

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEGL, CHAIRMAN
CYNTHIA S. HIBBARD
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

J. RANDOLPH BECKER, VICE CHAIRMAN
ROBERT W. LEVY
DAVID L. GRISSINO

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

Petition of the PERMANENT BUILDING COMMITTEE/SCHOOL BUILDING COMMITTEE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of one temporary and two permanent parking areas for a total of 130 spaces at 55 RICE STREET & 438 WASHINGTON STREET. The proposed permanent improvements to the STATE STREET GRAVEL LOT include porous pavement and vertical granite curbing. The proposed permanent improvements to the TENNIS COURT PARKING LOT consist of reconfiguring the existing area to provide for a total of 33 spaces. The amount of pavement will be reduced from 10,910 square feet to 9,900 square feet. The proposed temporary improvements to the BASKETBALL COURT PARKING LOT consist of restructuring the existing gravel access drive with porous pavement and replacing and expanding the basketball pavement with porous pavement to provide temporary parking. At the completion of the high school construction project, the access drive and basketball courts will be returned to their original condition.

On April 8, 2009, 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 Mike Eby, Permanent Building Committee (PBC). Also present were Gig Babson, School Building Committee (SBC), Wayne Keefner, Engineer, Symmes Maini & McKee Associates (SMMA), and Maureen Kirkpatrick, Turner Construction Company.

Mr. Keefner displayed a PowerPoint presentation.

Mr. Eby said that this project was not subject to Project of Significant Impact (PSI) approval. He said that Orders of Conditions, dated April 8, 2009, for the State Street Gravel Lot, Tennis Court Lot and the Basketball Court Lot have been recorded.

Mr. Keefner said that the process began in July, 2008 with informal Town Development Review Team (TDRT) meetings. He said that the formal permitting process began in January, 2009. He said that the construction schedule for the off-site parking lots is to begin in July, 2009 with a completion date of August, 2009, in order to be ready for the opening of school in the Fall.

Mr. Keefner said that construction of the new High School building will begin in the Fall, 2009. He said that the building should be completed in the Spring of 2012 and the site work should be completed by the Summer of 2013.

Mr. Keefner said that it was determined that the new High School would have to be built on the existing site, as there were no suitable alternate sites. He said that the existing High School has limited space. He said that the existing site has 295 parking spaces, of which 200 are for staff and the remaining spaces are for students. He said that during construction there will be only 30 parking spaces that will be available for handicapped accessible, visitors and traveling staff. He said that there will be no student parking on or off-site during construction.

Mr. Keefner said that the need for staff parking during construction will be 200 spaces. He said that they looked at 14 alternative sites. He said that the objectives were for temporary parking for teachers and staff, minimal disruptions to town and school operations, and sites that would have the least impact on residents. He said that having the temporary parking sites is critical to maintaining the overall construction schedule of the High School and the off-site parking has to be in place before construction of the High School.

Mr. Keefner said that three on-site and two off-site parking lots were selected. He displayed the existing and proposed Tennis Court parking lot. He said that the pavement area will be reduced but the number of parking spaces will be increased. He said that by using the area in the middle, the parking will be more efficient.

Mr. Keefner displayed the existing and proposed State Street gravel lot and Basketball Court lot. He said that there will be a cut out in the pavement at the State Street lot to preserve a specimen tree.

The Board asked about the drive to the Basketball Courts. Mr. Keefner said that it will be porous asphalt.

Mr. Keefner said that there is an existing walkway at the Basketball Courts. He said that the plans for the proposed walkway must be approved by the Wetlands Protection Committee (WPC). He said that those plans, as well as a lighting plan, will be submitted to the Board. The Board asked why the walkway was not included in the Site Plan Approval application. Mr. Keefner said that at the time that the Site Plan Approval application was submitted, it had not been determined if the proposed walkway would be necessary.

Mr. Keefner said that the off-site parking lots are located in Single Residence, Flood Plain and Watershed Protection Districts. He said that the Zoning Bylaw Area Regulations do not apply to this project. He said that the Yard Regulations will be met. He said that there are no required parking spaces for the project. He said that they have tried to create as many spaces as possible but were constrained by the wetlands.

Mr. Keefner said that the Development Standards for parking lots will be met except for the interior landscape requirements. He said that the parking areas will all be single aisle, double loaded.

Mr. Keefner said that there will be no new water or sewer work. He said that some of the existing sewer lines will have to be moved. He said that the storm drainage system will meet Department of Environmental Protection (DEP) requirements.

Mr. Keefner said that the lighting calculations were included in the drawings. He said that the fixtures will be 16 feet high, with 175 watt bulbs. He displayed drawings of the proposed fixtures. He said that

the metal halide fixtures will have sharp cut off and fully recessed bulbs. He said that the lighting is existing at the Tennis Courts. He said that the light fixtures will be on the wetlands side at the State Street Lot so that the light will not be directed to the neighbors' houses.

Mr. Keefner said that there will be lighting fixtures on both sides of the Basketball Court lot because of the proposed temporary tandem parking.

Mr. Keefner discussed the Landscaping Plans. He said that there will be deciduous and flowering trees and shrubs. He displayed the location of the trees and shrubs on the plans. He said that they worked with the WPC on the State Street lot. He said that the shrubs and flowering trees in the buffer area are to prevent people from going to the bank of Fuller Brook. He said that the trees on the other side are for screening.

Mr. Keefner described the pavement as being four inches of porous pavement, four inches of crushed stone, eight inches of bank run gravel and eight inches of geogrid for structural integrity. He said that below the geogrid will be a reservoir to handle peak rates of runoff. He said that there will be down tubes every 50 feet on the site that will allow for a thinner section.

The Board asked if there were any DEP specifications for Best Management Practices (BMP) for porous pavement. Mr. Keefner said that the Massachusetts DEP based its specifications on the University of New Hampshire's (UNH) specifications. The Board said that more documentation should be submitted, particularly with respect to BMP's for oil and grease separation.

Mr. Keefner discussed water quality performance. He displayed charts of Contaminant Removal Performance Efficiencies and photographs of a parking lot with half porous pavement and half standard pavement. He said that snow on the porous pavement section melts faster and infiltrates whereas the snow and ice can re-freeze on the standard pavement. He said that there are seasonal variations in the infiltration of the porous pavement but studies show that it has never been reduced to the level that it has become impermeable. He said that trouble spots typically run off to an adjacent area. He said that power washing or vacuuming will restore the capacity of the porous pavement.

Mr. Keefner displayed DEP recommendations for winter sanding and vacuuming porous pavement. He said that maintenance of the porous asphalt has been discussed with the Department of Public Works (DPW). He said that DPW has been provided with approximate annual maintenance costs. DPW will sub-contract the vacuum sweeping of the lots.

Maureen Kirkpatrick said that the Construction Management Plan (CMP), dated April 2, 2009, had been submitted to the Board. She said that it is a contract document with the Town and the sub-contractors. She said that the CMP that was submitted is for the off-site parking project only.

Ms. Kirkpatrick said that the plan is to be working on all three parking sites at the same time. She said that the Tennis Court lot will not require much work.

Ms. Kirkpatrick said that they propose to keep the traffic off of Rice Street and use State, Smith and Washington Streets back out to Routes 9 and 128. She said that construction traffic impacts will occur mainly at the State Street, Smith Street, and Washington Street intersections.

Ms. Kirkpatrick said that there will be a site superintendent on-site full time.

Ms. Kirkpatrick said that Turner Construction will install an eight foot high construction fence. She said that all three areas will be closed off for safety and security. She said that a Building Permit for the fence has been discussed with the Building Inspector.

Ms. Kirkpatrick said that most of the work involved in this project will be hauling the soil off-site and installing the porous pavement and curbing. She said that there will be a minimal number of concrete trucks on-site when they pour and set the curbs. She said that the material for the porous pavement will be brought in first and then the landscaping will be done, particularly at the State Street lot.

Ms. Kirkpatrick said that they will install a scrim all the way around the fence for noise and dust mitigation. She said that they will be using wetting agents and will most likely have a water truck on-site for dust control.

Ms. Kirkpatrick said that there will be enforcement of no idling of trucks for more than five minutes. She said that the superintendent will be responsible for enforcing the regulations.

Ms. Kirkpatrick said that every worker who shows up on-site will be given a Site Orientation Program that will review the CMP and the Site Safety Plan. The workers must sign off that they were given that information.

Ms. Kirkpatrick said that they will work with a pest management service for rodent control around the site. She said that they will also track vibration activity around the site from the trucks and the compactors. The Board confirmed that there will be no rock crushing on-site.

Ms. Kirkpatrick said that construction will not begin before 7:00 a.m.

The Board asked if a parking demand study had been conducted. The Board said that some of the proposed lots are currently being used. Ms. Babson said that they looked at the costs of turning the existing lots into the temporary off-site lots and then turning them back after completion of the High School project. She said that they looked at where they would create the least impact. She said that out of 14 potential sites, five were selected. She said that there will be 60 to 70 parking spaces at Star Market and behind the Needham Bank.

Ms. Babson said that they will be displacing users at the Tennis Courts. She said that there are 100 spaces along Washington Street that have a "no parking before 8:30 a.m." restriction. She said that restriction could possibly be lifted temporarily.

Ms. Babson said that the Natural Resources Commission (NRC) wanted to improve the State Street Gravel Lot. She said that the area will be increased to include five reserved spaces for aqueduct users. She said that the lot is currently heavily used by students. The Board confirmed that the five reserved spaces do not detract from the 200 spaces reserved for staff.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

Ms. Babson said that tandem parking would be needed at the Basketball Court lot. She said that the School Department determined that they could work that out with their staff.

Ms. Babson said that the lot behind that bank is on the aqueduct. She said that the Town had a lease with Captain Marden's. She said that one of the provisions of the lease was to allow for termination for reasonable purposes. The Board said that Captain Marden's has made arrangements to park at the Haskins lot during the High School project.

Ms. Babson said that there are 35 to 40 spaces at the Star Market parking lot. She said that there is a lease for the spaces that run along the back side of the building. She said that the parking spaces are not currently identified. She said that they will have to identify the spaces as being for staff and faculty parking only.

The Board said that there will be increased competition for public parking spaces in residential areas for three to four years during the project. Ms. Babson said that one of the considerations of the PSI was that there be no parking on streets around the school. The Planning Board asked that it be monitored carefully. She said that it has been determined that there will be enough spaces for staff parking. She said that there will be no student parking allowed. She said that there is currently no parking at the Basketball Courts. The Board said that the Star Market lot is underutilized and the bank lot parking will be relocated. The Board said that although the issues have been thought out, there was no formal study done.

Ms. Babson said that the parking issues were under discussion for nine months with the Transportation Working Committee that consisted of representatives from the Police, Schools, Recreation, Board of Selectmen (BOS), NRC, PBC, DPW, Engineering, the Architect and the neighbors. She said that they held two Public Hearings. She said that the NRC and WPC have rules that had to be balanced. She said that accommodations will be made at the Tennis Courts to park along Washington Street. She said that the State Street lot is currently used by students. Mr. Eby said that the school will not be using that lot on the weekends, when the public would most likely be using it.

The Board said that parking will be needed for the baseball fields. It is expected that the fields would not be used at the same time as the staff would be parking in the lot.

Ms. Babson said that they will be increasing the number of spaces at the Tennis Courts from 14 to 33. She said that they will be displacing a maximum of 14 spaces there during construction.

The Board said that by prohibiting student parking, more trips will be created. The Board asked if there is a Queuing Plan. Mr. Keefner said that a Queuing Plan will be submitted with the High School Site Plan Approval application. Ms. Babson said that there will be emphasis on increased bus ridership.

The Board asked about accommodations for event parking. Mr. Keefner said that they have had discussions with the School Committee and are working on that issue. Ms. Babson said that on a few occasions during year there is need for on-street parking.

The Board asked if the porous pavement will be removed at the completion of the project at the Basketball Court. Mr. Keefner said that the original intent was to return that area to the pre-existing state. The Board said that would involve the cost of ripping up the porous pavement and re-installing something

that was inferior. Mr. Keefner said that after discussions with WPC the thought was that it might be better to leave the porous pavement in place and just return the use of the Basketball Court. He said that is included in the Order of Conditions.

The Board said that the plan is to increase the flood storage capacity. The biggest increase appears to be at the State Street lot. The Board asked if there will be a conflict with the purpose of providing parking. Mr. Keefner said that the lot currently floods. He said that the lot will flood more but the neighbors will flood less. He said that they will be adding more volume so that Fuller Brook would overflow on-site for the 100 year storm event. He said that a neighbor downstream would have a smaller elevation in water level. He said that it is not expected that the State Street lot will be under water more often.

The Board said that snow storage locations should be shown on the plans.

The Board said that the off-site parking areas are constrained by wetlands areas. The Board said that there is a good amount of greenspace buffer around the sites. The Board said that no interior landscaping is being provided on the lots. The Board said that the intent of the bylaw is to provide visual relief.

The Board asked if the lighting will be on timers. The Board said that a condition of approval will dictate when the lights should be shut off.

The Board said that it appeared that there could be line of sight from the Basketball Court lighting to Rice Street. The Board said that lighting from the fields has been an issue for the residents on Rice Street. Mr. Keefner said that the poles will be 16 feet high and the bulbs will not be visible. He said that only light shining down will be visible. The Board said that a quick line of sight analysis should be done to see if any particular neighbor would be affected.

The Board said that a scrim would not be considered a noise mitigation device. The Board said that Cambridge or Boston noise ordinances should be used as guidelines for this project. The Board that it would require monitoring only if there was a complaint about construction noise.

The Board said that a section should be added to the CMP for notification of the neighbors when a noisy construction activity was to occur.

The Board said that storm drainage had been discussed extensively in the Orders of Condition. The Tennis Courts are being treated as a redevelopment and the State Street and Basketball Court lots are being treated as new developments. Mr. Keefner said that, in order to meet the redevelopment criteria, the impervious area has to be decreased. Mr. Keefner said that one of the catch basins at the Tennis Court lot is a replacement of an existing one and the other one is new on the wetlands side. The Board said that Figure 10 does not show the second catch basin.

The Board said that TSS removal for the Tennis Court will be 29% and 80% for the other two lots, which are much closer to resource areas. Mr. Keefner said that all that they could do at the Tennis Court was to install the catch basins. He said that installing a Stormceptor would be a big expense. He said that their preference had been to improve the quality of the wetland but DPW did not support that idea.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

The Board asked if detailed Operation and Maintenance (O & M) Plans had been developed for all three lots. Mr. Keefner said that they had been reviewed by DPW. The Board said that the O & M Plans will become conditions of the Site Plan Approval.

The Board asked that quantitative criteria be added for cleaning the catch basin and sumps at the Tennis Court lot. The Board asked that cleaning be done when the sediment reaches a certain depth. Mr. Keefner said that DPW will be responsible for cleaning the catch basins.

The Board said that the CMP should contain information as to how various processes will be accomplished. The Board said that more specific information should be given as to how street sweeping will be conducted during the excavation process.

The Board said that there should be a process for notification of the neighbors during utility shutdowns.

The Board asked if it would be hardship to require covers for dumpsters. The Board confirmed that the dumpsters will be inside the fenced area.

The Board asked if all of the diesel equipment will be retro-fitted. Ms. Kirkpatrick said that there will be scrubbers on the exhausts. She said that language will be added to the CMP describing the retro-fit program.

Ms. Kirkpatrick said that the statement on Page 12 of the CMP regarding idling of trucks will be changed from ten minutes to five minutes.

The Board asked about backup alarms. Mr. Keefner said that audible alarms are required.

Ms. Kirkpatrick said that there is an enforcement section in the CMP dated April 2, 2009. She said that the language will be changed to state that Turner Construction will be the responsible party.

Phyllis Pucci, 21 Rice Street, said that her concern is about light spillover onto Rice Street.

The Board said that plans A, B & C should be consistent for labeling. The Board asked that the flow of the underdrain on the Site Preparation Plans, #2 on page 4, be shown. The Board said that the parking spaces should be labeled with numbers in each space.

The Board said that at the Tennis Courts, as shown on plan C-3.00b, the bylaw requires that wheel stops or curbing be installed. The Board said that it is shown on the eastern boundary but nowhere else.

The Board voted unanimously to continue the Public Hearing to April 30, 2009.

April 30, 2009

Presenting the case at the hearing was Mike Eby. Also present were Gig Babson, Maureen Kirkpatrick, Wayne Keefner, Suzy Littlefield, and Suzi Newman.

Mr. Keefner displayed a PowerPoint presentation.

Mr. Keefner displayed information from the Massachusetts DEP Handbook and the UNH fact sheet on porous pavement. He said that the DEP regulations are adapted from the UNH standards. He said that the Massachusetts DEP filter medium is 12 inches and the UNH filter medium is 8 to 12 inches. The Board confirmed that the depth of the medium was important for residence time for the hydrocarbons and bacteria to break down. Mr. Keefner said that the reservoir course will be 8 inches. He said that is sized for the void spaces in the stone. He said that the porous pavement is considered impervious in HydroCad. He said that the thickness of the reservoir is based on how much pavement there is. He said that is effective for all storm levels. He said that the reservoir is the only detention area. He said that the pavement acts as a filter. He said that the storage is below the filtered area so the stored water is considered to be clean.

Mr. Keefner said that the comment about cleaning the catch basins at a specific sediment depth was added to the Stormwater Pollution Prevention Plan.

Mr. Keefner said that they looked at the Boston Ordinance for noise control. He said that ordinance has many restrictions for noise that are non-construction related, such as lawnmower noise. The Board said that the Cambridge Ordinance contains regulations for construction noise. The Board said that edits that were made to the CMP appear to be close to the Cambridge regulations. The Board said that 75 L10 would be appropriate with peaks not to exceed 86. The Board said that the project is in a residential area and that construction will be going on during the summer when residents will have their windows open. The Board said that the Cambridge Ordinance is a reasonable benchmark for noise regulation in the event of a complaint.

The Board said that neighbors should receive email alerts for noisy jobs.

The Board said that the traffic on Route 16 is much lighter during July and August. The Board asked if the BOS and Police would lift the parking ban temporarily, during construction, on Washington Street prior to 8:30 a.m, when the tennis court users get out to avoid the heat.

The Board said that parking seems to only be an issue during an event such as a performance, back to school night or a basketball game. The Board said that the neighbors should be comfortable that parking will not be a problem. Mr. Eby said that is a focus of the High School Construction Project. Ms. Babson said that the School Committee has identified the big events. She said that the Committee wants to have a parking plan to accommodate the events. The Board said that issue would be shifted from the Off-Site Parking Site Plan Approval to the High School Site Plan Approval.

Mr. Keefner discussed lighting. He said that it was the sense of the School Committee that all events would be concluded by 11:30 p.m. The Board said that the lights should go off 30 minutes after activities cease, but no later than 11:30 p.m.

Mr. Keefner said that not all of the lights will be on timers. He said that there will be some lights that will be on manual shutoff. The Board asked if one of the custodians at the High School could be responsible for turning off the lights. Ms. Littlefield said that using timers would be preferable.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

Mr. Keefner said that the preliminary path and lighting plan for the Basketball Court lot has to be approved by WPC before application to the ZBA. He displayed the proposed location of the path. He said that the material will probably be stonedust because of exposed roots on the hill area. He said that there will probably be four lights. He said that the path will be maintainable during the winter. He said that there will be no accessible parking in this lot. The Board said that the proposed plans for the path at the Basketball Court should be submitted to Board and would be subject to approval by the WPC.

The Board asked about the abutters list in the CMP. Mr. Keefner said that will be developed. Ms. Babson said that they have a list of 180 residents in the neighborhood that they have been sending letters to. Ms. Kirkpatrick said that anyone who did not respond to their emails would receive hand-delivered notifications. She said that the CMP will be revised to include information regarding notification to the neighbors.

The Board said that the same type of notification should be added to page 12, Vibrations, of the CMP.

Ms. Kirkpatrick said that any changes to announcements on the website will result in automatic immediate notification to the neighbors by email or hand delivery.

The Board said that a reference should be included in the CMP for the Massachusetts State Guidelines for the diesel retro-fit program.

The Board said that there should be visual monitoring for dust control. The High School project will require much more careful monitoring because of the presence of the students.

The Board said that the Tennis Court parking lot will not require landscaping because it is considered to be a redevelopment. The Board said that the Basketball Court will not require landscaping because it will be a temporary lot. The Board said that the spaces that were given up to create the notches for the existing trees would be considered interior landscaping. The Board said that berms should be added at the notches to identify the interior space.

Mr. Keefner said that wheel stops or curbs will be added to the plans for the Tennis Court lot. The Board said that will be a condition for approval. Mr. Keefner asked that the wheel stops or curbs not be doweled or pinned in because of plowing. The Board said that DPW should decide on the installation of wheel stops or curbing at the Tennis Courts.

The Board asked if the line of sight had been looked at for the neighbors of the Basketball Courts. Mr. Keefner said that had not been done yet. He said that any fixtures that could be an issue for the neighbors could be shielded. He said that the bulbs will be fully recessed. He said that the lightpoles will be 16 feet high. He displayed on the plans the location of the residences on Rice Street. He displayed the location of a fairly thick layer of trees between the Basketball Courts and the residences on Rice Street.

Mr. Keefner said that figures for TSS removal were based on how often the lots will be swept. He said that the lots will be swept monthly as well as once in the Spring and once in the Fall. The Board said that the Maintenance Plan would be a condition of the approval.

The Board said that the covers to the dumpsters were added to the CMP.

The Board said that a condition of approval will be that all of DPW's concerns have been addressed.

The Board said that the parking spaces have been numbered on the plans.

The Board said that three benchmarks are required and only one was shown for each lot. The Board said that it would waive the requirement for three benchmarks and only require one.

Mr. Keefner said that the two benchmarks shown on Plan A C2.00a for the State Street Gravel Lot are boring locations. He said that the surveyor uses the same symbol for boring locations as the benchmark. The Board said that the difference should be clarified.

The Board said that one benchmark for the State Street Gravel Lot is at the concrete pad. Mr. Keefner said that at the Tennis Courts the benchmark is at the lightpole at the hemlock hedgerow on the left side of the parking lot. He said that the benchmark at the Basketball Court is on the headwall where Fuller Brook flows under the backstop. He said that it is chiseled into the concrete wall.

There was no one present at the Public Hearing who wished to speak to the petition.

Submittals from the Petitioner

- Application for Site Plan Approval, dated April 3, 2009
- Development Prospectus, dated April 3, 2009
- Site Plan Approval Plans and Submittal Checklist, dated April 3, 2009, prepared by Wayne Keefner, P.E., SMMA
- Project Overview
- Locus Map – Wellesley High School, Figure 1, dated April 3, 2009, prepared by SMMA
- Compliance with Zoning Bylaw
- Zoning Map – Wellesley High School, Figure 2, dated April 3, 2009, prepared by SMMA
- Existing Flood Storage – State Street Gravel Parking Lot, Figure 3, dated February 9, 2009, prepared by SMMA
- Proposed Flood Storage – State Street Gravel Parking Lot, Figure 4, dated February 9, 2009, prepared by SMMA
- Existing Flood Storage – Temporary Basketball Court Parking Lot, Figure 5, dated February 9, 2009, prepared by SMMA
- Proposed Flood Storage – Temporary Basketball Court Parking Lot, Figure 6, dated February 9, 2009, prepared by SMMA
- Utilities
- Existing Hydrology – State Street Gravel Parking Lot, Figure 7, dated January 9, 2009, prepared by SMMA
- Proposed Hydrology – State Street Gravel Parking Lot, Figure 8, dated January 9, 2009, prepared by SMMA
- Existing Hydrology – Tennis Court Parking Lot, Figure 9, dated January 7, 2009, prepared by SMMA

- Proposed Hydrology – Tennis Court Parking Lot, Figure 10, dated January 7, 2009, prepared by SMMA
- Existing Hydrology – Temporary Basketball Court Parking Lot, Figure 11, dated January 9, 2009, prepared by SMMA
- Proposed Hydrology – Temporary Basketball Court Parking Lot, Figure 12, dated January 9, 2009, prepared by SMMA
- Construction Maintenance Plan, Construction Phase Off-Site Parking, dated April 2, 2009, revised April 27, 2009, prepared by Turner Construction Company
- Flood Insurance Rate Map, effective September 5 1979, Community Panel Number 250255 005B, panel 5 of 10
- Drainage Diagram for State Street Gravel Lot with Porous Pavement, dated March 30, 2009, prepared by SMMA
- Drainage Diagram for Tennis Court Parking, dated March 30, 2009, prepared by SMMA
- Drainage Diagram for Basketball Parking Lot, dated March 30, 2009, prepared by SMMA
- Required Recharge – State Street gravel Parking Lot
- Required Recharge – Temporary Basketball Court Parking Lot
- Letter to Wayne Keefner, P.E., SMMA, from McArdle Gannon Associates, Inc., dated March 18, 2009, regarding Geotechnical Engineering Recommendations – Off-site Parking – Wellesley High School
- Statement of Limitations
- MGA Soil Test Boring Logs
- TSS Removal Calculation Worksheet – State Street Gravel Lot, dated January 9, 2009, prepared by SMMA
- TSS Removal Calculation Worksheet – Tennis Court Parking Lot - 1, dated February 10, 2009, prepared by SMMA
- TSS Removal Calculation Worksheet – Tennis Court Parking Lot - 2, dated March 10, 2009, prepared by SMMA
- TSS Removal Calculation Worksheet – Basketball Court Parking Lot, dated January 9, 2009, prepared by SMMA
- Stormwater Pollution Prevention Plan – State Street Gravel Lot Reconstruction Project, dated March 2009, prepared by SMMA
- Stormwater Pollution Prevention Plan – Tennis Court Parking Lot Reconfiguration Project, dated February 2009, prepared by SMMA
- Stormwater Pollution Prevention Plan – Temporary Basketball Court Parking Lot Project, dated March 2009, prepared by SMMA
- Letter to George Saraceno, DPW Engineering Division, dated April 27, 2009, from Wayne Keefner, P.E., SMMA

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Cover & Locus Plan	Wellesley High School Construction Phase Off-Site Parking	4/21/09	SMMA	4/27/09
C1.00a	Existing Conditions Plan A	1/9/09	Wayne Keefner,	2/10/09, 3/10/09,

ZBA 2009-26
 Petition of PBC/SBC
 55 Rice Street & 438 Washington Street

			P.E.	3/16/09, 4/3/09, 4/21/09, 4/27/09
C1.00b	Existing Conditions Plan B	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C1.00c	Existing Conditions Plan C	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C2.00a	Site Preparation Plan A	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/2/9, 2/21/09, 4/27/09
C2.00b	Site Preparation Plan B	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/2/9, 2/21/09, 4/27/09
C2.00c	Site Preparation Plan C	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/2/9, 2/21/09, 4/27/09
C3.00a	Layout, Grading and Materials Plan A	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C3.00b	Layout, Grading and Materials Plan B	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C3.00c	Layout, Grading and Materials Plan C	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C4.00a	Planting Plan A	1/9/09	Peter Lukacic, L.A.	2/10/09, 3/10/09, 3/16/09, 4/2/09, 4/21/09, 4/27/09
C4.00b	Planting Plan B	1/9/09	Peter Lukacic, L.A.	2/10/09, 3/10/09, 3/16/09, 4/2/09, 4/21/09, 4/27/09
C4.00c	Planting Plan C	3/10/09	Peter Lukacic, L.A.	3/16/09, 4/2/09, 4/21/09, 4/27/09
C5.00a	Details I	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C5.00b	Details II	1/9/09	Wayne Keefner, P.E.	2/10/09, 3/10/09, 3/16/09, 4/3/09, 4/21/09, 4/27/09
C5.00c	Details III	4/27/09	Wayne Keefner, P.E.	

On April 8, 2009, the Wetlands Protection Committee issued an Order of Conditions, MassDEP File Number 324-610, for the project located at 55 Rice Street – Hunnewell Fields, State Street Parking Lot.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

On April 8, 2009, the Wetlands Protection Committee issued an Order of Conditions, MassDEP File Number 324-611, for the project located at 55 Rice Street – Basketball Courts Parking Lot.

On April 8, 2009, the Wetlands Protection Committee issued an Order of Conditions, MassDEP File Number 324-612, for the project located at 438 Washington Street – Hunnewell Fields, Tennis Court Parking Lot.

On April 8, 2009 and April 22, 2009, George J. Saraceno, Senior Civil Engineer, Town of Wellesley Department of Public Works, Engineering Division, reviewed the proposed projects at State Street Gravel Lot, Tennis Court Parking Lot and Temporary Basketball Court Parking Lot and submitted comments to Wayne Keefner, SMMA, and to the Board.

On April 9, 2009, Cricket Vlass, Landscape Planner, Town of Wellesley Department of Public Works, Parks Division, reviewed the High School, State Street Parking lot and Basketball Parking Lot Planting Plans and submitted comments to Peter Lukacic, SMMA.

On April 21, 2009, Donald H. Newell, Superintendent, Town of Wellesley, Municipal Light Plant, reviewed the proposed electrical loads and plans submitted for Construction Phase Off-site Parking at 55 Rice Street and 438 Washington Street, and stated that there were no issues that should delay the Site Plan Approval.

On April 30, 2009, Captain Marchetti, Town of Wellesley, Fire Department, reviewed the project for Wellesley High School Off Site Parking and approved the application.

The Board found that the proposed Major Construction Project that consists of construction of one temporary and two permanent parking areas for a total of 130 spaces at 55 Rice Street and 438 Washington Street, is in harmony with the general purpose and intent of the Zoning Bylaw, subject to conditions listed below, in conjunction with the 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

- Orders of Condition, MassDEP File number 324-610, 324-611, and 324-612, shall be incorporated into Site Plan Approval for ZBA 2009-26.
- The Construction Management Plan, as revised, shall be incorporated into Site Plan Approval for ZBA 2009-26.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

- Final approval by DPW of all outstanding items shall be incorporated into Site Plan Approval for ZBA 2009-26.
- The Stormwater Pollution Prevention Plan, as edited, shall be incorporated into Site Plan Approval for ZBA 2009-26.
- The path and lighting at the Basketball Courts, as proposed and subject to the approval of the Wetlands Protection Committee, shall be incorporated into Site Plan Approval for ZBA 2009-26.
- Lights shall be turned off one half hour after the last activity has concluded and no later than 11:30 p.m.
- Wheel stops or curbing shall be installed at the Tennis Court lot, subject to DPW review and approval.
- Truck idling shall be in accordance with State Law.

EXEMPTIONS

Section XXI., Part D, Subpart 3. LANDSCAPING

The Board has determined that the requirement for landscaping has been satisfied.

Requirement for three benchmarks

The Board waives the requirement for three benchmarks.

ZBA 2009-26
Petition of PBC/SBC
55 Rice Street & 438 Washington Street

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