



ZONING BOARD OF APPEALS

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

RICHARD L. SEEGER, CHAIRMAN
J. RANDOLPH BECKER, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208
web: www.wellesleyma.gov

ROBERT W. LEVY
WALTER B. ADAMS
DEREK B. REDGATE

ZBA 2014-58
Petition of Permanent Building Committee
45 Hastings Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 24, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of PERMANENT BUILDING COMMITTEE requesting Site Plan Approval pursuant to the provisions of Section II, Section XIVE, Section XVIA and Section XXV of the Zoning Bylaw for building improvements including construction of a building elevator addition with a footprint of 476 square feet, replacement of exterior louvers & brick repair work, mechanical, electrical, plumbing systems upgrades, minor space reconfiguration, and completion of the 2009 major interior renovation project. Site improvements include replacing existing gravel base and repaving existing parking lots, access drives and walkways that serve the Fiske School. The project includes a reconfigured front parking area and access drive, widening Hastings Street in front of Fiske School, various ADA site upgrades, stormwater system upgrades, addition of site lighting, and associated landscaping improvements. The property is located at 45 HASTINGS STREET, in a Single Residence & a Water Supply Protection District.

On June 17, 2014, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Public Hearings

The Board conducted public hearings on July 24, 2014, August 19, 2014 & September 18, 2014.

Presenting the case at the hearing were Matt King, Chairman, Permanent Building Committee (PBC), Joel Seeley, Architect, SMMA, Mike Burton, Dore & Whittier, Steven Agostini, Construction Manager, Agostini Construction Co. Inc., Christopher Racine, Civil Engineer, SMMA, Jennifer Soucy, Project Architect, SMMA and Peter Lukacic, Landscape Architect, SMMA.

Mr. Seeley said that the plan was to discuss the documents as submitted and include a brief presentation on modifications that are proposed as result of good conversation over the last few weeks with the immediate neighborhood.

Mr. Seeley said that the Project scope consists of building and site work. He said that the building project is driven by the need to upgrade the mechanical, plumbing, heating and ventilation, electrical systems, power and data, lighting and upgrades. He said that particular concentration will be on accessibility in the toilet rooms.

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2014 NOV 10 A 11:55

Mr. Seeley said that accessibility throughout the building is another key driver. He said that they will be working on hardware, fittings and accessibility between floors. He said that they will be adding an elevator to the east side of the building to allow access to the lower and main levels.

Mr. Seeley said that the site work is comprised of reconstruction of the parking lots. He said that the parking lots have shown signs over the years of significant aging and cracking. He said that through geotechnical analysis and borings, they found that the sub-base is suspect. He said that part of the project on the site work is to remove 12 inches of sub-base through the drives and the front and side parking lots. He said that they will reconstruct them with appropriate new sub-base material and new asphalt and striping. He said that they will also be adding lighting at the parking lots for safety reasons that relate to use of the building.

Mr. Seeley said that another aspect of the site work was to address parent pick up in the afternoon during which time cars are queuing along Hastings Street all the way to Cedar Street and then onto Cedar Street. He said that the School Department is aware of the condition and wanted to try to address that with this project.

Ms. Soucy discussed exterior improvements including the elevator addition. She said that they located it at the two story wing that is central to the main corridor. She said that there is an existing loading area that is in a tucked away location. She said that the architectural style is to mimic the massing and style of the original building. She said that they will match the existing brick and openings and provide a canopy to screen the entry. She said that it will be a hydraulic elevator.

Ms. Soucy said that in 2009 new windows were installed. She said that they will be adding new unit ventilators to improve air quality in classrooms. She said that will require some new louvers and replacement of existing louvers on the exterior of the building. She said in a couple of locations they will be modifying doors and windows to match the existing.

Ms. Soucy said that the square footage of new footprint will be approximately 450 square feet, for a total of 600 to 650 square feet of new building on both floors. She said that the loading dock will stay in the same location.

Mr. Racine said that there are two access points to the site off of Hastings Street. He said that one is at the access loop and parking area that is primarily used by the staff during the day. He said that the front loop is used by parents to drop off and pick up students. He said that the second access is a shared access between the Fiske School and the PAWS pre-school facility. He said that the parking lot is additionally occupied by Fiske and PAWS staff, as well as parents, guests and visitors throughout the day. He said that bus circulation occurs in that area in the morning and afternoon. He said that students access the lot via the egress where the elevator will be located. He said that there is significant deterioration in the paving and walkways. He said that there are some serious ADA compliance issues. He said that the existing walkway between the lower and upper parking lots has a 10 percent slope that exceeds code requirements. He said that the site is located in a Water Supply Protection District (WSPD). He said that there are no wetlands or resource areas on-site or within close proximity of the site.

Mr. Racine said that the proposal is to repave all of the parking and walkways. He said that the existing sub-base was found to have fines in excess of Massachusetts Highway spec requirements. He said that

they are proposing to replace the existing with a new gravel base. He said that the basketball court and the walkway connection between Cedar Street and the bituminous play area and courtyard at the rear of the school will not be paved and will remain in place. He said that they will only replace the areas that are in poor condition.

Mr. Racine discussed existing and proposed circulation on the site. He said that during afternoon pickup most of the traffic is coming off of Cedar Street down Hastings Street and then turning into the site. He said that as the cars stack up, they back up and the queue reaches Cedar Street, sometimes up to ten vehicles. He said that, as vehicles are queuing, there is restricted two way access on Hastings Street and there are safety concerns at the intersection due to the queuing. He said that the buses use the side area that is designated for them only.

Mr. Racine said that in an effort to alleviate the current congestion problem, they came up with a solution that would reduce street queuing and increase on-site queuing by approximately 30 vehicles. He said that they proposed a revised access drive and parking lot, as well as a widening of Hastings Street which will allow for unobstructed two way traffic in front of the school. He said that buses will remain segregated in the lower lot.

Mr. Racine discussed proposed improvements in the lower parking lot. He said that they will be providing a new landscape island adjacent to the basketball courts to provide better segregation between the basketball court and the parking area, a bioretention area related to stormwater improvements, reconfiguring an existing walkway to meet code slope requirements, and ramps around the building to bring nonconforming egresses into compliance.

Mr. Racine said that, as part of the street widening, five public shade trees will be removed. He said that they will provide five new replacement plantings as well as additional plantings throughout the site to meet the requirements of the Zoning Bylaw.

Mr. Racine said that the existing site has no stormwater treatment. He said that there is one catch basin at the front, one catch basin at the lower corner and a couple of other catch basins around the building. He said that there is no existing recharge provided. He said that the proposed design incorporates four subsurface infiltration systems, one of which will be at the rear of building behind the modular to collect stormwater from the adjacent bituminous play area. He said that they will provide a new roof drain system to connect it to recharge runoff from the modular. He said that at the front there will be new grading as well as deep sump catch basins and water quality units to provide pre-treatment, as well as subsurface infiltration system that is designed to recharge up to the 25-year storm event. He said that they provided sub-surface infiltration systems in the lower lot to collect runoff from the entire building and another to collect runoff from the parking lot.

Mr. Racine discussed the proposed bioretention area. He said that they shifted the edge of the pavement and provided a larger green space. He said that it is an aesthetic to improve the stormwater quality while enhancing the green space.

Mr. Racine said that the design mitigates all peak runoff rates for all storm events. He said that they will be reducing the amount of flow entering the Hastings Street drainage system through these improvements.

Mr. Racine said that a new fire hydrant is proposed. He said that currently there is only one fire hydrant within 300 feet of the building. He said that to accomplish that, they are proposing a new water line extension off of the main in Hastings Street to feed the hydrant.

Mr. Racine said that due to the elevator addition they will relocate some of the secondary electric to feed the building.

Mr. Lukacic discussed overall site lighting improvements. He said that currently the only lighting is six building mounted fixtures. He said that the proposal is for lighting associated with parking and the roadway for enhancement of safety and security issues. He said that the proposal is for 20 fixtures on 17 twenty foot poles. He said that there will be additional building mounted lights and other code compliant lighting. He said that they will be using the new Wellesley standard LED fixtures. He said that there will be no trespass off of the property with the cutoff type of fixtures that will be used.

Mr. Seeley said that they met with the Design Review Board (DRB) and with the Natural Resources Commission (NRC) for tree removal. He said that there was a good community discussion about the trees. He said that the goal was to mitigate traffic that backed up onto Cedar Street. PBC and the School Committee, through conversations with the community, realized that this is a bigger issue than this project itself. He said that this project is a building oriented HVAC, mechanical systems upgrade, accessibility and dealing with the failure of the parking lots. He said that they will be submitting a modification to the application so that they can work together with the community and the neighborhood. He said that the modification is primarily keeping the existing entry drive geometry as is.

The Board said that the Planning Board's comments stated that the Fiske site is comprised of four parcels that were taken by eminent domain. The Board asked about the status of unification of those parcels. Mr. King said that they will be reviewing that with Town Counsel to get an opinion as to the best course of action to incorporate that into this project.

The Board asked if there is evening use of the school and questioned the need for lighting. Mr. Seeley said that there is some community use. He said that during the winter when it gets dark out early, they want to be to provide safe access. He said that the custodians travel at night between PAWS and the Fiske School until 10 pm. The Board asked what time the building would be open to the public. The Board said that it is an aggressive lighting plan. Mr. King said that the stated hours of operation of the school on a normal basis are 5:30 am to 10 45 pm, to allow for first and second shift custodians. He said that the proposal for the lighting control is to accommodate their needs but they have scheduled the lighting so that it is not all on all of the time. He said that they proposed separate zone controls for each piece of lighting. He said that the lights will be on a combination of photo cell and timers. He said that it should have remote capability for dial up should there be a special event and a custodian is not available to control the lighting. He said that the lower parking area will be operated differently from the upper parking area.

The Board asked about other alternatives to meet the lighting needs. Mr. King said that they identified the need by area and the means to provide lights by area by segregating the circuits. He said that with individual controls they will be able to compartmentalize the areas based on needs. He said that if the custodians are walking between buildings, there is the ability to highlight the walking path as well as restrict lighting to a particular pole area for employee parking after hours. The Board asked for more

information about the lighting including, how the exterior lights on the existing area are controlled, how the new lights are controlled, and the hours of operation. Mr. King said that they will submit a detailed schedule of lighting. The Board said that information should include identifying interior lights that are visible from outside of the building, how they are controlled and at what times.

The Board asked for more information regarding night time use. The Board asked how often there are community meetings, athletic events, plays or other activities. Wendy Paul, Vice Chair, School Committee, said that PTO meetings are most often held in the evenings. She said that the most frequent use is during basketball season, from Thanksgiving through February. She said that there are regularly scheduled rentals that happen in the early evening up to 9 pm, as well as on the weekends. She said that they are scheduled through the Rental Department of the School Facilities Department. She said that it is the Town of Wellesley leagues as well as Metrowest leagues. She said that during the summer months there is not as much activity, however there are some rentals for camps and theater groups. The Board said those would probably be during the day. The Board asked that information be submitted that discusses time of day for activities as well as seasonal.

The Board asked about pedestrian activity that takes place between the main entrance to the school and the front parking lot and the parking lot on the side. The Board said that there will be a lot of retaining wall in those areas. Mr. Racine said that the walkway is used significantly by parents and staff. He said that during pickup, some parents park in available spaces and walk up the path to pick up their children. He said that he has observed 20 to 30 people using this area at that time. He said that it is widely used. The Board asked if the side door is available or does the school generally want parents to go to the front door. Mr. Racine said that door is not accessible to parents throughout the day. The Board asked about access to the elevator. Mr. Seeley said that the route is to come in the main door, which is accessible, go down the corridor to the elevator to go down to the lower classroom level. He said that access to the building is highly controlled at the main entrance so that the administration can oversee, in a secure manner, all of the entrants to the building.

The Board asked about the purpose of the ramp. Mr. Racine said that there is a gymnasium egress with stairs. He said that to meet MAAB compliance, a ramp is required at that location.

The Board discussed segregation of traffic from people, which is normally done within five feet of the building. The Board said that the plans show curbing that goes around most of the area except the area from the retaining wall close to Hastings to the top of the sheet where there is nothing. The Board said that is an area where traffic lanes are not well defined. The Board said that in some of the drawings it is shown as one-way and in others as two-way. The Board said that there is no real separation for traffic flow or for traffic flow between pedestrians. The Board said that there is little control of traffic in terms of channeling and directional indications as to where the traffic should or should not go. The Board asked that that be shown on the revised plans.

The Board asked about the existing and proposed drainage plans. The Board asked where the water comes from and where the water goes to. The Board said that in looking at pre and post-construction, everything is captured through the 10-year storm but above that, some gets captured and some gets through. The Board said that the bylaw says that the system must meet the requirements to capture a 100-year storm event. Mr. Racine said that the existing building has a series of collection points. He said that there is only one roof discharge location that ties into an existing manhole which then ties into the

Hastings Street drainage system. He said that the front portion of the lot that includes the landscaping drains toward the parking lot where there is one single catch basin. He said that the water from the catch basin is then routed down a steep slope and into the same manhole that collects the roof drain conveyed to the Hastings Street drainage system. He said that the remaining northern portion of the site is primarily grass play areas as well as semi natural wooded areas. He said that a large portion of this area flows directly overland with no collection points. He said that it simply makes it way over the site and then off-site. He said that the runoff at the rear courtyard area as well as a small portion of the walkway and a small piece of the bituminous play area makes it way overland to catch basins and is conveyed to the manhole that connects to the Hastings Street drainage system. He said that the remaining portion of the parking lot flows overland with the grades and is captured in a single catch basin with a small six inch outlet pipe that discharges to Hastings Street. He said that they are aware of some ponding and flooding in that area due to insufficient capacity of the discharge pipe to Hastings Street. He said that there is no other treatment or infiltration in the existing conditions. He said that the area directly behind the building collects in a catch basin just off of the pavement which has no discharge location. He said that they are not sure if it is a leaching catch basin. He said that it is currently filled with a lot of debris and sticks.

Mr. Racine said that with the proposed conditions they are trying to maintain the same drainage areas but will provide improvement as to how it is captured and recharged. He said that the drainage system through the school will remain the same. He said that it will outlet at the same locations and be routed to a subsurface infiltration system. He said that the front landscape and parking area will be routed through a series of new catch basins with water quality units which are designed to provide adequate TSS removal required by Mass Stormwater Regulations. He said that it is then routed through a subsurface infiltration system. He said that the overflow outlet is connected to the existing pipe which is connected to the original catch basin to the lower lot. He said that pipe will be maintained. He said that they will connect the roof of the modular and add two catch basins to collect from the bituminous play area. He said that they will provide water quality as well as subsurface infiltration systems. He said that there is no outlet for this area. He said that if and when it fills up, it will make its path to the least resistance. He said that a large portion of play area will not be disturbed. He said that they will provide bioretention areas. He said that there are three openings in the curb. He said that as the water flows across the pavement it will enter the openings and collect in a small forebay for pre-treatment and then pass into the bioretention areas which will have various plantings, seed mix and shrubs that will help to provide additional treatment. He said that there is a soil section designed to allow the stormwater to infiltrate into the ground. He said that it is a terraced design where as once it overtops it flows to the next one down to the bottom. He said that there is an overflow catch basin so that that once the system reaches capacity it will enter the catch basin and be conveyed to a subsurface infiltration system which is also collecting any additional water from the parking lot that bypasses any of the openings. He said that they tried to provide a safety net in that area. He said that it will discharge to a new pipe in the Hastings Street drainage system. He said that capacity of the systems was designed to capture and completely infiltrate 25-year storm events. The Board said that on Table 3 the two-year storm posts zero discharge and the 10-year storm is materially zero. The Board said that once you get into the 25-year storm, you start seeing differences between DP1, DP2 and DP3 in terms of what the flow is pre and post. The Board said that a reasonable reading of the bylaw says that, because it is a Water Supply Protection District, all of the flow must be captured. Mr. Racine said that there is a catch basin that captures a small area of the parking lot, due to its location, they are unable to re-route it to a subsurface infiltration system. He said that he would look into that further.

The Board said that the Operation & Maintenance Plan (O & M) relates to drainage. The Board said that the first thing that does is to assign the Department of Public Works (DPW) some role. The Board asked if there was any evidence that the DPW accepts that responsibility. Mr. King said that DPW is currently responsible for the system and they can get a document to show that.

The Board said that the O & M Plan is very generic. The Board said that it is written in the passive voice, so it is difficult to tell who is acting and who is responsible for, in particular, inspections and identifying malfunctions. The Board said that the plan does not state what will be done to address those issues and because this is a Water Supply Protection District, it is important to address those issues.

The Board said that in the O & M Plan there are interactions between the school and DPW. The Board said that the Plan says that the maintenance log will be kept on-site but it does not say where. The Board said that should be included in the Plan. Mr. King said that maintenance issues will be between the Facilities Maintenance Department (FMD) and DPW on a contract basis.

The Board asked what chemical and fuels will be stored and where. The Board asked that whatever chemicals are used for snow and ice management during the wintertime also be included in the O & M Plan.

The Board asked about using alternate stormwater systems such as permeable pavers or concrete. The Board said that at the area at the back far right there is not a lot of vehicular traffic. Mr. Racine said that they do not typically use porous pavement in high traffic areas. He said that they did not look specifically at the rear area. He said that potentially could be porous pavement. He said that they have not provided a cost analysis but they can look into that. Mr. Seeley said that there is a balance between that being a hardtop play area and the not exactly level surface of a porous pavement. The Board said that permeable pavers might be appropriate at gathering areas and would possibly be a more attractive way to do it. Mr. Racine said that they looked into other areas where they could incorporate low impact development but given the current grading and layout of the site, there were no locations to do that.

The Board said that one of the safety issues is the queuing on Hastings Street. The Board asked what other alternatives were considered in deciding that the plan that was submitted would be the best solution. The Board asked if they had looked at switching the parent pick up with the bus pick up. The Board said that some of the other elementary schools have temporary traffics and do that sort of thing. The Board said that at Sprague School, the buses go through the circle and the parents go through the parking lot. Mr. Seeley said that seven alternatives were considered. He said that the first was to keep the existing drive as is and try to do double stacking, double queuing and double entry. He said that was ruled out because of management oversight to control the parents and children and associated safety issues. He said that Alternative 2 was similar to the switchback as proposed. He said that it did not have the layover lane which minimized the ability for two-way traffic on Hastings Street. He said that some parents do park in the lower lot to pick up their children. He said that it was seriously impacting their ability to traverse Hastings Street and forcing the traffic to go down Madison Road. He said that the School Department thought that was not a wise plan. He said that Alternative 3 created the bypass to allow two-way traffic on Hastings Street that provided some mitigation for the Hastings Street/Cedar Street backup but did not provide the full potentials. He said that they then thought about a different type of routing with the cars traversing the whole front of site and picking up at the lower level. He said that the buses would come in the front. He said that this had its own set of conditions that did not work well from an

operational aspect as well as for safety. He said that the gradient of the slope is in excess of 10 percent. He said that going down the hill on that slope in the winter while trying to stay in a queue in the snow with children running around did not seem to be the right solution. He said that there is only one entrance at the lower classroom wing. He said that there is not the same level of ability to queue the students in a safe, controlled manner that you have at the front of the building. He said that students would have to go down the egress or elevator and there would be minimal, if any, ability to corral them out of the weather. He said that they looked at two other alternatives using the elongated drives but those options were eliminated due to similar safety concerns. He said that it brought them back to the current application with the double stacking between the staff parking lot. He said that they will be changing that with a modification.

The Board asked about the sign shown on the plan. Mr. Seeley said that it is a directional sign for parent pickup. Mr. Racine said that the sign is to limit traffic on the access drive to one way at pickup and drop off times. The Board said that the sign may have to be approved by the Board of Selectmen in order for the Police to enforce it.

The Board asked that things be added for safety, in particular, what does the School Department do at the beginning of the year and throughout the year to educate parents about traffic flow. The Board said that the signs themselves may not be enough. The Board said that it received letters from neighbors about parking on Madison and Sheridan Roads. The Board said that there are no "No Parking" signs there. The Board asked if there is a crossing guard there for students who are walking. Mr. King said that they can provide a current state of operations as to how they manage their pick up and drop off operations, as well as a perspective on the proposed concept. The Board said that the issue is that there is a plan but it needs to be demonstrated how it is proposed for the School Department and DPW to make it work. Mr. King said that he did not think that they can address off-site parking. He said that the closest crossing guard is on Cedar Street.

The Board said that the Planning Board recommended denial of the requested Variance. The Board said that what was submitted fundamentally assumed that the screening requirements were for headlights. A Board member said that he believes that the real reason for screening requirements is to minimize the impact of a non-residential use on adjacent residences. He said that he would personally have a hard time voting for a variance if elevation and screening of headlights were the sole justification for it. He said that there were two other justifications in the application, one was safety and one was programmatic. He said that there was no definition as to what that meant. He said that there would have to be a better explanation.

Mr. Seeley said that there were several reasons for the variance request that were listed but not elaborated on in detail. He said that having a five foot continuous screen along the perimeter of the school site against roadway is considered by the School Department to be a safety concern because, to be able to see out from the front of the building when the staff monitors traffic during pick up, having a continuous impediment to view what is happening along the roadway and providing the barrier that children could be behind or others could be behind waiting for children coming out might not be the intended circumstance. He said that the hedge facilitates that. He said that they requested the height at 2.5 feet to mitigate the potential safety issue. The Board asked who is doing the viewing. Mr. Seeley said that during pickup school administration staff is outside controlling the traffic flow. He said that having a five foot high barrier along the property line reduces the staff's ability to see past the property line in case there are

children who have gotten through and are hiding in the hedges or getting close to where traffic is or other people waiting for children who are not meant to be picking up children. He said that was part of the reason for reducing the height to have clear visibility. He said that they believe that providing a 2.5 foot high hedge will satisfy the intention of the bylaw. Mr. Lukacic said that they are asking for 2.5 feet to a maximum of 3.5 feet. He said that children could dart out and the supervising staff was concerned that they could not see the children. He said that there could be cars going too fast to get to the lower lot or turning around there. He said that it was purely a safety issue. He said that the combination of the 3 to 3.5 foot shrubbery and the topography will give an overall height of 5.5 feet.

Bridget Bettigole, 36 Hastings Street, thanked the PBC for listening to neighborhood input and tabling the proposed drive. She said that she thought that the tabled plan would be detrimental to the neighborhood and the children's safety. She said that the safety of where to put the cars that are in line is part of the discussion. She said that another discussion is the behavior of the parents. She said that the tabled proposal was accommodating bad behavior of parents who felt that they could park on two sides of the street versus the parents who wait in car line. She said that people queue up at 2:30 pm to pick the children up. She said that if there were no WiFi available there, there probably would be no issues. She said that if the no idling laws were enforced, there would be no issues there. She said that two less intrusive alternatives that the neighbors intend to present to the BOS is to limit the queuing and offer no parking on the abutting streets from 2:30 to 3:30 pm during the school year. She said that the proposal for lighting appears to be out of the box. She said that the neighborhood has a lovely little village feel. She said that she lives across the street from the school and she works from home. She said that during basketball season in the winter cars pull up and the kids walk out. She said that there is no need for more lighting as there is plenty of lighting for that. She said that there is no need to light up the entire parking lot. She said that there are never more than three PTO evening meetings during the year. She said that the morning meetings are usually better attended. She said that the evening meetings usually occur during the fall or spring when there is plenty of light outside. She encouraged the PBC and the architects to tailor the lighting to the context, taking into consideration the impact on the neighborhood and the conservation land. She said that no one is at the school at 10:45 pm. She said that they have a pretty active group of neighbors. She said that she has lived there for 16 years. She said that some neighbors have lived there for 50 years. She said that the neighbors are concerned about the neighborhood and are thrilled that the five trees will remain. She said that the concern is that the shrubs are tailored to the context. She asked that the ZBA discussion be tabled to give the neighbors a chance to discuss options of no shrubs at all or putting the shrubs closer to the cars. She said that there is a lot of usage by neighbors and pedestrians of the green space there. She said that once the shrubs are put up, the area is blocked from the neighborhood. She said that she has never seen a child run out from the green space. She said that if there are "No Parking" signs, there will not be parents walking across to get to the school. She urged the ZBA to delay discussion on that until people are back. She said that the first official word that the neighbors got about this process was for the trees on June 26th. She said that the abutters received notice of this Public Hearing on July 10th. She said that people are out of town and there was not a lot of time to get their thoughts together and have some dialogue. She said that she would appreciate if the lighting and the safety issues could be bifurcated from the rest of the project so that the neighbors have time to discuss the issues.

David Kenny, 79 Sheridan Road, said that he lives at the corner of Sheridan Road and Hastings Street. He said that people park on both sides of his house. He said that he had concerns about stormwater. He said that three to four years ago there was a storm when a lot of basements in the neighborhood got

flooded. He said that all of the water drains to Hastings Street. He said that the proposal is to capture it on-site. He said that there is an underground stream that runs under there. He said that the water will be captured uphill. He questioned where it will go since it will not be going to Hastings Street. He questioned if houses will be flooded there. He questioned whether the water will go down Hastings Street and what impact that will have elsewhere. He said that they will be adding to the groundwater. He said that his house did flood three years ago. He said that the proposal is to add roof drains. He said that his primary concern is where the water that will drain on-site will eventually go. He said that 40 to 50 years ago there used to be a stream between Madison and Sheridan Roads. He said that the Lighting Plan was not a detailed plan. He said that he agreed with the comments that were made. He said that there is not much evening activity at the school and there is no real need for it. He said that with regard to the car line, he had a number of alternatives that were not presented but could help the situation. He said that there are two to three classrooms and the cafeteria in the basement. He said that it was his understanding that they were put there on a temporary basis in reaction to school population changes. He said that putting the elevator in to accommodate that is putting a bandaid on it. He said that the problem should be fixed right. He suggested that rooms be built in the courtyard area. The Board said that the ZBA has no power over what is done on the inside of the building. Mr. Kenny said that the proposal is for an addition for the elevator. The Board said that the ZBA can only approve or deny the elevator addition. Mr. Kenny said that if the Board denies the request, the Applicant will have to go back and fix the problem the right way. He said that every other developer in the neighborhood has come to him personally and shown him their plans well before they submitted them. He said that he was surprised that the first public notice was at the time of the meeting.

Liza Near, 3 Madison Road, said that hers is one house in off of Hastings Street. She said that she has lived in this house for 20 years and in Wellesley for 24 years. She said that it is a close knit neighborhood. She said that they have not had the opportunity to talk about what has gone on over the past couple of weeks. She said that flipping the buses with the car line has been on her mind. She said that the lower parking lot is not used except for PAWS drop off. She said that when there are big events at the school, people park in the neighborhood. She said that she knew that she was living in a neighborhood with a school. She said that all of the pavement is already there. She said that it would be great to find a better use for it and to find a better way to manage this project. She questioned how the hedge and the trees will coexist. She said that the plant and tree maintenance has not been impressive on the Fiske grounds. She said that she would like information about who will be taking care of the landscaping and how it will be maintained. She said that they have had some work done at the entrance to the Town Forest a couple of years ago and the trees that were planted did not last a year. She said that the neighborhood has already endured Hastings Village lighting. She said that she lost some star gazing ability. She said that PAWS has lights. She said that adding lights is a mistake and will impact the neighbors.

Lynn Youngen, 50 Hastings Street, said that she lives right across from the back parking lot. She said that she has two children in Fiske School. She said that she appreciated the plans for the work inside the school. She said that the parking lot will look better. She said that when she purchased her house seven years ago she had a significant radon problem. She said that the people who lived there before did not have a problem with radon. She said that during the years, Hastings Village, PAWS and two annexes on the school were built. She said that when you dig down into the ground, that is when the radon comes up. She said that it is her understanding that the schools are not tested for radon. She said that this might be a good time to test for it. She said that if there were to be a problem could it be incorporated into the

systems. She said that there is a lot of research that shows that radon in schools is dangerous. She said that she has a completely dry basement. She said that the water does come rushing down Hastings Street. She said that she and her husband clean the storm drain in the snow and keep it free of leaves. She said that she would like to be reassured that new water problems will not occur as a result of the project.

Laura Fragasso, 166 Oakland Street, said that two of her children attended Fiske School. She displayed a visual aid that shows the amount of light generated from Hastings Village, Toyota and Route 9. She said that currently the Fiske School area is dark. She said that now more light will be added and it will have more of an effect because the dark area at Fiske acts as a screen to the light from Toyota, Hastings Village and Route 9. She said that the Town Forest is there. She said that someone should speak with the janitors and give them exactly what they need in terms of what lights they need to do their job and keep them safe. She said that safety is important but preserving the night is too.

The Board asked about a response to the radon question. Mr. Seeley said that there are no test results for that. He said that the intention is to respond to the comments and submit the modified front entry plan as soon as possible so that they can keep their permitting and scheduling processes moving forward. He said that they will review the Construction Management Plan (CMP) at the next hearing.

Mr. Seeley said that the overall schedule is to break ground and begin the construction work in the summer of 2015 and the site work in the summer of 2016. He said that the intent is to complete the construction drawings, have the Construction Manager develop his Guaranteed Maximum Price (GMP) for the work to be able to present at this Fall's Town Meeting for appropriation of construction funding with a debt exclusion vote scheduled soon thereafter. He said that they would then award the contract to the Construction Manager early in 2015 to allow them to do shop drawings, fabrication, and material purchases so that all of the materials for the interior are lined up at the site immediately upon school ending the second week of June. He said that will provide the window of summer of 2015 to do the work.

The Board asked about anticipated costs. Mr. King said that, based on a 75 percent document, it is now just over 20 million dollars for both Fiske and Schofield Schools.

The Board voted unanimously to continue the hearing to August 19, 2014.

August 19, 2014

Presenting the case at the hearing were Matt King, Joel Seeley, Mike Burton, Christopher Racine, Jennifer Soucy, John Hart, Senior Civil Engineer, SMMA and Samantha Farrell, Landscape Architect, SMMA.

Mr. Seeley said that the revised Site Plan Approval (SPA) was predominantly a result of a neighborhood meeting just before the previous Board hearing. He said that the predominant revision that was made to the SPA relates to the front entry drive. He said that there was a desire by the school to help mitigate the backup along Hastings Street during pick up in the afternoon. He said that sometimes the traffic made its way all the way up to Cedar Street. He said that, after meetings with the neighborhood, it was strongly desired to keep the same orientation and geometry of the front entry drive, and keep the trees along the roadway just as they are. He said that the front entry drive will still undergo the paving refurbishment that is throughout the project. He said that they modified the front entry utility work to match up with the existing geometry. He said that the rest of the site will be as originally submitted.

RECEIVED
TOWN CLERK'S OFFICE
W. LESLEY MA 02485
2014 NOV 10 A 11:53

Mr. Seeley said that PBC reached out to Town Counsel to discuss combining the parcels at the site. He said that it is Town Counsel's opinion that it is not a requirement of the project at this time. He said that Town Counsel said that the project falls within the guidelines of the ZBL as defined by developmental area where there are contiguous parcels under one ownership. He said that PBC is asking that the comment from the previous hearing to consolidate the parcels not be applicable to this project.

Mr. Seeley said that there were comments about site lighting at the previous hearing. He said that they provided a sample of a typical calendar year, September through June. He said that the events calendar is managed by the Facilities Department and the School Department and shows a significant amount of use of the building from December through February when the sun is setting in the 4:30 to 5pm range. He said that there is a significant amount of activity in the building from 6 pm onward. He said that some of those activities occur nearly every day. He said that the chart that was submitted shows when events started and finished, the days that they occurred, and what the events were. He said that it was that typical use that was driving the need for safe and appropriate site lighting. He said that the School Department does recognize that Fiske is located in a neighborhood and they do want to be good neighbors. He said that PBC asked SMMA to design a site lighting system that is flexible and programmable.

Mr. Seeley said that there are roof mounted lights along the gymnasium that currently shine from 7 pm to 8 am, 7 days a week, primarily to prevent vandalism and keep people away from the building. He said that other lighting is on 7 pm to 11 pm, and then turned back on again from 4:30 to 6:30 am, 7 days a week. He said that the proposed plan has added means of egress lighting at the doors where it does not currently exist. He said that it is a Code requirement to provide a safe exit from the building. He said that those lights will be on timers so that they will only be in use when the building is occupied.

Mr. Seeley said that they heard from neighbors that the three floodlights mounted on the gym are very visible to the neighborhood. He said that they are proposing to remove those three lights and install one pole mounted light with the appropriate cut off, which is typical of all of the pole mounted lights to be installed on the site.

Mr. Seeley said that the lighting system is very flexible. He said that, through circuitry, they can program certain sections of the lighting to be turned on only when needed or with photovoltaic action when they are needed. He said that the School Department would like to work with the neighborhood so that when they program the lights, they are flexible and only used as needed. He said that the lights along the entry drive can be programmed as a zone. He said that the lights on the roadway side of the entry drive can be a separate zone.

Mr. Seeley said that there is need for parking at night. He said that, depending on the event, there are different types of uses. He said that some events have more traffic than others. He said that they will circuit the parking lot to allow the rear section to be on independently. He said that the middle and front sections could be operated independently.

Mr. Racine discussed the O & M Plan. He said that there had been some comments about the clarity and designation of responsibilities. He said that SMMA set up a meeting with DPW and the FMD to sort out who would be responsible for each procedure. He said that they provided the list of responsibilities at the end of the O & M Plan. He said that the maintenance log will be shared between the FMD and DPW. He

said that there will be a maintenance log handled by the head custodian from FMD and a designated member will have it in the DPW facility. He said that any tasks that FMD or DPW are not capable performing, DPW has taken responsibility to contact the appropriate party and will contract out that work. He said that DPW will be inspecting the water quality units but does not have the capability to clean them. He said that DPW would contract out to a private company to do that work.

Mr. Racine said that chemical storage within the building includes cleaning supplies and temporary paint supplies. He said that outside of the building there is a shed that stores lawn mowers, snow blowers and gas powered equipment of that nature. He said that any gasoline is stored in appropriate containers or brought on site by DPW when they are filling the machines.

Mr. Racine said that the elevator addition is hydraulic and uses biodegradable non toxic oil that is stored in a waterproof pit that transmits the fluid to the pistons for the elevator.

Mr. Racine said that there had been concern about how new and existing plants will be cared for. He said that SMMA submitted a sample plan from Wellesley High School. He said that the specifications require that the awarded site contractor will provide a proposed plan that SMMA will review and ensure that it takes into account all of the needs of the new and existing plant materials. He said that once they have reviewed that and made recommendations, they can share the plan with ZBA. He said that they have specific plantings for the bioretention already designed. He said that the contractor will provide a document that says how those plantings will be maintained.

Mr. Racine said that there was a question about the layout of the access drive and the parking area adjacent to the new elevator addition. He said that there was a concern about lack of clarity with striping and the curb layout, in addition to providing adequate accessible walkways. He said that they made modifications to that area. He said that they continued the vertical granite curbing. He said that at the back side of the basketball courts there are jersey barriers and a segment of fence. He said that the proposal is to remove that and put in a clean vertical granite curb with a four foot high chain link fence, which will prevent children from tripping over the curb. He said that the curb will provide the necessary safety measures to prevent traffic from entering that area. He said that they left a space open for DPW and FMD vehicle access. He said that they added striping to make the area more clear for buses and vehicles. He said that it will be vertical granite curbing except for a flush area that will lead up to the plaza for the elevator. He said that they added a walkway to connect the elevator plaza to the relocated handicapped spaces.

Mr. Racine said that they moved a crosswalk to a safer location for access to the rest of the parking lot. He said that it will go from the Hastings Street sidewalk to the new elevator addition with access to the switchback ramp. He said that it will be 4.5 feet wide.

Mr. Seeley said that the Board had asked for information regarding the school's oversight of parent pick up and drop off. He said that information was submitted to the Board. He said that in the morning between 8:15 and 8:30 am, approximately 40 to 50 cars arrive at the site to drop children off. He said that cones are placed at the front entry drive to segregate and keep the cars in single line fashion, so that they do not immediately exit after drop off but stay in the queue line, approximately 12 cars at a time. He said that there is a monitor from the school in the drive, as well as a monitor in the parking lot for parents who park and walk their children up to the school.

2014 NOV 19 A 11:56
RECEIVED
TOWN OF WELLESLEY
WELLESLEY MA 02182

Mr. Seeley said that pick up is in the afternoon between 3 and 3:20 pm, which is the major stress point. He said that there are two monitors and the Principal at the front entry drive to make sure that cars stay in line, in the queue, and stack up so that children are allowed to go to the cars. He said that the name of the child is in the front windshield. He said that it is a very regimented approach. He said that a third monitor is in the parking lot. He said that approximately 12 cars at a time go through the queue. He said that the queue starts up about a half hour before school lets out.

Mr. Seeley discussed the school's concerns about having a five foot hedge along Hastings Street. He said that the existing berm goes up quite a bit from the location where the cars are parked. He said that they tried to meet the intent of the bylaw while recognizing the strong safety and security concerns of the School Department. He said that you can still see people and vehicles on the other side of a three foot hedge. He said that it allows the monitors, who are handling a large amount of vehicles and children in a short amount of time, to maintain visibility. He said that, with a five foot hedge, pedestrians are no longer visible and vehicles are barely visible. He said that it is important to the School that it maintains a safe environment for this activity that occurs twice a day.

The Board questioned whether the requirement for screening would be triggered since the parking lot will be essentially the same. Mr. Racine said that, as a result of the overall site scope, they are required to comply with the screening requirements in the parking bylaw.

Mr. Seeley said that SMMA was asked to review with the School Department whether radon testing had been done at the school. He said that the School Department reviewed their records and found that testing has not been done. He said that there are no plans to do that testing.

Mr. Racine said that there had been a comment about recharging the entire impervious area up to the 100-year storm event. He said that SMMA assembled data from Hanscom AF Base in Bedford from NOAA and the National Climate Data Center. He said that the data represents what percentage of the average annual rainfall occurs within the different storm events. He said that a 25-year storm event is a 5.5 inch event which accounts for 98 percent of average annual rainfall. He said that if they were to present a 100-year design, they would gain 1.5 percent additional rainfall in an average year. He said that the data was compiled between 1999 and 2008. He said that they also compiled data from 1979 to 2008 to get a more accurate representation of historic rainfall data. He said that for the 1979 to 2008 period, the 25-year storm accounts for 99 percent of annual rainfall.

Mr. Racine said that SMMA analyzed the costs to upsize the system to the 100-year event level. The Board said that the ZBL does not talk about cost increases. Mr. Seeley said that SMMA did not see that there was a 100-year event requirement in the ZBL. The Board said that the bylaw talks about all stormwater runoff from impervious surfaces being recharged on-site unless in conducting site plan review it is determined that either recharge is not feasible because of site conditions or is undesirable because of uncontrollable risks to water quality from such recharge.

Mr. Hart said that the bylaw did not specify a storm. He said that Mr. Racine spoke with DPW and they recommended recharge for the 25-year storm. He said that the system designed for 100 percent recharge for the 25-year event will deal with 98 percent of yearly rainfall. He said that DEP, in their regulations, looks at treating either the first half inch of the storm for water quality or on some sites treating one inch.

He said that oftentimes that is what they look at to recharge. He said that they are well beyond that. He said that the stormwater that will come after a 25-year storm will be the tail end of the storm which will not carry the amount of contaminants as the first half to one inch that will be treated. He said that not increasing the system to handle the 100-year storm would not be detrimental to runoff at the site.

Mr. Racine said that there was a comment about the peak rate tables that were provided in the original narrative. He said that although they had discussed complete recharge for the 25-year storm, there were some numbers that were greater than zero. He said that the requirement is for impervious areas, not grass, landscaped or other pervious surfaces. He said that the areas that are showing the non-zero numbers for the 10 and 25-year storms are an existing vegetated slope on the edge of the parking lot and a couple hundred square feet of pavement due to topography constraints. He said that they checked their analysis to see that each system (pond) that shows up in the report that was submitted to the Board does completely infiltrate a 25-year storm. He said that there is no flow out. He said that on the revised table DP1, which is 0.04 for the 10 and 0.09 for the 25-year storm takes into account that area.

Mr. Burton said that also present at the hearing was Andrea O'Toole from Dore & Whittier and Kathleen Labouliere, Project Manager, Agostini Construction. He said that the CMP is an overview as to how the job will managed to minimize impacts to the neighborhood and the community. He said that the job is primarily for mechanical, electrical, plumbing and fire protection. He said that it will be a two phase approach. He said that all work will occur during the summer and school vacation periods. He said that during the first summer in 2015, Phase 1 will primarily be interior work. He said that they will begin construction of the elevator during 2015. He said that during the summer of 2016, Phase 2 exterior work will take place.

Mr. Burton said that, because of the tight timeframes, hours of operation will be over 10 weeks to allow for a cushion. He said that it will be a very aggressive schedule. He said that hours of operation will be Monday to Friday 7 am to 5 pm, Saturday 7 am to 3:30 pm, with other times coordinated with PBC and the Police. He said that there will be no Sunday work. He said that it will be a 10 hour work day to fit within 8 weeks. He said that Monday through Friday will be 50 hours, with an additional 8 hours on Saturday. He said that the planned Saturday is primarily for the interior work, which should help to minimize impacts to the abutters. He said that, as far as the exterior work, once they get a shovel in the ground, they may need to use Saturdays and back off as the work progresses.

Mr. Burton said that construction fencing will go up on or near the last day of school. He said that the fencing will have a scrim attached. He said that during the first summer PAWS will remain operational. He said that they will allow for access to parking during 2015. He said that during 2016 they will have to use that part of the site. He said that they worked with the School Committee to find an alternative location for PAWS during the summer of 2016. He said that the trailers will be gone in 2016.

Mr. Burton discussed the Traffic Management Plan. He said that they try to coordinate all deliveries and all workers coming to the site, using a direct route from Route 95 to Route 9 to Cedar Street to Hastings Street.

Mr. Burton said that construction staging will be within the fenced area with a scrim. He said that anything inside of the fence will be located so as not to be next to houses.

Mr. Burton said that the gates will open sharply at 7 am and will be monitored by Agostini Construction, as well as a clerk of the works. He said that there will be no staging or parking allowed in the neighborhoods. He said that heavy equipment or excavators with back up alarms will not be allowed outside of working hours. He said that there will be no idling over 5 minutes for large trucks or deliveries.

Mr. Burton said that there will be crushed stone at the entrances to get mud off of tires. He said that, in addition to that, there will be a street sweeper there every day to take care of the streets and the sidewalks. He said that there will be a water truck on the site to knock down dirt and dust. He said that any stockpiles that will be there for any length of time will be seeded or covered. He said that the stockpiles would be on-site only during the 8 week window. The Board confirmed that the construction lay down during Phase 1 will be inside of the fence.

Ms. Labouliere said that because there will be so much site work going on, the work will get done in two phases. She said that they may do the larger infiltration bed that is closer to PAWS first. She said that there is paving all around the building and that may be done in phases as well.

Mr. Burton said that wetting agents will be used inside the building for air quality control. He said that trucks carrying debris and dumpsters will be covered.

Mr. Burton said that if contaminated soil is encountered, they will have a Licensed Site Professional (LSP) on-site. He said that they believe that it is clean soil and should not be an issue.

The Board asked which streets and sidewalks will be cleaned. Mr. Burton said that they will watch wherever the trucks go.

Mr. Burton said that there will be abatement inside the building that will be supervised by a Licensed Abatement Professional, who is an independent contractor working for the owner.

Mr. Burton said that the website is currently available online. He said that they plan to publish project schedules. He said that, after the project is approved and before June, they hope to open up a neighborhood liaison meeting to go through the plans and make revisions, as necessary. He said that they will provide look ahead schedules so that people know what to expect.

The Board said that there was a concern expressed by neighbors at the previous hearing about the need for all of the lighting that is proposed for the site. The Board asked if the proposed increase was requested by the School Department in response to issues that have happened on the site that indicate that having lighting all over the property is an important way to improve the operation of the building. Mr. King said that they wanted to emphasize the level of control and the individual control in distinct areas. He said that if there is an all school activity, they need to be able to provide safe egress to all paths. He said that the ability to define specific areas in use is key. He said that LEDs and cut offs are proposed to minimize spillover and glare. He said that having the zones gives them flexibility to only light specific areas in use. He said that the goal is to have lighting that is task and event specific.

The Board asked about lighting in the north parking lot. Mr. King said that there is none. The Board asked if that has been an operational problem for the school. Mr. King said that there is a trip and fall

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02822
2014 NOV 19 A 11:56

hazard when you move through an area that is unlit. The Board asked if tripping has been a problem for the custodial staff going between the buildings. The Board said that it heard from neighbors that the parking lot is not used. Mr. King said that part of the goal for the School Administration is to provide a safe work environment for staff. He said that it is not safe for custodians to move through the area with tools in the dark.

A Board member asked how the lighting system will work. He said that he had looked at the activities that occur at 8:30 pm or later and they tended to fall into categories such as Town Elections, CYO Basketball and Wellesley Basketball. He said that the latest those activities ended was 10:30 pm. He said that he was hoping to see something that addressed the lighting up until the activities are done and what the lighting will be following the activities until the sun rises the next morning. He said that he would like to have more information about the photocells and motion detectors. Mr. King said that the control system will depend on participation levels of the activities. He said that there will have to be coordination as to what parking lot the students will be discharged into and the participation level. He said if there is an event where the front parking area is full, the custodians will have to park in the lower lot and will need safe egress to that area.

The Board asked about management of the lighting control system. Mr. King said that individual keypads have overrides by zones. He said that they can key in regular events to occur. He said that for event specific, they can be overridden by zone. He said that there will be a master keypad at the front. He said that would be done by the custodial staff because they are required to be on-site when the building is open. The Board said that it needs more information about the actual control of the lighting.

The Board said that, with respect to the issue of the WSPD, the O & M Plan and the Plant Maintenance Plan talk about de-icing, pest management for exterior work and poison ivy control. The Board asked what materials and quantities will be used, how will they be used, where will they be stored, and what measures will be taken to protect the WSPD. Mr. Racine said that those activities will be performed by DPW. He said that the materials are brought on-site at the time of need and are not stored on-site.

The Board said that the bylaw requires the shrubs in front. The Board asked about screening in the retention area as well. The Board said that it heard from the neighbors that they prefer to leave the vegetation in the front of the building as it is now. The Board asked about seeking relief to eliminate the shrubs altogether, come up with a way for people to get through hedge or an easier way for the neighbors to walk around the barrier. Mr. Seeley said that, if ZBA allows the ability to not install the shrubs, the School Committee would not object.

The Board said that safety statistics regarding accidents were not included in the submittal package. The Board asked if there are any records. The Board said that there is an expressed concern based on a hypothesis and there should be data to back it up. Mr. King said that PBC has engaged with a security analysis firm for security in and around school buildings in Wellesley. He said that it is not a public report. He said that PBC is always mindful of who is viewing the school, who is arriving at the school and who may be passing by the school. He said that all of PBC's actions have taken into account lighting and line of sight. He said that beyond simple traffic and pedestrians, they also want to know who is out there.

The Board said that the memo says that there will be two staff plus the Principal at the sidewalk at the front of the building with their focus on the 10 to 15 children in six lines there. The person closest to the vegetated area is the crossing guard at Madison and Hastings and that will not change if there is some sort of screen there. Mr. King said that they were talking about more than just pick up and drop off hours. He said that they are moving Administration to the front of the building so that they have visual access to the street for the entire school day.

The Board said that when it issues Site Plan Approval, it will have conditions that will have to be met. The Board asked about changes following neighborhood meetings or contractor recommendations. Mr. King discussed the landscaping at WHS. He said that they had great concerns that the plantings would succeed. He said that, in order to take steps to ensure success of the plantings, PBC provides instructions for what plants will be planted and how they will be planted. He said that they also request information on how the contractor will make the plantings survive. He said that PBC will review the contract for Fiske's plans to ensure success so that replacement planting will not be on a regular basis. He said that PBC tries to ensure success of the plantings, as designed. He said that the only changes would be due to an unanticipated latent condition. The Board said that it has to make its decision based on the plans before it.

Mr. Seeley said that the lighting design is complete as far as the quantity of fixtures. He said that they lowered the fixtures from 20 feet to 16 feet following the previous hearing. He said that the layout is done. He said that programming of the system is what will be discussed with neighbors. He said that the poles are in the final locations.

The Board questioned the compelling need for lighting. The Board said that the situation has existed for several years and it is not clear what the benefit of additional lighting would be. The Board said that the neighbors do not see any benefit to the additional lighting. Ms. Paul said that the event sheet that was submitted accurately depicts what is going on at the school. She said that a point of concern is daylight savings time when the school is used significantly by the community. She said that the Facilities Rental Department is now centralized for all of the schools. She said that when a renter calls to reserve a space, it is logged. She said that the program will be much more synchronized going forward.

The Board asked if it is the School Committee's point of view that custodial staff will become scheduling experts for turning lights on and off and for determining the anticipated number of participants of the events. Ms. Paul said that a significant amount of detail will have to be delved into to make the program work. She said that the schools are committed to providing a safe environment, not only for students and community when the facilities are being utilized, but also for staff. She said that the pre-school is located at the far end of the parking lot and does have some evening use. She said that was not included in the utilization information. The Board said that it is not objecting to the uses and lighting but is trying to understand operation of the program and the rationale for as much lighting as proposed.

Mr. King said that, if you are going to provide lighting in the parking areas, you can only go so low before they lose their point of light. He said that you also introduce glare and hot spots in the parking area. He said that in order to provide a recommended IES footcandle lumen level throughout the parking area, you need a certain number of fixtures to accomplish that goal. He said that with full use at a big event, they need the number of proposed lights to get the proper illumination for the site. He said that if someone parks at the far side of the parking lot, in order to conduct themselves safely across,

maneuvering requires some amount of light. He said that PBC is dealing with the public and has to design to the lowest possible common denominator, for example, Election Night. He said that the lighting is designed for every possible scenario so that people of all ages can conduct themselves safely through the parking lot. He said that the parking lot has curbing and islands that people could potentially trip and fall over. He said that it is a residential neighborhood, so there is no ambient light from adjacent parcels. He said that it is a dark area. He said that the safety and security concerns are for the students, the staff and participants at events.

Mr. King said that events can be programmed in. He said that they will be relying on the custodial staff to operate the lights in an efficient manner. He said that they have the capability to install a master switch. He said that they can correlate specific settings within the master switch to specific event sizes. He said that it can be coordinated with the new Facilities Rental Department because they will know how many participants they will have for a specific event. He said that they can instruct the custodial staff for different levels of events. He said that the key switch is the best way to go for the different levels. He said that there is a master off where a master clock powers off all of the zones in question. He said that it then falls back to security lighting around the building which is not at all egress locations. He said that first priority is vandalism, which is a known. He said that they are removing some of the building mounted flood lights which are the worst offenders to the neighborhood.

Laura Fragasso, 166 Oakland Street, said that there was discussion about stockpiling of materials and soils and seeding them in the summer of 2015. She said that the site is located in a WSPD. She asked if there will be any buffers needed around materials to prevent leaching. She asked if the guidelines for pesticide free will be followed by the contractors.

Ms. Fragasso said that she had discussions with other neighbors. She said that because everything is staying the same in the parking lots, the neighbors would like to see the park at the front stay the same as open space. She said that there is a question if the continuous hedge will survive under the trees. She said that the neighbors asked Cricket Vlass of the Park & Tree Department about that and she said that there is a question about the roots under the pignut hickory tree. Ms. Fragasso said that people do not want the hedges because they like the open space. The Board said that if the School Committee does not really feel like the screening will benefit the operations of the school and neighbors do not find themselves distressed by the headlights and the cars that the screening is supposed to mitigate, there may be another solution that can meet the standards of a variance.

The Board said that materials storage in 2015 is for materials that goes into the building. The Board said that in 2016 the contractors will take up the existing pavement and take soil out to put in stormceptors. The Board said that they have to keep that soil someplace. The Board said that part of the construction is to come up with a plan that does that in accordance with all of the Rules and Regulations and in accordance with the requirements for the WSPD.

Ms. Fragasso discussed the neighbor's question at the previous hearing about radon. She said that if the plan is to redo the HVAC system, is it not a good time to have radon mitigation. The Board said that question should be directed to the PBC.

Kyle Bettigole, 36 Hastings Street, said that he lives directly across from the school and the parking lot. He said that if the purpose of the shrubs is to accommodate the neighbors who may have an interest for

RECEIVED
TOWN OF BRISTOL
WELLESLEY MA 02448
2014 NOV 10 A 11:50

better coverage from the parking lot and the lights at night, and if the neighbor directly across the street does not see the need for the shrubs and is happy with the current state, there is an argument to be had that it is a waste of the Town's resources to put shrubs in when the current setting works just fine. He said that at a meeting at the school, the neighbors discussed having the shrubs at the front of the parking lot, not abutting Hastings Street and limiting the ability to cross Hastings Street to spend time in the park. He asked that more consideration be given to that because the shrubs will limit access to that area. He said that he frequently walks his dog in the parking lot and in 16 years has not had any difficulty navigating there. He questioned if the proposed lighting is what is needed to accommodate the lowest common denominator. The Board said that there are generally accepted planning standards and whether they are reasonable or not is left up to the planners and the people impacted.

Robert Owen, 8 Madison Road, questioned the need for lighting. He said that the school has been there for 60 years. He said that he has lived in the neighborhood for 46 years. He said that he was not aware of violent or problematic kinds of things happening at the school. He said that he was pleased that the lighting was lowered. He asked if it is necessary to have perimeter lighting around the entire school. He asked that the lighting be lowered as much as possible on the building walls. He said that the lights are very visible at the roof level. He said that within the past 10 years all of the shrubbery around the school was removed. He said that there was concern about someone hiding in the bushes. He said that some of this seemed to correspond with 9/11 fears. He said that there should be hard data that shows what is needed to ensure that people can get safely to their cars when it is dark. He said that the whole area should not be lit up.

The Board said that it could support a variance for a lower hedge, based on topography. The Board questioned if there are adequate grounds to grant a variance to eliminate it. The Board asked if PBC had looked at the option of putting the shrubbery adjacent to the edge of the parking lot. Mr. Seeley said that they are open to that but have shown the hedges, as proposed, to show that they tried to meet the intent of the bylaw, which was closer to the street. The Board said that if the purpose of it is to be a screen, to do things that take away its function as a screen does not make sense, as it does not come close to the intent of the bylaw. The Board said that screening the vision of the vehicles and screening the headlights of the vehicles can all be accomplished with the shrubbery close to the parking lot. The Board said that the intent of the bylaw is to provide screening between a residential use and a parking lot. The Board said that it needs to understand the rationale for the request here.

The Board said that it is also important to understand the rationale for the lighting. The Board said that it still had concerns about operation and maintenance and how the lighting works. Mr. King asked about developing a management plan that ties it to specific events, volume driven, with a final cutoff time. He said that PBC could create the scenarios for the Board. He asked if it was possible to request a decision from the Board with a follow-up public meeting to discuss the specifics of the management plan. The Board said that once the public hearing is closed, the public does not have any input. The Board said that it could not deliberate outside of a public hearing. The Board said that it does not typically approve a project subject to receiving something after the public hearing is closed. The Board said that it would want to see detailed plans. Mr. King said that they submitted a specific number of lights, heights, coverage areas and control zones but they have not submitted a control plan correlated to specific events. The Board said that it should be clarified in the plan that the only control is the switchers, not motion detectors or solar cells. The Board said that it would like to see a baseline for every night with exceptions for events.

The Board asked if the lights are dimmable or on and off. Mr. King said that they are LED but not dimmable. The Board said that there is a belief on the part of the School Department that there is a need for lighting.

The Board said that a strong case could be made that there are unique circumstances with respect to the shrubbery, due to the topography, for reduced height or possible relocation to the base of the berm so that sight lines would be improved and the neighbors would have access to the green space. The Board said that the berm is already there. A Board member said that he was not sure that he could find the necessary elements to totally eliminate the shrubbery. Mr. King said that they presented their request for 3.5 high shrubs for sight lines. He said that PBC would be content with approval of the request, as submitted.

The Board voted unanimously to grant a Variance for shrubs to be planted so as to not exceed the height of 3.5 feet, based on the uniqueness of the property, as a result of its topography, which is not common in the zoning district in which it is located and that a hardship has been demonstrated that shrubs of 5 feet or more would create difficulties with properly monitoring the comings and goings of the school and that by granting a Variance it would not be derogating from the intent of the bylaw. The Board said that the intent is that the shrubbery shall not be less than 3.5 feet in height.

The Board voted unanimously to grant a Special Permit for a major construction project in a WSPD

The Board voted unanimously to continue the hearing for Site Plan Approval to September 18, 2014

September 18, 2014

Presenting the case at the hearing were Matt King, Christopher Racine, Jennifer Soucy, and John Hart.

Mr. Racine said that the primary concern at the previous hearing was the site lighting proposal. He said that SMMA provided a more succinct and defined Lighting Plan that addressed objectives, zones and controls. He said that the objective was to provide the most flexible lighting system that was as simplified as possible, keeping in mind the needs of the facilities, while taking into consideration the concerns of the neighbors.

Mr. Racine said that the primary objective was to provide security around the perimeter of the building. He said that when they met with the Police Department, FMD, School Committee, PBC and the design team, specific incidents of vandalism and break ins were noted by the Police Department, as well as the Principal. He said that one of the primary goals was to address those concerns. He said that the Police requested visibility around the perimeter of the building for night patrols. He said that they also want to provide safe pedestrian access after dusk for daily activities and special after hour events.

Mr. Racine discussed the lighting schedule for existing exterior lights. The Board said that there is a light at the far right corner on the modular building that is quite bright and is not shown on the plans. Mr. Racine said that the plan is to replace that unshielded light with one of the new fixtures.

Mr. Racine said that Zone A will be preset into the system. He said that it will operate from dusk to 8 pm, Monday through Friday. He said that Zone A will include the pole mounted lights in the parking lot, the

RECEIVED
TOWN CLERK'S OFFICE
WESTLEY MA 02182
2014 NOV 10 A 11:56

pole mounted light in the switchback, and the pole mounted lights in the lower parking lot, in combination with the building mounted fixtures. He said that the timing was decided based on the daily needs of the school. The Board asked if it is necessary to have the lighting on until 8 pm every night. The Board said that it received a letter from a neighbor who said that they had not seen cars there after 7pm. Mr. Racine said that Zone A is for Monday through Friday. He said that weekends will be Zone C unless there is an event.

Mr. Racine said that Zone B will be preset for between 8 and 10:30 pm, Monday through Friday. He said that the building mounted lights will remain on as well as a portion of the lower lot to provide safe passage for maintenance people to pass between PAWS and Fiske. He said that one light will remain on to prevent trespass into the parking area.

Mr. Racine said that Zone C will be preset for dusk to dawn. He said that after 10:30 pm, the building mounted lights will be on. The Board said that the existing building mounted lights are not full cut off. The Board said that you can see the bulbs, especially in the parking lot to the left which is lower. Mr. Racine said that the two newer fixtures will remain. Ms. Soucy said those fixtures were installed in the past two years. The Board said asked if there is a way to shield them further. Mr. Racine said that SMMA can look into further shielding and correct orientation. He said that 3 lights will be removed and replaced with a lower single pole mounted light with full cut off.

Mr. Racine said that the Police and FMD were concerned about the rear of the building with recent activities there. He said that they will provide new lights in that area for security. The Board said that the neighbors did not seem to be critical of those lights because they are not really visible.

The Board said that there are a reasonable number of trees and bushes in the landscaping at the lower lot today. Mr. Racine said that the existing vegetation on the slope will remain in place. He said that the new vegetation that is shifted out about 12 feet does not replace the existing vegetation, which will remain.

Mr. Racine said that Zones A, B & C are preset and will be in use all of the time. He said that Zone D represents a small event schedule, typically when there is from 1 to 25 cars. He said that it can either be programmed ahead of time into the computer system or done manually with a touch pad mounted within the building. He said that there will be diagrams posted next to the touch pads showing the various zones. He said that the lights will be programmed to shut off at 9 pm. He said that if events end sooner than projected, the lights can be turned off manually. He said that the small events are projected to occur approximately eight times a month.

Mr. Racine said that Zone E represents a medium sized event with approximately 25 to 60 cars. He said that once the front lot fills up, people will have to park in the lower lot. He said that it can be programmed in ahead of time or manually operated via the touch pad. He said that the lights will be programmed to shut off at 9 pm. He said those events are projected to occur approximately six times a month.

Mr. Racine said that Zone F is similar to Zone A when the entire lighting system is on. He said that those are events with more than 60 cars. He said that the same procedures will be followed for programming the computer system or manual procedure. He said that these events are projected to occur approximately three times a year.

The Board asked if someone will fit the list of activities that was provided at the previous hearing to the various zones or will that be left up to the custodian who is on duty that night. Mr. King said that currently all events are run through the School Business Office, who will pre-determine the level of the event and give instructions to the custodial staff. He said that there is a form that is filled out in advance of the event.

The Board said that the diagram does not accurately show how the light projects onto the ground. The Board said that there has to be a way to further adjust the lighting so that the representation of where the light will fall is accurate. Mr. Racine said that SMMA can provide photometrics that show the spread of light. He said that the intent of the presentation before the Board was to illustrate where the light is.

The Board commended SMMA on the good job responding to what the Board was looking and the concerns of the Board and the neighbors.

John Wozny, 2 Madison Road, said that he lives directly across from the site at the corner. He said that the lights are not shielded. He said that the neighbors would like to have some sort of recourse or proof that lights will be turned off according to schedule and who they should call if the lights do not go off on schedule. The Board said that it understands that the lights will go off automatically. The Board asked Mr. Wozny about the number of cars typically parked at the site between 6 and 8 pm on a school night. Mr. Wozny said that it does not seem to be terribly busy. He said that his preference would be for no lights at all but he understands the concerns about safety and vandalism and the need for lights.

Robert Owen, 8 Madison Road, asked about the current height of the light poles. Mr. Racine said that they will be 16 feet. Mr. Owen suggested that the poles be dropped to 12 feet. He said that he looked at the new lighting at Wellesley Country Club and the poles are 12 feet. He said that they are lights that shine in all directions but are low intensity, only on the access and not spread around it. He said that making the Fiske light poles lower will reduce the sense of light going where it does not need to go. He asked about the height of the lights around the perimeter of the building. Ms. Soucy said that the lights are mounted at the top of the gymnasium, which is approximately 25 feet. Mr. Owen asked if the concern was lighting around the building, could the lights be dropped to reduce the spillage. He said that he did not think that lights were needed there at all but if the school has to have them, there are examples around town where lighting is low and not terribly intrusive. He said that it is the lights high on the building that give it that unpleasant feeling.

Laura Fragasso, 166 Oakland Street, said that she appreciated that this has become a better project. She said that she thought that the Town could do better than the lights at Wellesley Country Club because those are not cut off lights. She said that there are newer styles that box things down and not out. She said that Toyota and MassBay Community College have a newer style. She said that the Country Club is putting the newer style of lighting at the paddle courts but not in the parking lot. She said that there is a lot of glare and visual disturbance coming out all around those lights. She confirmed that the Fiske building perimeter lighting will be on from dusk to dawn. She discussed not having the lights on all night and having a neighborhood association to clean up if vandalism does occur. She said that, taking it slowly, they could try not lighting all night in front of the school where the neighborhood is. She said that having lights 24 hours a day, 7 lights days a week is taking the night away.

The Board asked Mr. King about lighting at WHS and other elementary schools. Mr. King said that they do have lights on at other municipal facilities to varying degrees. He said that some are flood style, which is not optimal. He said that there is statistical analysis regarding light and vandalism. He said that the entire system at WHS is on a lighting control system. He said that it does not have the level of presets as the proposed Fiske system. He said that the egresses and some of the stair towers at WHS, which are primarily glass, have lights on all night.

Mr. King said that the high lights at the front corner of the gym area are going away. He said that you will not have to look up to see the filament. He said that they have already identified some lights, including the one that lights the roof of the canopy, adjacent to the gym. He said that there is a desire on PBC's part to have appropriate lighting.

The Board asked how many feet the representation is of light spillage in the area to the left of the gym. The Board asked what a reasonable distance for illumination around the perimeter of the building would be. Mr. King said that area is defined in terms of purpose and intent. He said that the intent is to light the perimeter of the structure. He said that it would be appropriate for the light to approach the curb line. He said that, by providing photometrics, PBC can assure the Board that they will be delivering that.

Kristen Wozny, 2 Madison Road, said that there are street lights at the front that were not shown on the presentation slide. She asked about starting with less lighting out front and see how it goes. She said that she has lived there for 12 years and what is there adequately lights the street.

Lieutenant Scott Whittemore, Patrol Commander, Wellesley Police Department said that he runs the uniform operations of the department day to day. He said that also present was Sergeant Jeff Renzella, who is a Shift Commander of two shifts and works primarily at night. He said that up until last year he had primarily worked nights himself and checked Fiske School many times during his career. He said that the Police Department would like to see the perimeter of the school lit. He said that an unlit public building, especially a school off of the beaten path, is a magnet for theft, vandalism and graffiti. He said that at Fiske School there are kids on the roof day and night. He said that it is very low and easily accessible. He said that the back area at the field is dark. He said that he understood that the courtyard will be better lit. He said that the Police have serious concerns about lighting the perimeter of the school during the night. He said that patrols check several times before midnight and routinely after midnight. He said that the problem parking lots in town are the ones that are not lit. He said that is where the Police find people congregating and various violations of the law.

The Board said that it was not as concerned about lighting the perimeter of the school as much as the lighting technology and alternative means to turn the lights on and off and motion detectors that would turn on when people are in motion. The Board said that would provide the lighting to deter without having to be on all of the time. The Board asked if Lieutenant Whittemore had seen places in Wellesley where the perimeter lighting is not always on. Lieutenant Whittemore said that most of the commercial buildings are lit. He said that he could not think of any buildings with motion detector lights. He said that the Police would defer to PBC as to the level of light that is needed. He said that lighting around the perimeter reduces or eliminates some acts and increases security for people on the site. He said that an unlit municipal building would be a major concern of the Police Department.

Mr. Wozny said that he had not heard of any major vandalism events during the 12 years that he has lived in the neighborhood. He asked if there has there been a precedent or any incidents. The Board said that is not a zoning issue.

The Board said that there will be a project going on at the same time as the projects at Fiske and Schofield Schools. The Board said that the proposed construction traffic will be Route 9 to Cedar Street. The Board said that the Proponent needs to be mindful that there will be other construction traffic sharing the routes.

The Board asked if there will be any facilities shared for the projects at Fiske and Schofield Schools. Mr. King said that there will be no shared items or personnel other than the street sweeper, the Design Teams and the project management staff for the general contractor. He said that there will be separate crews, trailers, laydown areas and parking.

The Board said that when the original project was submitted, one of the issues was queuing that the documents showed extending out to Cedar Street. The Board said that the team decided to withdraw that plan and produce another one. The Board said that the ZBL says that one of the issues that the Board has to think about is queuing. The Board said that it is being asked to approve a site plan where it knows that there is a queuing problem and does not know what is being done about it. Dr. David Lussier, Superintendent of Schools, said that he spoke with Principal Colannino and visited the school on the first day of school. He said that the afternoon is the most problematic with a queue of 15 to 20 minutes. He said that the goal of the original plan was to address the queuing by getting the cars closer to the pickup zone. He said that the result of not changing that is that there are cars on Monroe and Madison Roads with some parking and some live parking coming into the queue merging with the cars coming in on Hastings Street. He said that the Principal has added some staff. He said that they have tightened up the internal operations as much as they can. He said that they want to have some additional conversations with the School's Resource Office about signage and directions for people on Sheridan and Monroe Roads coming in, particularly with the interplay with PAWS traffic and people filtering in as Fiske traffic is leaving. He said that they know that things will get worse in the snow and cold weather. He said that they will keep assessing the situation. He said that tightening up some of the operations has made some improvements. He said that they do have some concerns about safety for walkers into the fray, particularly at the bottleneck going to the PAWS parking lot and cars coming out. He said that they will look at additional signage and directions going forward. He said that it is a work in progress. He said that there is no plan to bring anything forward at this time to address the queuing problem.

The Board said that there have to be cut off fixtures on the building. The Board said that the existing cut off fixtures are not working properly and that has to be addressed so that the light projects down as opposed to out. The Board said that the dusk to dawn, seven days a week fixtures should not project light more than 25 feet off of the building. The Board discussed having the Applicant come back a year after completion so that the Board can review the lighting to see if it needs tweaking.

Submittals from the Applicant

Application, dated 6/13/14

Site Plan Approval Review Plans and Submittal Checklist, dated 6/13/14

Development Prospectus, dated 6/13/14

Project Overview

Stormwater Management

Site Utilities

Figures

- Fig.1 Locus Map
- Fig. 2 Aerial Map
- Custom Soil Resource Report Soil Map
- Flood Insurance Rate Map, Panel 36 of 430, Map Number 25021C0036E, Effective Date, July 16, 2012
- Flood Insurance Rate Map, Panel 28 of 430, Map Number 25021C0028E, Effective Date, July 16, 2012
- Fig 5 Existing Circulation
- Fig 6 Proposed Circulation

Appendix 1 – Geotechnical Information

- Letter to Christopher Racine, PE, dated 2/24/14, from James Handanyan, P.E., Principal Engineer, Northeast Geotechnical, Inc., re: Geotechnical Engineering Report
- Geotechnical Engineering Report, dated 2/24/14, prepared by Northeast Geotechnical, Inc.

Appendix 2 – Construction Phasing & Traffic Management

- Traffic Management Plan Narrative, dated 6/13/14, from Agostini Construction
 - Site Utilization Plan PH-1, dated 3/24/14
 - Site Utilization Plan PH-2, dated 3/24/14

Appendix 3 – Plumbing Memo

- Memorandum to Town of Wellesley, dated 6/9/14, from Marski, PE, Senior Plumbing & Fire Protection Engineer, SMMA, re: Fire Flow

Appendix 4 – Hydrology Calculations

- Existing Conditions Hydrology
- Proposed Conditions Hydrology

Appendix 5 – Pipe Sizing Calculations

- Closed Drainage System Calculations – 10-Year Frequency, dated 6/13/14

Appendix 6 – Other Stormwater Calculations

- TSS Removal Calculation Worksheets
- Stormceptor Design Summary

Appendix 7 – Stormwater Operation & Maintenance Plan & Long Term Pollution Prevention Plan
Stormwater Operation & Maintenance Plan – Long-Term Pollution Prevention Plan, dated 6/12/14,
prepared by SMMA

Fig. 7 Existing Conditions Hydrology Plan, dated 6/13/14, prepared by SMMA

Fig. 8 Proposed Conditions Hydrology Plan, dated 6/13/14, prepared by SMMA

Letter to Zoning Board of Appeals, dated 8/7/14, re: Response to ZBA Comments, from Christopher Racine, with attachments:

- Attachment 1 – Site Light Zoning Illustratives including Existing Exterior Lighting and Proposed Exterior Lights/Alternative Site Plans – A, B, C, D, E, F, & G
- Attachment 2 0 2013-2014 Event Schedule
- Attachment 3 – Revised O&M Plan with Appended FMD & DPW Responsibilities

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 NOV 10 A 11:57

- Attachment 4 – Turf and Plantings Maintenance Guidelines (Sample) with Appended FMD & DPW Responsibilities
- Attachment 5 – Car Line Pick-Up and Drop-Off Procedures & Challenges (Includes Shrub Height Concerns)
- Attachment 6 – Photos with Shrub Screen Renderings including Shrub Screen – No Shrubs, Shrub Screen – 3 Ft Shrubs, Shrub Screen – 5 Ft Shrubs, Shrub Screen – No Shrubs, Shrub Screen – 3 Foot Shrubs,
- Attachment 7 – Cost Estimate for 100-Year Storm Even Up-Sizing

Aerial Photograph

Construction Management Plan, dated 7/30/14, revised 8/18/14, prepared by Agostini Construction Company

2014 NOV 10 A
 RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 01982

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Title Page	Fiske Elementary School - Renovations	6/13/14	SMMA	5/7/14
C-101	Existing Conditions	2/28/14	Darren J. Hardy, P.L.S.	
C-102	Existing Conditions	6/13/14	John C. Hart, PE	
C-111	Site Plan Development	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-112	Plot Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-113	Site Preparation Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-121	Grading & Drainage Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-122	Utilities Site Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-131	Parking Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-141	Planting Plan	6/13/14	Peter Lukacic, R.L.A	7/24/14
C-151	Subsurface Conditions Plan	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-501	Details	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F.

				Holland P.E.
C-502	Details II	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
C-503	Details III	6/13/14	John C. Hart, PE	8/7/14, prepared by Michael F. Holland P.E.
A-100	Ground Floor Construction Plan – Overall	6/13/14	Joel G. Seeley, RA	
A-101	First Floor Construction Plan – Overall	6/13/14	Joel G. Seeley, RA	
A-201	Exterior Elevations	6/13/14	Joel G. Seeley, RA	
A-202	Exterior Elevations & Renderings	6/13/14	Joel G. Seeley, RA	
A-301	Building Sections	6/13/14	Joel G. Seeley, RA	
ES110	Site Photometric Plan	6/13/14	Rafael Gurevich, PE	
C.01	Site Utilization Plan	3/24/14	Agostini Construction	
C.02	Site Utilization Plan	3/24/14	Agostini Construction	

RECEIVED
 TOWN CLERK'S OFFICE
 WELLESLEY MA 02482
 2014 NOV 10 A 11:57

On June 9, 2013 and September 18, 2014, George Saraceno, Senior Civil Engineer, DPW Engineering Division, submitted comments regarding the proposed project.

On July 1, 2013, the Design Review Board reviewed the petition and voted unanimously to accept the proposal, subject to conditions.

On July 22, 2014, Jim Verner, Wellesley Municipal Light Plant, reviewed the plans and stated that it had not noticed any inadequacies.

On July 23, 2013, Captain DiGiandomenico, Wellesley Fire Department reviewed and approved the revised application for the proposed project. The Fire Department reserves the right for final approval at time of issuing permits.

On July 23, 2013, the Planning Board reviewed the petition and recommended that the petition be deferred.

On September 2, 2014, Janet Bowser, Director, Natural Resources Commission submitted an email stating that PBC had formally withdrawn the proposal to remove the five (5) public shade trees in front of the Fiske School along Hastings Street from the school improvement project and that was sufficient notification and no further documentation was needed by the NRC.

On September 9, 2014, David F. Lussier, Superintendent of Schools submitted a memorandum regarding Fiske Elementary School Proposed Site Lighting

The Board's approval of the Site Plan for the Project is premised on the Applicant'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 Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire two years from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on September 18, 2014.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Permanent Building Committee, Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 NOV 10 AM 11:59

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with

the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

6. The Applicant shall implement its Construction Phasing and Traffic Management Plan as specified in its submittal dated September 18, 2014, as modified by these Conditions.
7. During the period of construction all construction equipment and materials deliveries shall be coordinated with the construction concurrently being implemented at Babson College through contact and coordination with Consigli Construction Company, Babson's construction manager at (xxx) xxx-xxxx and its on-site superintendent at (xxx)-xxx-xxxx.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to Hastings Street; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
9. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m, and on Saturday commencing not earlier than 8:00 am and completing not later than 4:00 pm.
10. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Cedar Street, Hastings Street or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
11. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District onto the streets of the Town. The Applicant shall cause Hastings Street and Cedar Street to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck wash are deposited on Cedar Street.
12. Insofar as practicable, refueling of construction equipment on the site shall

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 NOV 10 A 11:57

be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.

Use Conditions

13. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of September 18, 2014.
14. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.
15. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.

Lighting

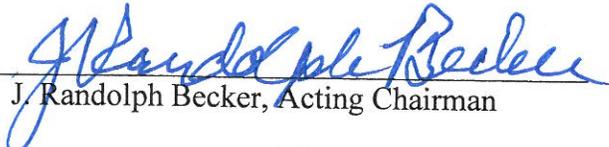
16. Compliance with the Lighting Management Plan that was submitted as part of the presentation to the Board of Appeals shall be a condition of this approval.
17. The Board shall retain jurisdiction over the Lighting Management Plan and the final installation and operation. The Applicant shall petition the Board of Appeals to convene a public hearing 12 months after the Certificate of Occupancy has issued to review the performance of the Lighting Management Plan.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 NOV 10 A 11:57

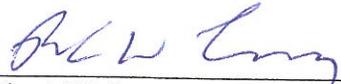
ZBA 2014-58
Petition of Permanent Building Committee
45 Hastings Street

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2014 NOV 10 A 11: 57

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.



J. Randolph Becker, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm