

**ZONING BOARD OF APPEALS**

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ZBA 2007-30
Petition of Dana Hall School
45 Dana Road - Stable

Petition of DANA HALL SCHOOL requesting Site Plan Approval pursuant to the provisions of the Section XVIIA and Section XXV of the Zoning Bylaw for removal of 5,575 square feet of impervious area including the existing barn, other miscellaneous buildings, retaining walls and grooming areas which serve as accessory uses for grooming, riding, storage for feed, bedding and equipment for forty plus horses, and for construction of a 9,856 square foot structure that will house the presently permitted number of horses, allow hay storage in the same building as the animals and provide inside grooming areas adjacent to the stalls, located in the southeastern portion of DANA HALL CAMPUS, in an Educational District. The height of the building will be 22 feet and all setbacks will be more than 20 feet to the property line.

Presenting the case at the hearing was Steven O'Connell, Andrews Engineering. He said that present with him were Rob Ayers, Sara Summers, and Jim Wernig from Dana Hall School (the "Petitioner"), and John Foley, who will be the contractor for the project. Mr. O'Connell displayed a drawing of the proposed stable. He said that the Petitioner felt that the concerns of various Town departments have been addressed.

Mr. O'Connell said that there is an existing stable and accessory buildings. Those buildings will be replaced by the proposed 9,856 square foot stable that will house up to 45 horses. He said that there will be no increase in the number of horses that are currently allowed. He said that there will be no increase in traffic, operations or programs affiliated with the stable.

Mr. O'Connell said that proposed landscaping and architectural touches to the building will help to blend it in with the rustic nature of the campus.

Rob Ayers said that the Petitioner met with the Design Review Board (DRB) twice. He said that the DRB asked the Petitioner to add two more cupolas along the ridgeline because of the long span. He said that the cupolas will be functional and make the stable more visually pleasing.

The Board said that the proposed stable looks to be 10 feet higher than the existing one. Mr. Wernig said that the roof on the proposed building has a 4.5 pitch. He said that the pitch on the existing building is 8.9, which is almost twice that of the proposed pitch.

Sara Summers said that the purpose of the new stable will be to consolidate the various service buildings. She said that having the students in one location will address safety concerns. The existing wooden buildings will be demolished. The proposed stable will be vinyl sided grey with green trim to match the Riding Center.

The Petitioner said that the existing stable floor slopes up toward the east end. Mr. O'Connell said that the elevation at the main door into the existing stable is 165.8 feet at the west end. Mr. Wernig said that the stable is 4.5 feet higher at the east end. Ms. Summers said that seven stalls added to the original stable were built to accommodate the topography.

The Board asked how trucks would be unloaded. Mr. Wernig said that there is an eight foot opening in the loft for loading hay.

Ms. Summers said that equipment will still be stored in the main barn. The proposed ramp will provide easier access to the barn for the students.

Ms. Summers said that the proposed barn will not be heated or insulated.

The Board said that there are 43 stalls listed on plan A 1 but the notes list that there are 44 stalls. Ms. Summers said that they are permitted for 45 horses. They are not at full capacity at the present time and will use the extra stalls for storage.

The Board asked where the horses will stay during construction. Ms. Summers said that the 11 stalls in the main barn will remain and temporary stalls will be set up in the smaller indoor ring.

The Board asked about the six foot step that is shown on plan A 2, West Elevation. Ms. Summers said that is to provide access for dumping manure on to the back of the truck. She said that will eliminate the need for a conveyor, which the neighbor says is noisy. Ms. Summers said that the manure is removed from the site on a daily basis.

The Board noted that there is a regulation that prohibits the introduction of animal feces into the stormwater drainage system. The Board asked if there are provisions for storage of the manure if it cannot be trucked off the premises on the same day. Ms. Summers said that on the rare occasions that the manure cannot be trucked off the premises, it is piled next to the truck access. She said that it is loaded onto the truck via a front end loader. The Board said that temporary storage of manure should be on a pad and protected from rain to prevent it from getting into the water system.

The Board said that it was concerned about the gas pump and fuel storage tanks located on the north side of the barn. That area is not paved. Mr. Wernig said that the tank is double walled and meets requirements for vapor recovery levels. He said that the 1,500 gallon tank is used for fueling on-site vehicles. He said that the tank is inspected by the town. The Board said that the Petitioner should look at paving that area and having a hooded catch basin installed.

The Board commented that the site looks clean, tidy and well managed.

The Board noted that there is an existing one inch water main that increases to six inches where the horses are washed. Mr. Wernig said that will be removed and a six inch system for the sprinklers will be installed with a gate valve.

The Board said that plan F3 shows a 4 inch fire service and F1 shows a 6 inch fire service. Mr. O'Connell said that there will be a 6 inch service going into the building. There will be a two inch tap outside of the building.

Mr. Wernig said that after meeting with the Fire Chief it was determined that lightning protection was not needed on the roof because of the ground rods at the corners and the mesh. Mr. O'Connell said that the sprinkler system will provide a path to direct lightning to the grounding rods.

Mr. Wernig said that they worked on the angle of the roof for sprinkler coverage. He said that in the existing barn they stack hay up to nine bales high. He said that the Fire Department has restricted them to no more than three bales per stack in the new barn.

Mr. Wernig said that the horns for the smoke detector alarms will be located outside of the building so as not to frighten the horses. There will be a direct call system to the Fire Department. The smoke detectors will be located in the storage, electric and sprinkler rooms as well as the main aisles and loft.

Mr. O'Connell confirmed that there will be a one foot vertical separation of the telephone and fire alarm lines that will share the same trench.

The Board asked about the water collection system. Mr. O'Connell said that six inch commercial gutters will be installed.

The Board said that the roadway between the two riding centers slopes and is gullied. Ms. Summers said that they do get water there when there are heavy rains. Mr. Wernig said that the Petitioner is proposing to install a 1,000 gallon drywell at each corner of the building. Mr. Foley said that there will be a catch basin in the driveway to catch any overflow. The Board said that the Drainage Report indicated that runoff will be reduced.

The Board said that the sizing of the infiltration drywells was based on test borings that were done for the Shipley Center project. Mr. O'Connell said that the Petitioner will contact the Department of Public Works (DPW) when the test results are confirmed for this project.

The Board said that a maintenance schedule had been submitted with the Drainage Report. Mr. Wernig said that the Dana Hall maintenance crew will be responsible for maintenance.

The Board said that two floor drains are listed on the Development Prospectus, Section 6 E. Mr. O'Connell said that the floor drains are located in the wash stalls and will drain to the town sewer line.

The Board said that there is a break in the line of trees that blocks the view of the barn for the abutters. Mr. Ayers said that the Petitioner met with the Nelsons, who are the direct abutters. He said that Ms. Nelson has come up with a landscape plan. He said that the need to provide fire truck access limits where the landscaping can be located.

The Board said that it was concerned about the effect of lighting on the north side of the barn on the abutter. Mr. O'Connell said that there are three lights proposed at that location. Ms. Summers said that the lights will be on timers. She said that there will also be a manual switch for the lights on the Nelsons' side of the barn. She said that lessons usually end by 7:00 p.m. on weekdays and by 4:30 p.m. on weekends.

Mr. O'Connell said that the source of outdoor lighting will not be visible. He said that at 100 feet away the presence of light will be visible but not the source of it. The Board confirmed that the lights will be mounted at a height that is less than 9.5 feet.

The Board confirmed that there will be no new parking.

The Board confirmed that there will be no change in on-site traffic.

The Board asked if any expansion of the proposed building was anticipated within the next ten years. Ms. Summers said that any expansion would make the site too crowded for the horses.

Ms. Summers said that they currently have 41 horses and that Dana Hall owns half of the horses. She said that during summer season many of the horses are away for horse shows. The Board confirmed that there will be no increased use of the stable.

Ms. Summers said that they conduct one small horse show for the students who take lessons. She said that they host two small horse shows for their interscholastic team. She said that horses are not brought onto the property for those shows.

The Board asked about public access to the Riding Center. Ms. Summers said that they offer a summer camp program that is open to the public. She said that there is an alumni program that is available for Dana Hall students. She said that when the community program was closed, no boarders were asked to leave.

Ms. Summers said that Wellesley College uses the Dana Hall facility for students fulfilling the Physical Education riding credit.

Ms. Summers said that on Saturday mornings there is a licensed therapeutic riding instructor who holds three lessons for children with various disabilities. She said that student volunteers help out with the program for community service credit.

Mr. Ayers said that they run a City to Saddle program where children are bused out from Boston.

Mr. Ayers said that Dana Hall School does not anticipate bringing any more projects before the Board.

Mr. Foley said that construction will begin as soon as the appeal period expires. Mr. Wernig said that construction should take approximately four months.

Mr. Wernig said that construction vehicles will access the site from Grove Street. Truck drivers will be instructed not to drive through any neighborhoods. Mr. Wernig displayed on the site plan the location of the fences and haybales at the north and south limits of construction.

Mr. O'Connell said that there will be provisions for dust control during construction. The construction fence will be lined with filter fabric and exposed soils will be watered as needed. Ms. Summers said that there are sprinklers in the outdoor rings.

The Board said that the Board of Health was concerned about pests during demolition. Ms. Summers said that the Petitioner has a contractor for pest management. She said that the contractor has been contacted about pest management during construction. She said that the bait boxes are currently checked once a month. The boxes will be checked every few weeks during construction.

The Board said that the Board of Health was concerned about coordination of truck deliveries with pickup and dropoff of children during the summer camp season. Mr. Wernig said that the schedules will be coordinated.

The Board asked how close the project will be to summer camp activities. Mr. Wernig said that the project will be 50 yards away. Ms. Summers said that construction will be fenced off.

The Board said that in the Development Prospectus, Section 2, Description, the square footage of the proposed construction footprint was listed as 9,856 square feet. The total floor area after proposed construction completed was listed as 9,553 square feet. Mr. O'Connell said that the 9,856 square foot figure is correct. In Section 5 of the Development Prospectus, Fire Protection, the total floor area of building is listed as 9,856 square feet plus 3,696 future potential. The Board said that the two numbers added together equal 13,552. Mr. Foley said that the square footage of the building is 9,856 square feet. The loft area was not included in the footprint.

Mr. O'Connell said that the 24 foot by 154 foot loft had to be treated as floor area in the calculations for the sprinkler system. He said that the loft is a storage area, not habitable space.

The Board said that the stable will not be an occupied building. This will not be a trip generating project and the use is not being changed. It would not serve the intent of the bylaw to require a traffic study.

Mr. Ayers said that an extensive traffic study was done when they worked on the Shipley Center project. He said that all of the intersections were at Level C.

The Board said that the petitioners may proceed with the project at their own risk.

Al Thoman, 2 Ingraham Road, said that he and his neighbors worked closely with Dana Hall during the Shipley construction project. He said that they worked with Rob Ayers and Sara Summers to make sure that the neighborhood was well informed of the project. He said that a few hundred letters were sent out to inform the neighbors about the proposed stable project.

The Board said that the Petitioner should work with the neighbor to the north on landscaping to screen the view of the stable.

Submittals from the Petitioner

- Application for Site Plan Approval and Special Permit, dated 5/1/07
- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus
- Project Description
- Construction Management Plan, dated 5/15/07, prepared by Dana Hall School
- Drainage Report, dated 3/6/07, revised 4/4/07 & 4/5/07, prepared by Andrews Survey and Engineering, Inc.
- Electrical Design Affidavit, dated 4/30/07, stamped by Vincent A. DiIorio, Registered Professional Engineer
- Fire Sprinkler Flow Certification, dated 4/30/07, stamped by Martin R. Richardson, Registered Professional Engineer
- Dana Hall School Horse Stable Fire Sprinkler Reports, dated 4/25/07, prepared by SED Associates Corp.

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Cover Sheet	Site Plans	1/30/07	Andrews Survey & Engineering, Inc.	3/6/07 3/13/07 3/22/07 3/27/07 4/3/07 4/27/07
Sheet No. 2 of 7	General Notes	3/6/07	Andrews Survey & Engineering, Inc.	3/27/07 4/3/07 4/27/07
Sheet No. 3 of 7	Existing Conditions Plan	3/6/07	Andrews Survey & Engineering, Inc.	3/27/07 4/3/07 4/27/07
Sheet No. 3A of 7	Plot Plan	1/30/07	Andrews Survey & Engineering, Inc.	
Sheet No. 4 of 8	Grading and Utility	3/6/07	Andrews Survey & Engineering, Inc.	3/13/07 3/22/07 3/27/07 4/3/07 4/27/07
Sheet No. 5 of 7	Landscape Plan	3/6/07	Andrews Survey & Engineering, Inc.	3/27/07
Sheet No. 6 of 7	Details	3/6/07	Andrews Survey & Engineering, Inc.	3/27/07 4/3/07 4/27/07
Sheet No. 7 of 7	Details	3/6/07	Andrews Survey & Engineering, Inc.	3/27/07 4/3/07

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A-18	Proposed New Stable – Floor Plan	4/26/07	Seth Arakelian, P.E.	
A2	Proposed New Stable – Elevation Drawings	4/26/07	Seth Arakelian, P.E	
A3	Proposed New Stable – Perspective View	4/26/07	Seth Arakelian, P.E	
S1	Foundation Plan & Details	4/26/07	Seth Arakelian, P.E	
S2	Framing Details	4/26/07	Seth Arakelian, P.E	
S3	Roof Framing Plan & Details	4/26/07	Seth Arakelian, P.E	
S4	Specifications	4/26/07	Seth Arakelian, P.E	
E1	Electrical Barn Power & Lighting	2/22/07	Seth Arakelian, P.E	
E2	Electrical Loft & Slab Power & Lighting	2/22/07	Seth Arakelian, P.E	
FA1	Electrical Barn Fire Alarm Plan	2/22/07	Seth Arakelian, P.E	Revised by Vincent DiIorio Inc.
FA1	Electrical Barn Fire Alarm Plan	2/22/07	Vincent DiIorio Inc.	
LP1	Electrical Barn Lightning Protection	4/22/07	Seth Arakelian, P.E	
F1	Fire Protection First Floor Plan	5/2/07	SED Associates Corp.	
F2	Fire Protection Loft Plan	5/2/07	SED Associates Corp.	
F3	Fire Protection Details	5/2/07	SED Associates Corp.	
F4	Fire Protection Specifications	5/2/07	SED Associates Corp.	
P1	Plumbing First Floor Plan & Details	5/2/07	SED Associates Corp.	

On March 21, 2007, the Design Review Board voted unanimously to

Recommend the Zoning Board of Appeals approve the proposed barn to be constructed at Dana Hall, located at 45 Dana Road, as represented with the addition of 2 cupolas and a railing to the entrance ramp.

On May 17, 2007, the Wellesley Fire Department approved the application for the Dana Hall Stable.

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

On May 16, 2007, Bill Millett, Department of Public Works Engineering Division, stated in a memorandum that Department of Public Works' comments related to the project in a memorandum dated March 9, 2007 had been adequately addressed.

On May 17, 2007, the Board of Health had comments and questions regarding:

- A licensed pest control company to provide adequate monitoring for rodent activity.
- Safety for the children at the camps.
- Dust control on the site.
- Standing water that could become a potential mosquito breeding area.
- Mobile food vendors/trucks must be permitted by the Health Department.

The Board found that the proposed Major Construction Project that consists of removal of 5,575 square feet of impervious area including the existing barn, other miscellaneous buildings, retaining walls and grooming areas which serve as accessory uses for grooming, riding, storage for feed, bedding and equipment for forty plus horses, and for construction of a 9,856 square foot structure that will house the presently permitted number of horses, allow hay storage in the same building as the animals and provide inside grooming areas adjacent to the stalls, in an Educational 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.

CONDITIONS

- The Design Review Board's recommendations shall be incorporated in this decision.
- The number of horses is limited to 45.
- The plans must be revised to show 6" gutters.
- The lighting on the north side of the building must be shut off by 7:00 p.m.
- Manure shall be removed daily.
- There shall be no open outside storage of manure.
- There shall be dust control during construction.

- The Department of Public Works and the Building Inspector must be notified after test borings are conducted on the site to verify that they match those conducted for the Shipley Center in 2004.
- The Fire Sprinkler Plan that was approved by the Fire Department shall be incorporated in this decision.
- The Construction Management Plan shall be incorporated in this decision.
- There shall be rodent control during construction.
- Drawing F1 shall be revised to show the 6" fire line.
- Drawing LP1 shall be revised to show the lightning protection.
- There shall be silt fences and haybales installed on the north and south sides of the limits of construction.

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.

Cynthia S. Hibbard, Acting Chairman

Robert W. Levy

Robert C. Sechrest

cc: Planning Board
Inspector of Buildings
lrm
cc: Planning Board