary sewer. The Board said that a plan should be submitted that shows where the floor drains will be located.

Norm Fournier said that C.E. Floyd Company had submitted a logistical plan to the Board in addition to a Construction Traffic Management Plan. He said that the logistical plan describes how they will utilize the site, how they propose to secure it, describes access on and off of the site, and where materials and trailers will be located. He said that the Traffic Management Plan describes access routes from the vicinity, the hours of operations, and anticipated traffic load.

Mr. Fournier said that have identified two specific locations on the site which are intended to store soil materials, including gravel. He said that they do not intend to store a great amount of material on the site at any time. Materials will be used as backfill for the foundation walls as well as below the slabs on grade. When the foundations are completed and the slabs are poured, the gravel filling operations will be essentially over except for what will go in later under the pavement.

Mr. Fournier said that the topsoil will be stripped from the site initially. The material will be screened and stored on-site. They will calculate how much topsoil will be required for the final grading and the excess will be hauled off-site.

Mr. Fournier said that the materials piles will be surrounded by haybales or siltation controls on the down-gradient side. Piles will be covered on a nightly basis to prevent excessive erosion. Mr. Fournier displayed on the plan where the erosion controls will be located.

Mr. Fournier said that tracking pads will be installed to prevent materials from the parking area getting onto the roads. The trucks will have to pass over large rip-rap type stones. Water stations for rinsing truck tires will be provided. There will be two locations where traffic will be allowed to enter the site.

Mr. Fournier said that heavy construction materials will be stored on-site. He said that most of the materials will be delivered and used within two weeks. Framing, roofing, pavers, fieldstones, pipe, conduit, drainage materials and water quality devices will be stored on-site temporarily.

Mr. Fournier said that the plan is to do site development first and use the existing parking lot. The parking lot will be regraded eventually to get the catch basins at the proper elevations, the timing of which will have to be coordinated with the Club.

Mr. Fournier said that there is a temporary barrier shown on the plan. He said that when the regrading is done, they will be working outside the chainlink fence. He said that after regrading, reshaping and reseeding is complete, the temporary barrier will be pulled back.

Mr. Fournier said that fuel will be brought in on a daily basis and that there will be no storage of fuel on site. He said that they will isolate a specific location on the site for refueling. Machinery will go to the designated refueling spot. DEP procedures will be followed in the event of a spill.

Mr. Fournier said that site siltation control is designed to prevent the flow of water off of the work area. He said that the majority of the work will take place within the contained, secured area. He said that the catch basins will be wrapped in a filter fabric.

Mr. Redgate said that details for the contractor to follow are listed on Plan C-7. He said that they are willing to follow the detail on Plan C-7 for all existing catch basins during the construction of the clubhouse, prior to the work on the new parking lot.

The Board said that construction traffic on Wellesley Avenue will be prohibited between the hours of 7:30 and 8:30 a.m. and 5:30 to 6:30 p.m., unless a police detail or a flagman is in place. Construction traffic will not be allowed on Forest Street or Abbott Road.

The Board said that there should be communication with the Police Department regarding preferred construction traffic routes. The Police Department should be added to the communications lists.

Mr. Fournier said that they will maintain a full time presence on the site. They will maintain communications with the Building Department as well as with the Police Department. The Town will be provided with all of the cell phone numbers, job site numbers and office numbers.

Carl Rosenberg addressed the five noise issues that were raised at the November 16, 2006 hearing. He conducted 30-hour surveys to determine the LEQ as well as the L90. He said that the L90 is two or three decibels less than the LEQ. He said those calculations are in agreement with the numbers obtained by the neighbors' Acoustic Consultant.

Mr. Rosenberg said that he did an analysis for the rooftop exhaust fans based on manufacturer's information. He said that he is confident that the fans at full operation will fall under the limits set by the Department of Environmental Quality Control (DEQC). He said that it is unlikely that all five fans will be operating at the same time and that they will only be operating when the kitchen is operating.

Mr. Rosenberg said that he did a detailed analysis for the chiller, taking into account the acoustic materials, and sound pressure levels to the nearest neighbor and property lines. He said that he found that the levels are within the standards and regulations. A solid plywood wall, appropriate to block sound, will be installed around the chiller. He said that there was no material that could be added to more effectively block sound but materials could be added on the inside to reduce reflected sounds. The Board confirmed that there will be a projected 13 decibel loss from the chiller to the property boundary, by nature of the fence with an attenuation for distance.

Mr. Rosenberg said that he measured the levels of noise from backup alarms on delivery trucks that delivered to their offices. The levels measured between 75 and 85 decibels. He said that he extrapolated the worst case situation for spherical radiation to the nearest neighborhood property line. He said that the tone should be at approximately 61 decibels during delivery when the truck is at grade and has a line of sight. He said that the trucks should be at that level for only a few seconds. Deliveries will be made at a time of day when ambient noise levels are higher.

Marty Ryan, Club Manager, said that there are typically two deliveries a day, two times a week. He said that there are typically no Saturday deliveries. He said that a delivery schedule can be arranged.

Mr. Rosenberg said that he looked at the issue of pure tones. He said that the stipulations of the DEQC is that there be no pure tones from the kitchen exhaust fans or the chiller. There will be pure tones from delivery truck backup alarms.

Mr. Kelly displayed a PowerPoint Presentation that addressed the sidewalk issue that was raised at the November 16, 2006 hearing. He said that members of the construction team met with members of the Trails Committee and Mr. Sechrest at the site to examine the possibilities.

Mr. Kelly discussed the difficulties involved with installation of the walkway on the north side of Wellesley Avenue. He said that the Club is concerned about liability issues there. He said that there is an alternate route for pedestrians to follow that the Club feels is a safer route.

Mr. Kelly said that crossing of Fairway #15, as suggested in the alternate route, is different from pedestrians walking along the Tee #1. The pedestrians have a different perspective. He said that walkers will be directed across the 15th Fairway where they can see golfers teeing off at a right angle. He said that there is no visual connection between the pedestrian and golfer along the first hole.

Mr. Kelly said that the costs of installing a sidewalk on the north side of Wellesley Avenue are considered by the Club to be punitive. He said that issues of ADA compliance will come into play, as well as support and maintenance of the structure. He said that the Trails Committee expressed an interest in a simple walking trail.

Mr. Redgate displayed the breakdown of Town right of way on Wellesley Avenue.

The Board said that if the sidewalk is built, the Club will have to grant an easement to the Town for pedestrians to walk inside the wall that is on Club property.

Bob White, 408 Wellesley Avenue, said that he is a member of the Trails Committee. He said that he favors the proposal to run a path parallel to Wellesley Avenue. He said that providing a path on Country Club property would be an inexpensive alternative to building a full sidewalk in the Town right of way.

John Adams, 3 Lincoln Circle, said that he is one of the abutters. He said that the neighbors' Sound Consultant was present at the Public Hearing. He asked that the consultant be allowed to speak on their behalf.

Mike Botharian said that he performed the acoustics study for the neighbors of the Club. He said that the neighbors had concerns over the backup noise from trucks at the loading dock, and that those concerns were addressed by Mr. Rosenberg. He said that although Mr. Rosenberg asserts that the sound level at 61 decibels will be 10 decibels above the ambient, which is outlined in the State guidelines, there can be audibility and annoyance at levels below ambient.

Mr. Botharian said that the Club is proposing to put activities closer to residences.

The Board said that EPA criteria considers a three decibel increase a noticeable change. Six decibels increase is readily perceivable and ten decibels increase is perceived as doubled. Mr. Botharian's Report shows that impacts of outdoor patio dining will be less than four decibels. Outdoor dining may occasionally be audible late at night. Mr. Botharian said that is what the report reflects. He said that activities at the Club and meteorological conditions can also have an effect.

Heidi Gross, Chairman of the Natural Resources Commission, read a letter in support of the concept of a new sidewalk on Wellesley Avenue from Forest Street to the Sudbury Aqueduct.

Ian Starr, 42 Lincoln Road, asked about restrictions for delivery hours and outdoor music. The Board said that conditions that will be incorporated into the decision will address those issues.

David Donohue, 17 Allen Road, discussed the need for the walkway. He said that the Town has a policy of installing five foot sidewalks. He said that Mr. White of the Trails Committee projected that approximately ten people a week will use the path. He said that Mr. White was comfortable with a path that included walking through the parking lot and then following a simple gravel path up to the island and crossing, with some markers delineating the trail.

Bill LaPointe, 155 Forest Street, said that he has lived there for eight years and has been a Club member for the past three or four years. He said that he has never found Club activities to emit excessive noise. He said that he has rarely seen people walking along the road near Forest Street and Wellesley Avenue.

Rose Marie Richardson, 65 Windsor Road, said that it will take approximately two years for the Club to build its new building. She said that they have had noise in the past from Babson. She said that the noise problem ceased when the neighbors complained to Babson approximately ten years ago. She said that noise disturbances result in calls to the Police Department.

Sonoya Rahaman, 8 Lincoln Circle, said that she is an abutter. She said that the proposed clubhouse is one-half the distance to the residences than the existing clubhouse. She said that it will be located 155 yards from the homes. She said that she is concerned about the impact on her home, her family, and her neighborhood. She said that less than one-third of the membership at Wellesley Country Club are Wellesley residents. She said that the neighbors have asked to meet with the Wellesley Country Club Board to discuss noise factors and noxious odors emanating from the proposed clubhouse.

William Barrack, 151 Oakland Street, said that he is an abutter and also a Club member. He said that they have lived there for approximately 15 years and he has been a member for 10 years. He said that he supports the Club's plans. He said that the Club has always been a good neighbor.

Robert Sechrest commented on the need for a sidewalk. He said the area is dangerous, which is why people do not use the area. He said that the Town's Traffic Engineer said that the average speed on Wellesley Avenue is at 40 mph and the townwide standard is 30 mph. He said that Wellesley Avenue is a heavily traveled road. He said that the less expensive and easier ways of constructing the pathway should be the way it is done.

Anthony Turano, 58 Lincoln Road, said that the main focus of the neighbors' issues is noise. He said that there are better places to locate the new clubhouse that will focus the noise away from the Lincoln Circle area.

Nancy Bagdasarian, 60 Windsor Road, said that the neighborhood group has always been concerned with the proposed relocation of the clubhouse. She said that she has been a Club member for 38 years. She said that she does agree with Mr. Kelly with respect to the walkway.

Vernon Ellinger, 49 Sawyer Road, said that he is a Club member. He said that there was no proposal that they could come up with that would not draw some opposition. He said that there is a need for the clubhouse, as designed. He said that the sidewalk should not be the responsibility of Wellesley Country Club.

Robert Bagdasarian, 60 Windsor Road, said that the sidewalk issue has taken away from the real issue which is the proximity of the clubhouse to the neighborhood. He said that moving the clubhouse 25 to 30 feet away from the proposed location could help the situation. The Board said that is not within its authority to ask the petitioner to relocate the clubhouse.

Mr. Langer said that the petitioner agreed to grant an extension to January 31, 2007 for the Board to render a decision.

Open Meeting, January 4, 2007

Present at the meeting were Stephen Langer, Chris Kelly, and Derek Redgate.

The Board said that Mr. Langer had submitted a letter, dated December 28, 2006, that described an alternate plan for a walkway. The Board said that Mr. Langer's suggested walkway was a reasonable compromise.

The Board confirmed that the walkway would be located within the guardrail.

The Board asked if the white fence on Wellesley Avenue is necessary. Mr. Kelly said that it was installed there for safety reasons. He said that there will no longer be a need for it when the clubhouse is relocated.

Mr. Langer said that constructing the walkway on the north side of Wellesley Avenue presents liability issues for the Club.

Mr. Kelly said that the Club has a responsibility to the membership to protect their interests as well.

The Board said that it would be amenable to the Club proposal to install a landscaped hedge in place of the fence on the wall on Wellesley Avenue.

Mr. Redgate said that the request of the Fire Department to widen the width of circle to 30 feet to accommodate fire trucks is now shown on the plans.

Mr. Redgate said that the new drainage system will not be installed until a significant portion of the new clubhouse is built. He said that the plan is to provide the same protection for the existing catch basins during construction as there will be for the proposed catch basins.

Mr. Kelly said that the foundation issue for the Historic Marker raised by the Building Inspector has been resolved.

On January 22, 2007, Stephen Langer, proposed, on behalf of the Petitioner, that the proposed path be maintained using a combination of markers together with grass cut to a different height.

On January 23, 2007, the Board agreed that Mr. Langer's proposed path maintenance would satisfy their intent.

Submittals from the Petitioner

- Executive Summary, Wellesley Country Club Submission
- Application for Site Plan Approval and Special Permit, dated 10/13/06
- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus
- Abutters List
- Stormwater Management and Water Quality Design, dated 4-6-06, prepared by Vanasse Hangen Brustlin, Inc., (VHB)
- Hydrologic/Hydraulic Analyses, dated 4/6//06, prepared by VHB
- Removal Calculations, dated 4/6/06, prepared by VHB
- Traffic Issues Summary, dated 3/29/06, prepared by VHB
- Subsurface Conditions, dated 3/6/06, prepared by The Geotechnical Group, Inc., Needham, MA
- Fire Flow Certification, dated 9/15/06, prepared by BLW Engineers, Inc., Littleton, MA
- Construction Management Plan, (Preliminary Logistics Plan), dated 10/2/06, prepared by VHB
- Construction Traffic Management Plan (Draft), dated 11/8/06, C.E. Floyd Company, Inc.
- Schedule of Neighbor Concerns
- Electrical Details, dated 9/18/06, prepared by BLW Engineers, Inc.
- Plumbing Details, prepared by BLW Engineers, Inc.

ZBA 2006-76
 Petition of The Wellesley Country Club
 294 Wellesley Avenue

- Municipal Impact Analyses, dated 9/17/06, prepared by VHB
- Supplemental Drainage Info. Wellesley Avenue Drain Pipe, dated 9/15/06, prepared by VHB
- Supplemental Drainage Info. 10th Hole Pond, dated 2/3/06, prepared by VHB
- Response to DPW Comments on the PSI Application, dated 3/20/06, prepared by VHB
- Letter of Extension of Public Hearing, dated 12/18/06, signed by Stephen T. Langer
- Letter regarding Correction of Record, dated 12/21/06, signed by Stephen T. Langer
- Letter regarding Proposed Path, dated 12/28/06, signed by Stephen T. Langer
- Aerial Photograph showing "Aqueduct Path" and "Wellesley Ave Path", prepared by VHB
- Response to DPW comments on the Preliminary Site Plan Approval Application, dated 10/20/06, prepared by VHB
- Response to DPW Comments on the Site Plan Approval Application, dated 11/10/06, prepared by VHB
- ZBA Comments on Hearing 11-16-06, dated 12/8/06, prepared by VHB
- Average Grade Calculation Sheet, dated 12/8/06, prepared by Rob Bramhall Architects
- Cut Sheets for Towne Commons Architectural Area Lighting
- Community Noise Impact related to Wellesley Country Club, dated 12/4/06, prepared by Carl Rosenberg
- Memorandum regarding Wellesley Country Club Grease Interceptor, dated 11/8/06, prepared by BLW Engineers, Inc.
- Cut Sheet for Large Capacity Grease Interceptors, Jay R. Smith MGF. Co., dated 12/11/84, 8400 Series
- Technical Design Manual for CONTECH Stormwater Solutions Inc., VortSentry HS Helical Separator, 2006
- Long Term Stormwater Maintenance Measures
- Erosion and Sedimentation Control Measures
- Operation and Maintenance Plan and Schedule
- Construction Traffic Management Plan, dated 12/8/06, prepared by C.E. Floyd Company, Inc.
- First Floor and Parking Lot Lighting Plan, prepared by Rob Bramhall Architects
- Section @ Loading Area/As Planted Plan, prepared by Rob Bramhall Architects
- Section @ Loading Area/Mature Plantings Plan, prepared by Rob Bramhall Architects

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Cover Sheet	Site Plans	10/5/06	Derek Redgate, Registered Professional Civil Engineer	11/9/06 12/8/06
C-1	Legend and General Notes	10/5/06	Derek Redgate	10/20/06 11/9/06
C-2	Layouts and Materials Plan	10/5/06	Derek Redgate	10/20/06 11/9/06 12/8/06

ZBA 2006-76
 Petition of The Wellesley Country Club
 294 Wellesley Avenue

C-3	Grading and Drainage Plan	10/5/06	Derek Redgate	10/20/06 11/9/06 12/8/06
C-4	Clubhouse Grading Plan	10/5/06	Derek Redgate	10/20/06 11/9/06
C-5	Pool Area Grading Plan	10/5/06	Derek Redgate	10/20/06 11/9/06
C-6	Utility Plan	10/5/06	Derek Redgate	10/20/06 11/9/06 12/8/06
C-7	Site Details	10/5/06	Derek Redgate	10/20/06 11/9/06
C-8	Site Details	10/5/06	Derek Redgate	10/20/06 11/9/06 12/8/06
L-1	Clubhouse Landscape Plan	10/5/06	Frank G. Stewart, Registered Landscape Architect	10/20/06 11/9/06 12/8/06
L-2	Pool Area Landscape Plan	10/5/06	Frank G. Stewart	10/20/06 11/9/06 12/8/06
L-3	Landscape Details	10/5/06	Frank G. Stewart	10/20/06 11/9/06
C-9	Site Plan and Details Paddle Court	10/5/06	Derek Redgate	10/20/06 12/8/06
C-10	Parking Plan	10/5/06	Derek Redgate	10/20/06 11/9/06 12/8/06
Sv-1	Overall Lot Plan	9/27/06	Russell J. Bousquet, Professional Land Surveyor	
Sv-2	Existing Conditions Plan of Land	3/9/06	Russell J. Bousquet	Elevations to Town Datum 3/22/06
Sv-3	Existing Conditions Plan of Land	4/21/06	Russell J. Bousquet	
C-6B	Sewer and Drainage Profile	10/5/06	VHB	10/20/06 11/9/06 12/8/06
C-6C	Drain Profile	10/5/06	VHB	10/20/06 11/9/06
C-8B	Supplemental Details	10/5/06	VHB	10/20/06 11/9/06

ZBA 2006-76
 Petition of The Wellesley Country Club
 294 Wellesley Avenue

Cover Sheet	Architectural Plans	10/4/06	Rob Bramhall Architects	
A101	Lower Level Floor Plan	10/4/06	Robert A. Bramhall, Registered Architect	
A102	First Floor Plan	10/4/06	Robert A. Bramhall	
A103	Second Floor Plan	10/4/06	Robert A. Bramhall	
A104	Attic Floor Plan	10/4/06	Robert A. Bramhall	
A105	Roof Plan	10/4/06	Robert A. Bramhall	
A200	South Elevation, North Elevation	10/4/07	Robert A. Bramhall	
A201	East Elevation, West Elevation	10/4/06	Robert A. Bramhall	
A202	Partial Elevations	10/4/06	Robert A. Bramhall	
A203	Section @ Kitchen Egress Stair, Section @ Ballroom/Main Hall	10/4/06	Robert A. Bramhall	
A210	Wall Sections	10/4/06	Robert A. Bramhall	

On May 11, 2006, the Wetlands Protection Committee issued an Order of Conditions for the Country Club Project (DEP File No. 324-519).

On August 8, 2006, the Planning Board voted to issue a Special Permit for a Project of Significant Impact (PSI), subject to conditions.

On September 27, 2006, the Design Review Board voted unanimously to

Approve the proposed Wellesley Country Club proposal to construct a new clubhouse at 294 Wellesley Avenue as presented through revisions presented on September 13, 2006.

On December 11, 2006, the Wellesley Fire Department approved the application for the Wellesley Country Club Project.

The fire department reserves the right for final approval at time of issuing permits with a complete set of building documents.

On December 13, 2006, Douglas R. Stewart, P.E., Assistant Town Engineer, stated in a memorandum that Department of Public Works' comments related to the project had been adequately addressed.

On December 14, 2006, Michael T. Grant, Inspector of Buildings, stated in a memorandum that concerns regarding the foundation of the existing clubhouse had been adequately addressed.

The Board found that the proposed Major Construction Project that consists of demolition of the existing clubhouse facility and construction of a three-level clubhouse facility sited in a new location, in a Single Residence District, is in harmony with the general purpose and intent of the Zoning Bylaw, subject to conditions listed below, in conjunction with the Special Permit and Site Plan Approval, and voted unanimously to grant Site Plan Approval.

The Board's approval of the Site Plan for the Project is premised on the Petitioner's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Petitioner, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Petitioner agrees to the terms, covenants, conditions, and agreements contained herein.

The Board voted unanimously to approve the Water Supply Protection District Special Permit subject to the conditions listed below.

CONDITIONS

- All conditions of the PSI and the Design Review Board (DRB) are incorporated in the decision unless modified by the Zoning Board.
- The Order of Conditions issued by the Wetlands Protection Committee is incorporated in the decision.
- Existing catch basins shall be surrounded by staked haybales and covered with filter fabric, as shown on the Site Detail C-7, Catch Basin Sediment Trap
- A specific location shall be designated for refueling of construction vehicles. There shall be temporary spill control products installed and maintained around the designated fueling area during fueling to provide containment in the event of a spill.
- There shall be a Spill Response During Construction Plan submitted to the Board
- Construction materials shall be stored and managed within the haybales and silt fences, as shown on the revised Construction Management Plan.
- All fill used on the site shall be clean. The fill must be tested and certified.
- The contractor shall hold weekly meetings to discuss safety issues including deliveries and road safety.

- There shall be construction vehicle wheel washing, as described in the revised Construction Management Plan.
- During construction there shall be scheduled site sweeping of the parking lot and Wellesley Avenue. The portion of Wellesley Avenue adjacent to the project site shall be kept clean and free of mud and debris. The parking lot shall be swept a minimum of once a week. The portion of Wellesley Avenue adjacent to the project shall be swept as necessary.
- Communications shall be maintained with the Police Department regarding construction traffic.
- Truck traffic shall be avoided between the hours of 7:30 to 8:30 a.m. and 5:30 to 6:30 p.m. There shall be a police detail or flagman if deliveries are to take place during the peak traffic hours.
- Dumpster removal shall occur between the hours of 8:00 a.m. and 5:00 p.m.
- After completion of construction, deliveries shall be made between the hours of 8:00 a.m. and 5:00 p.m., Mondays through Saturdays. The Club shall endeavor to communicate with its vendors to reduce volume on delivery truck backup alarms.
- There shall be no construction traffic on Forest Street or Abbott Road.
- Construction shall not commence before 7:00 a.m., Mondays through Fridays.
- There shall be no exterior construction later than 6:30 p.m.
- Exterior construction shall not commence before 9:00 a.m. on Saturdays.
- There shall be no queuing of traffic to the Project site on Wellesley Avenue.
- All construction parking shall be on-site, there shall be no on-street parking.
- To the extent not modified, the Construction Traffic Management Plan shall be adhered to.
- The assumed transmission loss of 30 decibels between indoor and outdoor sound during construction, as projected in the Noise Performance Specifications, shall be maintained. Testing of noise levels shall take place after construction is completed.
- The six foot high solid board fence, located at the west end of the clubhouse, as shown on Plan C-2, dated 12/8/06, shall be designed to be acoustically impenetrable, as approved by an Acoustical Engineer.
- The Lighting Plan, as submitted to the Board, shall be utilized. Adjustments shall be made to mitigate glare problems.

- VHB shall determine the appropriate height for a landscaped hedge along Wellesley Avenue to prevent the glare of headlights from vehicles on the egress drive from the pool area to oncoming traffic on Wellesley Avenue.
- With respect to a pedestrian way on Wellesley Avenue, and in lieu of the existing Aqueduct walkway, the Petitioner shall permit pedestrians to walk through a designated and marked portion of the parking lot to the west end of the drive, in front of the existing clubhouse to the area where the proposed monument is to be located. Thereafter, pedestrians shall follow an approximately three foot wide walkway (material to be determined) extending west to the end of the existing white fence. The path will slope down to the existing grade. The path may consist of packed gravel or stone dust, or be otherwise marked and distinguished, for example by shorter grass and periodic markers. The path will continue as a three foot wide path to the end of the guardrail. The proposal shall be submitted to the Wellesley Department of Public Works and to the Police Department to determine the appropriate location for one or more crosswalks at the intersection of Forest Street and Wellesley Avenue. The Petitioner may post signage along the path to provide appropriate warnings of golf course hazards and that walkers are proceeding at their own risk. The Petitioner will own and maintain the path, as appropriate. No snowplowing will be required. The Petitioner shall grant a license to the Town for use, if determined to be required by Town Counsel. The Petitioner agrees to consider modification or removal of the existing white fence along Wellesley Avenue in connection with the pathway development.
- A pedestrian bridge over Academy Brook shall be constructed and maintained to the satisfaction of the Department of Public Works.
- The project shall be completed in accordance with the submitted plans, as modified through December 8, 2006 and in accordance with the letter to the Board from VHB, dated December 8, 2006.
- The Board shall retain jurisdiction over the Site Plan Approval process with respect to walkway and noise issues, should further mitigation be required because actual post-build walkway or noise conditions from the project materially exceed those projected.

ZBA 2006-76
Petition of The Wellesley Country Club
294 Wellesley Avenue

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.

Richard L. Seegel, Chairman

Cynthia S. Hibbard

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm