



ZONING BOARD OF APPEALS

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ZBA 2014-70
 Petition of Permanent Building Committee
 27 Cedar 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 replacement of exterior louvers, new openings in the brick and insulated metal panels, insulation and cladding of exposed steel columns, mechanical, electrical and plumbing systems upgrades, minor space reconfiguration, some new flooring, new classroom casework, doors and hardware, painting and refinishing the existing toilet rooms in the original portion of the building. Site improvements include replacing existing gravel base and repaving existing parking lots, access drive and walkways that serve the Schofield School. The project includes pavement expansion and reconfiguration, ADA upgrades, new walkways, stormwater system upgrades and associated landscaping improvements. An existing light pole will be relocated. The property is located at 27 CEDAR STREET, in a Single Residence & a Water Supply Protection District.

On July 22, 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 August 21, 2014 and September 16, 2014.

Presenting the case at the hearing were Matt King, Chairman, Permanent Building Committee, Joel Seeley, SMMA, Mike Burton, Dore & Whittier, Steven Agostini, Agostini Construction Co. Inc., Christopher Racine, Civil Engineer, John Hart, Senior Civil Engineer, and Jennifer Soucy, Project Architect.

Mr. Seeley said that project scope is primarily for electrical, mechanical and plumbing upgrades to the building. He said that there will be limited architectural upgrades for internal spaces but it is predominantly for electrical, mechanical and plumbing upgrades. He said that there will be some window replacement on the original 1962 building and the 1986 building addition. He said that those existing exterior windows are single pane windows. He said that there will be accessibility upgrades throughout the building.

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Mr. Seeley said that the project will include parking lot and access drive reconstruction. He said that the underlying soil makeup of the parking lot and drive was found to be somewhat deficient, which is why there has been a significant amount of cracking. He said that they will bring in a new subsurface material and a new asphalt overlay. He said that there will be queuing improvements with respect to parent morning drop off and afternoon pickup by means of geometric changes to the roadway and parking layout. He said that there will be stormwater and accessibility upgrades throughout the site.

Ms. Soucy said that the building has gone through multiple additions throughout the years. She said that there was an addition in 1964, another addition in 1987, a classroom wing was added in 1993, and in 2006 the modular buildings were added. She said that no additions are proposed for the building. She said that the primary focus for the exterior of the building is on installation of new insulated windows and exterior doors. She said that the original windows are wood frame and single pane. She said that the windows in the 1994 addition are insulated and will not be replaced. She said that the replacement windows will respect the style of the original windows.

Ms. Soucy said that they will install louvers to support the mechanical system. She said that there will be insulated metal panels. She said that there are uninsulated columns in the original building. She said that they will insulate and wrap the columns with metal detailing that is similar to the 1993 wing.

Ms. Soucy said that the Design Review Board (DRB) recommended that some primary color be added to the metal panels to give some color and excitement to the exterior of the elementary school.

Ms. Soucy said that the existing brick façade will remain. She said that the roof was recently replaced. She said that the existing metal fascia will remain.

Mr. Racine said that there is a singular access to the site off of Cedar Street that is approximately 40 feet in width at the entrance. He said that there are two lanes exiting and one lane entering. He said that there is a parking area that is designated for parents and guests. He said that the staff primarily park in the spaces toward the rear. He said that there is an access loop for bus pick up and drop off. He said that north of the building is bituminous play area and wood chip play area with play structures. He said that there are some grass playfields and a bituminous basketball court. He said that there is an existing vegetated isolated wetland. He said that they went through the Notice of Intent Process with the Wetlands Protection Committee (WPC) and received an Order of Conditions (O of C). He said that the appeal period has expired.

The Board asked about the low area that is to the south of the entrance road. Mr. Racine said that there is a low depression area that is not classified as a resource or wetland area. He said that there is currently no connection to the vegetated wetland. He said that the site is located in a Water Supply Protection District.

Mr. Racine said that the queuing line backs up along the access drive with sometimes up to 10 or more cars backing up onto Cedar Street. He said that it is a rather busy street, so there is congestion at the intersection due to the queuing in the shoulder. He said that some parents park and walk to pick up their children. He said that some parents park in the access drive, which is problematic as far as obstructing two-way traffic in that area and is a hindrance for emergency vehicle access.

Mr. Racine said that buses currently enter the site just as the parents do, enter the bus loop and then exit via the access drive. He said that there is quite a pinch point in the access drive.

Mr. Racine said that there are currently 54 striped parking spaces. He said that, on average, there are 56 staff members present. He said that there are approximately 10 to 15 parents parking in the afternoon during pick up. He said that there are parallel parking spaces striped near the access loop. He said that winter makes the problem worse.

Mr. Racine said that there is parallel and perpendicular parking to the south of the building. He said that the drive aisle is 21 feet. He said that there is a steep upgradient beyond the parking area. The Board confirmed that the parallel parking is marked.

Mr. Racine said that they came up with an improvement to the site layout. He said that they modified some parking to be angled. He said that they modified the island arrangement to provide for additional queue length and a cleaner circulation pattern. He said that the children are released five at a time. He said that they created room for double stacking of vehicles. He said that near that is the angled parking for staff. He said that the double queuing area should increase the number of vehicles on-site and may help to eliminate queuing onto Cedar Street. He said that there is a small pavement expansion that will be designated for parents. He said that the intent is to get the vehicles off of the traveled way and provide a safe area that will allow for an unobstructed access drive. He said that except for those changes, the limits of pavement will be maintained.

Mr. Racine said that they will re-grade an area at the rear of the site. He said that the handicapped accessible spaces are currently noncompliant due to slopes in excess of code requirements. He said that they added a crosswalk and a walkway in an island that will provide for safer access for people utilizing the parking spaces. He said that the current configuration has a walkway that leads to nowhere. He said that it is an unsafe condition for pedestrians.

Mr. Racine said that they will maintain the striping at the rear of the building. He said that they originally proposed wheel stops. He said that they have since proposed a modification to that.

Mr. Racine said that they have added trees and 44 arborvitaes behind the pavement expansion area. He said that the area slopes, so they will have to re-grade it, which will require some disturbance. He said that, as a result of that, they will add the shade trees and the arborvitaes that are required by the Zoning Bylaw (ZBL).

Mr. Racine said that they will replace the existing guard rail with a more aesthetic wooden guard rail. He said that existing arborvitaes provide a visual barrier for 31 Cedar Street. He said that they will be maintained. He said that they noted on the plans that any disturbance or damage to the arborvitaes will be replaced to ensure that the screening is not compromised.

Mr. Racine said that between the boundary of the school site and 33R Cedar Street is a row of trees that provide no visual barrier during the winter. He said that a number of the trees will be removed as part of the pavement expansion. He said that some of them are Norway Maples which are considered to be an invasive species.

Mr. Racine discussed various parking alternatives that they had reviewed. He said that Option 1 was to not have any parking expansion. He said that minor modifications to the islands would gain two to three

additional parking spaces. He said that without angled parking there would not be enough clearance for double wide queuing.

Mr. Racine said that Option 2 has perpendicular parking with the pavement expansion. He said that would only allow for a single queue lane. He said that option would allow for more parking but would not address bringing more vehicles onto the site.

Mr. Racine said that Option 3 was the preferred option at the time it was originally designed. He said that it shows angled parking with double queuing lanes, which address the deficiency of parking and provides additional queuing within the site.

The Board said that there is a basketball court just north of the queuing lane. The Board said that if the basketball court was moved, there would be more flexibility with queuing issues. Mr. Racine said that the basketball court is on the side of the isolated vegetated wetland. He said that would create more disturbance within the buffer than the current proposed configuration. He said that it would reduce the amount of green space for playfields.

The Board said that after going through the bus loop to the east parking area is Temple Beth Elohim. The Board said that there is a person and a traffic gate there. The Board asked who controls them and what the constraints are on using it. Wendy Paul, School Committee, said that the Temple has a relationship with the Schofield School. She said that there was a major renovation done at the Temple recently. She said that when there are major events at the school, they have access to the Temple parking area. She said that it is not a routine situation. The Board asked if there is a written agreement to govern that. Ms. Paul said that research has been done to do that and the facilities person at the Temple has been contacted about it. The Board confirmed that because of that constraint, use of the Temple property was not considered in the Schofield options. Mr. King said that there is no agreement for daily interaction. He said that they felt that it would not be inappropriate to make plans based on an agreement that does not exist. He said that he has seen the document but it is not an official transmission. The Board asked if it would make sense to pursue that option. Mr. King said that the Temple has a competitive program. He said that it was a non-starter option for the PBC. The Board said that parents park in the lot and walk through the gate to pick up their children. Mr. King said that it is not an agreement but a recognized condition.

The Board asked if any thought had been given to possible relocation of the basketball court. Mr. King said that the basketball court is part of the Town's playing fields and is not under School Committee control.

Mr. Racine said that the existing driveway and the parking area south of the building have a 21 foot drive aisle between the parallel and perpendicular parking. He said that they requested a variance to maintain that at 21 feet, primarily due to the existing slope at the curb line.

Mr. Racine said that the width of the entrance drive is 40.5 at one point and increases as you get to road. He said that they will be reducing that to 38 feet. He said that they will maintain the striping with two exit lanes and one entry lane. The Board asked if there is an issue in the winter with the lanes being narrowed with snow. Mr. Racine said that snow is plowed against the sides to the curb line. He said that the drivable area is typically not compromised. The Board asked if the north side could be moved out.

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Mr. Racine said that there is an existing bituminous walkway and a steep slope down to the vegetated wetland.

Mr. Racine said that currently the parking spaces to the south of the building go right up to the building. He said that there is no curbing or curb stops. He said that they originally proposed wheel stops but have taken them out to address the Department of Public Work's (DPW) concerns about plowing. He said that at the DRB meeting they tried to come up with a viable solution to eliminate the curb stops. He said that they came up with a 6 inch continuous vertical curb that will be 2.5 feet away from the building. He said that it will act as a wheel stop. He said that it will not meet the 5 foot requirement but was the best scenario rather than a retaining wall. The Board said that the reason for the 5 foot requirement is to provide pedestrian safety. The Board said that pedestrians have to walk through the lots to get to their vehicles. The Board said that it comes down to the issue of pedestrian safety versus drive aisles. Mr. King said that, in their discussions with DRB, they determined that this is for the most part fixed parking for staff. He said that there is no high turnover or pedestrian access. He said that they are not presenting the crushed stone as a pathway. He said that creating more impervious space and cutting into the slope to build a retaining wall was considered to not be optimal. The Board asked if that was based on environmental or cost concerns. Mr. King said that it was an environmental concern. He said that Permanent Building Committee's (PBC) mission is to decrease impact or footprint. He said that there is a cost component with regards to maintenance. He said that once they build a retaining wall, it will be there for quite a while. He said that there would be costs associated with construction and maintenance.

The Board asked about the purpose of the 2 feet of crushed stone. Mr. Racine said that they opted to not show it as pavement for a narrow walkway. He said that two feet of grass would be difficult to maintain. The Board asked about reducing the drive aisle to 20 feet and having a three foot sidewalk. Mr. Racine said that three feet would not be a compliant walkway. The Board said that there is no option where everything will comply.

Mr. Racine said that the site is located in a Water Supply Protection District (WSPD). He said that the existing drainage on-site is primarily a series of drywells with no pre-treatment and no outlet. He said that it is currently pumped into the wetland. He said that, to comply with the WSPD bylaw and MA stormwater standards, they will remove the majority of the existing structures and replace them with new catch basins with water quality units and a series of subsurface infiltration systems. He said that they added two catch basins. He said that the catch basins will have pre-treatment prior to entering the subsurface infiltration systems. He said that the systems are designed to recharge the groundwater. He said that during larger storms the overflow will continue to pipes to the wetland. He said that they introduced a drainage pipe so that during a 25 year storm event water will enter the pipe and drain to the wetland. He said that all impervious surfaces, including the existing building roof will be captured in the systems.

The Board asked if the isolated vegetated wetland infiltrates or evaporates the water that ends up there. Mr. Racine said that wetlands soils are typically impervious. He said that there is standing water in that area for several months of the year. He said that plant absorption decreases water levels. He said that there is some percolation over time.

Mr. Racine said that they introduced a small bioretention area near the basketball court that will treat the runoff there.

The Board asked about the location of DP2. Mr. Racine said that it is at the low lying area where they have introduced a pipe, so that there will be no impact.

Mr. Racine said that there are existing lighting poles. He said that they are not proposing any new poles. He said that there is one pole that they will relocate. He said that there will be two new egress lights at the kindergarten on the south side of the building.

The Board said that the west side of the building is one story. The Board asked if there is any lighting back there. The Board said that a concern is that kids could climb up on the roof. Ms. Soucy said that there is a flat area on the west side that does slope up. She said that there are a couple of lights along that elevation. She said that security concerns for getting up on the roof are at other locations but not particularly in this area.

The Board asked if the existing lights are on timers. The Board asked if the proposed work in the building will involve adding circuits for lights. Mr. King said that the current configuration is that the lights are on a time clock with a photo cell that is controlled by the Facilities Maintenance Department. He said that they are not proposing any new timing system. He said that they are engaging in a review of hours of operation and control to better understand policy moving forward. A Board member said that he had been to the site at different times of night and the lights were always on and were bright.

Mr. Racine said that the Operation & Maintenance Plan (O&M) that was submitted will be updated with the DPW and Facilities Maintenance. He said that they can submit a Turf Maintenance Manual as well as pickup and drop off policy from the school.

The Board said that the submittal document talks about 25 to 60 cars under existing conditions. The Board said that what it was shown tonight showed ten cars on Cedar Street. The Board asked what the difference in queuing will be after all of the changes are made. Mr. Racine said that the new queuing will provide space for a few more cars. He said that double stacking will bring 13 additional vehicles on site. He said that, on an average day, that should eliminate queuing on Cedar Street. The Board confirmed that that will be achieved through a combination of the second queuing line and additional parent parking to the south of the building.

The Board said that the entrance to the east parking lot is 18 feet wide. The Board asked about making the drive one way and looping around. Mr. Racine said that it is two-way under current conditions. He said that they could make it one-way. The Board said that if it is two-way, a pedestrian crossing sign should be added on the north side of the crosswalk.

The Board asked about the route for pedestrians to exit the site. Mr. Racine said that there are a significant number of pedestrians who use the pathway at the rear of the site to Poets Corner. He said that some pedestrian use the walkway to Cedar Street. The Board asked about pedestrians who exit through the Temple gate. Mr. Racine said that he did not have any numbers of pedestrians.

The Board asked about the distance from the paving to the lot line at the crosswalk. The Board asked about the distance from the paving to the lot line at the corner of the parent parking lot south of the entrance road. Mr. Racine said that it will be 8 feet and will meet the required five foot offset from the property line.

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The Board asked about handicapped spaces for staff. Mr. Racine said that they provided the required number of spaces. He said that the total number of spaces is for the whole site. He said that there will be three handicapped spaces. The Board asked if that has historically been sufficient. Mr. King said that there have been no complaints about an inadequate supply of handicapped parking spaces.

The Board asked about the location of the compact parking spaces. Mr. Racine said that they eliminated the compact spaces and made all of the spaces standard size. The Board said that the spaces shown on the plan are only 7 feet wide and that is the dimension for a compact space.

The Board asked how many spaces would there be if the angled parking spaces were reconfigured to be parallel spaces. Mr. Racine there would probably be four to five spaces. He said that the difficulty of parallel parking would be maneuvering in the access drive.

The Board said that the proposed plan is an obvious improvement.

The Board discussed dismissing the students who take the buses early so that the busses can get off of the site. The Board asked if there is something that could be done to improve the operations of the school to improve the queue. Mr. Racine said that they had not discussed school operations. He said that currently someone controls the vehicles in the queue. He said that if a bus arrives, the cars in the queue let it through. He said that there is segregation of the buses and the vehicles.

The Board discussed having a condition that the School Committee will have to provide someone to supervise traffic for the first few months. Mr. Seeley said that there is a monitor at that intersection and out at the loop. The Board said that the parents need to be educated on the parking plan. Mr. King said that the Principal was involved in the planning process. He said that there was concern about the double stack and the crosswalk. He said that the Principal and his staff have signed on to control access points, release and stacking of cars and movement through the intersection.

The Board asked about changes that are not on the plans that were submitted. Mr. Racine said that they will submit revised plans. He said that they increased the shade tree planting near the expanded pavement area by three. He said that they added a two-way arrow. He said that they widened the island to 22 feet by shifting the bus loop over. He said that the crosswalk that was diagonal has been extended a few feet to create a shorter perpendicular crosswalk to make it safer for pedestrians. He said that they added the six inch curbing on the south side of the building.

The Board asked about snow storage when there is a bad winter with a lot of snow. Mr. Racine said that that there are no changes from the existing conditions. He said that they can get that information from DPW. He said that his experience is that the snow has been piled into areas where they are able to push it. The Board said that it was concerned about visibility if the snow is stacked high on the islands. The Board said that it would like to know about the location of the snow piles in relation to the proposed drainage system.

The Board asked if this was to be a brand new school would a design element of the site be to provide emergency access around the building. Mr. Seeley said that it would depend on the ability of a fire truck to gain access from as many points as they can and how long the hose can stretch. He said that it is typical to have the ability to egress around the building, which this school has. The Board requested that a plan be submitted that shows the emergency truck turning templates. Mr. Racine said that they

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proposed a new hydrant at the southwest corner but the Fire Department said that the additional fire hydrant would not be of any use to them. He said that the existing hydrant is in the front island. He said that they eliminated some spaces to provide more access for emergency vehicles to the school.

The Board asked about emergency vehicle access on the north side of the building. Mr. Racine said that there is a curb break for DPW and emergency vehicles to utilize.

The Board asked for a simple analysis of both existing water and sewer systems and confirmation that they are adequate for the size of the building. The Board said that the building has been renovated several times. The Board said that it would like to see information on flows and capacity as a memo for the file. Mr. Seeley said that was done as part of the review process with the Fire Department. He said that they will be replacing the existing ejector pumps for the sanitary system. He said that the sanitary mains out to the street are sufficient.

The Board asked if the Town Engineer's comments could be addressed with minor adjustments to the plans that were presented at the hearing. Mr. Racine said that some of the issues were how the information was displayed on the plans. He said that there were a couple of drainage structures that were missing from the chart. He said that there were no issues with the design. The Board asked that a copy of SMMA's response to DPW be submitted to the Board.

The Board asked if the area leading up to Cedar St from the basketball court is a handicapped accessible route. Mr. Racine said that due to the topography, the slopes exceed MAAB requirements. He said that sometimes there can be an exception for a driveway or roadway with existing topography issues where they cannot make it compliant. He said that they are proposing a guard rail on the outside edge. He said that the slope is in excess of 10 percent. The Board asked if there had been any consideration for switchbacks or other ways of improving that. Mr. Racine said that the topography drops off just beyond the guard rail. He said that given the wetland area is there, they would be disturbing a significant area if they were to propose any kind of improvement to that.

The Board asked about the area to the east of the basketball court. A Board member asked if there had been any consideration to having more open space there for infiltration versus the proposed subsurface systems that have costs and maintenance associated with them. The Board Chairman said that area near the basketball court is parkland and the School Committee would have no jurisdiction over it.

The Board asked about the long, rectangular lots that directly abut the site. The Board asked if there are any plans that show the property lines. The Board asked if the apartment building property abuts the Schofield property.

Mr. Burton said that the interior work will primarily be mechanical, electrical, plumbing and fire protection work. He said that the project will be spread out over two summers. He said that construction on the interior will begin in the summer of 2015. He said that the exterior site work will be done in the summer of 2016. He said that, because of the tight timeframes during the summer, they have roughly eight weeks to complete the phases. He said that the hours of operation will be Monday to Friday 7am to 5pm and Saturdays 7am to 3:30pm. He said that the hope is that the interior work in the summer of 2015 will have less impact to the neighbors. He said that during the site work phase in 2016, until they get a shovel in the ground and know what they will be dealing with, they will probably need to use the Saturdays in the beginning. He said that the hope is to find no issues in the ground. He said that there

will be no work on Sundays. He said that once they get the work hours established, work outside of those hours will be coordinated with the PBC and the Police.

Mr. Burton displayed a PowerPoint slide showing the construction fencing while the interior work is being done. He said that it will have a visual screen. He said that it will go up on or about the last day of school. He said that there will be construction parking outside of the fence. He said that there is very limited parking and staging area on this site. He said that there will be access to the park area during the summer of 2015. The Board confirmed that 33R Cedar Street will have access during the first phase. Mr. Burton said that they will need to speak with the abutters at 31 and 33R Cedar Street and the Temple. He said that during the summer of 2015, access will be unimpeded.

Mr. Burton said that during the summer of 2016 they will be doing all of the site work. He said that they will always maintain a drive lane so that there is access. He said that there will be times when they will have to coordinate with the neighbors. He said that they may have to change things around. He said that there will be further discussion with the Temple because the overflow that they are used to will not be available.

Mr. Burton said that they would like to get the deliveries and contractors to the site as quick as possible. He said that they have a Vehicle Routing Plan that everyone will have to sign off on. He said that the vehicles will get off of Route 9 onto Cedar Street and go directly to the job.

Mr. Burton said that the staging areas will be as far away as possible from the neighbors. He said that there is noise mitigation to try to keep that as minimal as possible. He said that Agostini Construction will have a person maintaining the gates. He said that the Clerk of the Works will be there early to make sure that the construction hours are being honored. He said that the gates will open at a set time. He said that no one will be allowed to park outside of the fence in the neighborhoods. He said that there will be no truck or equipment idling. He said that there will be no back up alarms outside of working hours.

The Board said that, in 2016, there should be vehicle wash down for vehicles leaving the site. Mr. Burton said that they will have crushed stone at all of the entrances. He said that they will bring in a street sweeper as required to maintain outside of the fence. He said that the street sweeper will monitor construction vehicle traffic off of Route 9. He said that they will have a water truck available to knock down any dust.

The Board asked about construction synergies with this and the Fiske project. Mr. Burton said that they will hire one contractor for both schools. Mr. Agostini said that there will be one street sweeper that will go back and forth between the sites. He said that there will be one water truck dedicated to each site.

Mr. Burton said that during demolition they will be using wetting agents to control dust. He said that they will require that trucks with storage of debris must be covered. He said that storage of construction debris will all be inside the fence. He said that dumpsters on-site will be covered. He said that streets and sidewalks will be cleaned.

Mr. Burton said that they have no reason to believe that there is soil contamination. He said that if they do encounter that, the work will be supervised under a Licensed Site Professional (LSP). The Board said that asbestos removal will occur in the summer of 2016. Mr. Burton said that they have so much to do in the first summer, they could not get to everything. Mr. Agostini said that the bulk of the asbestos work is

in the hallways. He said that they need access to the classrooms for a lot of the mechanical work during the first summer. He said that during the second summer they will do the asbestos work and flooring. He said that there will not be a lot of construction vehicles on-site for that work.

Mr. Burton said that the construction communication website has been developed and is online now. He said that they will get as much information as possible out there so that people understand what to expect and what the project includes. He said that after Town Meeting and when the project is approved, they will hold a neighborhood liaison meeting for all of the abutters to come to the site and review the project. He said that the meetings will continue throughout the summer.

The Board asked about areas for stockpiling materials. Mr. Burton said that in 2015, materials will be stored at the back of the south lot.

The Board asked that the proposed work schedule be included in the Construction Management Plan (CMP). The Board said that it should also include the number of workers and vehicles on site and the number of vehicles going in and out of the site.

Elvira Reynolds, 33R Cedar Street and partial owner of 7 Bethel Road, said that she had some major concerns regarding the creation of the parking lot at her front entrance. She said that no one has been in contact with her so she does not know where the parking lot will begin and where it will end. She said that it appears that the walk from her front entrance goes directly into the first parking space. She said that the tree area was a natural shielding for her house. She said that there was major tree trimming done that has impacted her home. She said that the plan is to add arborvitae. She said that, at five feet, they will not screen the deck at the back of the house. She said that the school traffic patterns occur 20 minutes a day, Monday through Friday. She said that she has lived at 33R Cedar Street for 60 years and before Schofield School was built. She said that she had concerns about non-school times. She said that there are playing fields with children. She said that when there are two soccer games and a Bar Mitzvah at the Temple on Saturdays, it is utter chaos. She said that she had some safety concerns about the perpendicular parking. She said that she had a new septic system put in last summer in anticipation of putting the house on the market. She said that the system was designed to the specs as they were then. She said that she wants to be sure that whatever is done will not infringe on her system. She said that the lights are on dusk to dawn. She said that the tree trimming has already caused more lights to come onto her property. She said that Wellesley purports to be green. She said that what was once a beautiful green area is having more and more asphalt put on it.

Mr. King said that tree trimming is controlled by Facilities Maintenance and PBC has no control over it. He said that new plantings were considered for long term sustainability. He said that they are not proposing a new lighting control system at this point. He said that it is time clock and photocell controls, so the means is there. He said that they can bring the issue to the School's and Facilities Maintenance Department's attention. He said that there are upcoming meetings scheduled with the School Department when the issues can be discussed.

The Board said that many of the issues that Ms. Reynolds raised are not under the purview of PBC.

Mr. Seeley said that the arborvitae height will be 5 to 6 feet at planting and will grow to a height of 12-14 feet. He said that, with respect to the weekend and angled parking along the roadway towards the abutter, there will be a guard rail. He said that, with respect to Ms. Reynolds' septic system, they will not be

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intruding off of the school property with any of the development. He said that the neighbor may want to share her septic system plan with the PBC.

The Board said that as the Town grows, schools and sports facilities also grow.

Jan Hyson, 31 Cedar Street, said that she thought that the Town is giving up too much forest for five minutes of parking in the new parking lot. She said that she did not think that any parents know about the flow plan. She said that the abutters for her are walkers, renters and people on the other side who live on Damien Road. She said that the cars will be five across with the double stacking. The Board said that it assumed that the School Committee has had discussions about what they are doing. The Board said that its focus is narrowed to Site Plan Approval under the Zoning Bylaw. The Board said that the applicant submits plans for their project and the Zoning Board reviews what is proposed to determine if it complies with the Zoning Bylaw and what to do if it does not comply. The Board said that it does not have any say in what the design looks like.

Ms. Hyson said that the trees are a buffer from the lights. She said that they are coming down for a little bit of afternoon parking. She questioned why there is parking there. She said that there is more need to leave the forest there. She said that the trees are decades old and very tall. She said that, after the pruning, she can now see the basketball courts and more lighting. She said that it is a huge buffer for the abutters on Cedar Street. She said that between the condos and the Temple, there are lights and lights and lights. She asked that the plans to take down the trees be reconsidered.

The Board said that when the PBC gets directions from the School Committee, it puts together plans that go through many iterations and have to consider the ZBL, Wetlands regulations, and the perceived needs of the School Committee. The Board said that it is not the job of the Board to design the project. The Board said that ZBA cannot notify the entire town. The Board said that the School Committee and PBC have held meetings on a regular basis. The Board said that it tries hard to notify abutters, as required in the bylaw.

Katherine Woodward, 50 Kirkland Circle, said that she was new to the Advisory Committee. She asked if when they designed the north side of the driveway close to the basketball court, were efforts made to ensure that snow will not be pushed over to the isolated vegetated wetland area. She said that there could be an opportunity to ensure that that will not happen. She said that a point was made that they did not want to narrow the driveway with snow. She said that it is very important to get all of the snow off. She asked if permeable pavement was considered. The Board said that the site is located in a WSPD. The Board said that the facilities that are part of this proposal do what Ms. Woodward was talking about and do it in a way that controls the water quality. Ms. Woodward asked if there is more information available online about the treatment systems. The Board said that they are standard drainage products. The Board said that there is a lot of information about that on the MA DEP website. The Board said that the WPC issued an O of C for the site. The Board said that, in order to push the snow into the isolated vegetated wetland, they would have to go over a curb, a sidewalk and a guard rail.

The Board said that the hearing would be continued so that it can get updated plans that incorporate its comments and requests. The Board voted unanimously to continue the hearing to September 16, 2014.

September 16, 2014

Presenting the case at the hearing were Matt King and Christopher Racine.

The Board thanked SMMA for their responses to the Board's questions. Mr. Racine said that SMMA submitted updated plans as well as responses to comments. He said that they added a couple of new trees along the parking expansion area. He said that there are rubberized accessible paths that were added at the request of MAAB to meet accessibility requirements. He said that they made a minor modification at the walkway at the island by extending the walkway and making it perpendicular to make it shorter to access to the Temple site. He said that they modified the walkway at the school to make it accessible to two gym locations. He said that they now show a vertical granite curb 2.5 feet away from the face of the building with crushed stone behind it. He said that they made a slight modification to the radius at the queue area to accommodate the rubberized paths around the play areas.

Mr. Racine said that, in response to the DPW comment regarding modeling for two catch basins, they are now modeled separately. He said that resulted in slightly altered designs. He said that one has less and the other has more subsurface catchment chambers. He said that they added more chambers to another unit. He said that the routing and design intent will remain the same. He said that the modification was the breakout of the chambers per the DPW comments.

Mr. Racine said that they provided the Easement Agreement between the Temple and the School. He said that they submitted a memo from Dore & Whittier stating why shared parking is not feasible due to the overlapping schedules.

Mr. Racine said that there had been a question about the parallel parking spaces south of the building. He said that the 7 foot wide dimension is for compact parking spaces. He said that they have decided to keep that as compact with designated compact parking signage. He said that, in doing so, they will keep the proposed 21 foot drive aisle and the request for a variance to not meet the 24 foot requirement in the bylaw.

Mr. Racine said that there had been a question about emergency vehicle access to the site. He said that coming off of Cedar Street, emergency vehicles could use the main access drive. He said that the only hydrant is in the bus loop. He said that turning movements for Wellesley standard fire trucks are feasible in the bus loop. He said that they met with the Fire Department to make sure that they had the correct dimensions and specifications for their trucks. He said that a second access route would be to come down the main access and use the two-way access to get to the south side of the building. He said that there will be a 22 foot width there which is 2 feet more than the existing condition. He said that they removed the parallel parking to allow for unobstructed access for fire trucks. He said that access to the north side of the building at the modulars would be down the main access drive, through the queuing area to a curb cut that allows for maintenance of the bituminous play area. He said that there is no curb between the bituminous and wood fiber areas, so the truck can make the turn and go up around the building as needed.

Mr. Racine said that they provided memos from their Plumbing Engineer stating that the capacities were analyzed and found to be sufficient. He said that they will be replacing all existing interior fixtures with low flow fixtures so they will be reducing the water and waste demands. He said that they will be installing new ejector sewer pumps.

Mr. Racine said that they provided a copy of SMMA's response to DPW comments. He said that he met with the Town Engineer's department to review the plans to make sure that they had addressed all of

DPW's comments. He said that there were a few follow up comments that DPW issued on September 15th. He said that he reviewed those comments and responded today.

Mr. Racine said that there was a question about the distance from the proposed curb lines to the property lines. He said that the expanded parking area will be approximately 8.4 feet from the property line. He said that at the pinch point adjacent to the Temple property, the distance will be 4.2 feet. He said that the existing roadway was just over 2 feet away. He said that they will not be going any closer in that area.

Mr. Racine said that there was a comment that the access from the parking area east of gym should be one way. He said that they looked into that and agree that, for safety reasons and ease of circulation, the access between the bus loop and the access should be one way. He said that they kept it at 18 feet wide and added signage.

Mr. Racine said that they changed the walkway and striping for handicapped spaces for safe passage at the area east of the gym.

Mr. Racine said that the SMMA team set up a meeting with the Police Department, Facilities Maintenance, School Committee, PBC, and Dore & Whittier to discuss the current lighting situation and whether any changes should be made. He said that the existing lights are on overnight. He said that the Police would like to keep them that way due to vandalism concerns, as well as the fact that the site is quite a ways off of the roadway. He said that it is a fairly dark site. He said that it is used as a way to access residences. He said that it was decided to keep the existing schedule. He said that there are no proposed changes and no new light poles. He said that no poles will be removed except for one that is currently not in use.

Mr. Racine said that they provided documentation from the School Committee and the Principal regarding pick up and drop off circulation and educating parents and staff.

Mr. Racine that the resident at 33R Cedar Street was concerned about impacts to her septic system. He said that they reviewed the as-built plan and the location of the design as proposed. He said that the proposed site improvements for Schofield will not be any closer than 8 feet from the property line. He said that there will be no conflict with the septic system design on the 33R Cedar Street property. The Board asked about reinjection and flows on the Schofield Site affecting 33R Cedar Street. Mr. Racine said that, based on the topography and location of the infiltration systems, they do not anticipate any issues. He said that the depth of the system at Schofield is over 5 feet below grade. He said that, based on its location, it is higher than the depression in the access road. He said that the flow should be to the well end.

Mr. Racine said that they provided the O & M Plan, as well as information on chemical storage procedures, as the site is located in the WSPD. He said that the Turf Maintenance Plan will be supplied by the Construction Company as the project approaches.

The Chairman read questions from an email from Jan and Dick Hyson, 31 Cedar Street. He read the statement, "Increased runoff rates due to pavement expansion appear to leave abutters in a worse position than before construction." The Hysons questioned how increased runoff will affect abutters during normal storms. Mr. Racine said that there will be no impact on abutters during normal storm events. He said that the analysis does show an increase from 0.04 cfs to 0.07 cfs. He said that there will be no

changes within the existing abutting properties and no pavement routed to them. He said that a small piece was taken out and routed to the wetland area. He said that runoff for abutting properties will be exactly as existing conditions. He said that in the elevations within the low lying depression there will be an outflow for large storm events so that it will not back up. He said that for smaller storm events the water will not reach the elevation of the new pipe.

The Chairman read point number 2 regarding shared use and demand managed parking to preclude the need for the new parent lot pavement expansion. The Hysons questioned if that could be negotiated with the Temple, even if not in the formal agreement before they take down a forest to add new parent parking just feet from a neighbor's front entry. The Board said that it had seen a comparison of the Temple's use of their lot and dismissal times. The Board said that it clearly conflicts across the board. Mr. King said that they are currently bound by the written agreement with the Temple and the School. He said that a review was conducted with the Temple of concurrent activities use. He said that, given the demographics and statistics of use, it is not possible at this time. He said that it is not within the purview of the PBC to say that it cannot happen in the future. The Board said that, based on what was submitted, the drop off times conflict. The Board said that the pickup times do not conflict except for 3pm on Tuesdays. Mr. King said that currently there is casual use by parents for pickup/drop off activities. He said that is not in any written agreement that they currently possess. The Board said that one piece of information that was missing from the review of the Temple activities was funerals, which could occur at any time of the day.

The Chairman read point number 3 regarding new information about the basketball court for alternate solution to parking expansion. The Hysons questioned if the Boards involved could communicate about repurposing this. Mr. King said that much of that property is not under PBC's control for this project. He said that a relocation and reuse is not something that they contemplate. The Board said that area is no longer used for basketball courts. Mr. King said that area falls under the jurisdiction of the NRC because it is parkland.

The Board read point number 4 regarding a variance for nonconforming parking behind the school building causing concern since those spaces are not exclusively used by staff. The Hysons questioned how much parking could be generated by creating a retaining wall south of the school and developing that space into an important multi-use parking facility for the property. Mr. King said that they have looked intensely at the area at the rear of the building. He said that, given the slope of the land there, a retaining wall would need to be monumental to pick up the need. He said that there would be financial and maintenance considerations associated with the retaining wall. He said that they found that would not be a viable solution.

The Chairman read point number 5 regarding lighting issues, noise and neighborhood screening. The Hysons questioned if it would be possible to consider adding conditions such that developers could work with heavily affected abutters to provide for more than just the required minimum screening to come closer to pre-construction conditions. The Board asked about the size of the trees that will be coming down. Mr. King said that they will be removing a significant number of trees in the area where they will be creating 10 new parking spaces. He said that they will be coming back to provide new trees for effective screening to the adjacent properties. He said that there are miscellaneous plantings throughout the proposed new parking area. Mr. Racine said that the caliper of trees there range from 2 inches up to 12 inches. He said that there are two 36 inch trees, a 16 inch tree, four 15 inch trees, fourteen 12 inch trees, and the remainder are 10 inches and below in diameter. The Board said that the planting plan shows trees with 2.5 to 3 inch calipers that will take a long time to reproduce the screening that is being

taken out. The Board asked about the possibility of installing larger trees or trees that grow rapidly so that in three or four years there will be 15 feet of height in screening. Mr. Racine said that the 2.5 to 3 inch trees were recommended by Cricket Vlass of the Park & Tree Department. He said that they prefer to plant smaller trees because the success rate is higher. He said that planting larger trees would be a cost consideration. Mr. King said that they believe in the concept of providing effective screening. He said that PBC would be comfortable with planting slightly larger trees. The Board asked about planting trees with a 6 inch caliper. Mr. King said that they could look at larger caliper trees. The Board suggested that PBC look at some species of trees that might grow rapidly, such as hemlock or cypress. The Board said that three maple species are proposed. The Board said that it may be effective to intersperse those trees with something that grows faster and will provide screening in the winter. Mr. King said that what they presented meets a minimum standard. He said that PBC would be willing to commit to increasing that beyond the minimum threshold to create a better than standard barrier. The Board said that it had not received a Tree Removal Plan. The Board said that should be submitted to the ZBA office so that people can come and look at it.

The Board said that the Hysons had concerns about construction parking, noise limits and truck wash. Mr. King said that construction workers will be required to park on site. The Board asked if there will be parking for recreational use during the summers of 2015 and 2016. Mr. Burton said that access to the field will be available following construction in the summer of 2015 but not in the summer of 2016.

Mr. Burton said that the wheel wash will be an excavated piece of ground where they will put stones in to collect big pieces of dirt. He said that they will have a street sweeper to control dust in and out of the site. Mr. Racine said that the curb line on the south side of the access drive will remain intact to prevent stuff from overflowing onto the abutting properties.

The Board said that it understood the Hysons' concerns but they will not be able to put parking at the back of the school. The Board said that the homeowner at 33R Cedar Street did not understand how the new parking area will alleviate queuing onto Cedar Street. The Board said that Ms. Reynolds had safety concerns about the new parking area, not necessarily when school is in session but for special events.

The Board discussed parking at the southerly side of the gym. The Board said that there are 13 regular parking spaces, then a 21 foot aisle and then 7 foot parallel parking at the edge of the pavement. The Board confirmed that that is the only maneuvering aisle that is less than the required 24 feet. The Board said that there are some other places that are narrower but those are 20 to 22 foot driveways, not maneuvering aisles. The Board said that when it looked at the parking summary, the agreement with Temple Beth Elohim gives the Town the right to 10 staff parking spaces in their lot. The Board asked if those spaces were included the parking summary. Mr. Racine said that they are not included.

The Board asked about lighting on the building. Ms. Soucy said that there is existing lighting at the entrance way, and at entry points at the gym, which are currently floodlights that face out and will be replaced with soffit mounted down lights. She said that there are some additional mounted lights around the perimeter. She said that those fixtures will remain. She said that they will add two wall mounted fixtures for emergency egress lighting on the south side of the building by the egress doors. The Board asked if the lighting schedule of 7:30 pm to 5:30 am during the summer and 4:30 pm to 5:30 am during the winter applies to both the building lighting and the pole lighting. Ms. Soucy said that it does. The Board said that the lights coming in are quite bright and are on all night. The Board said that there was nothing submitted that talks about the analysis of brightness of lights and what alternatives there are. A

Board member said that he visited the site four times after 10 pm and all of the lights were on. He said that the building lights were not on in some cases and in other cases they were. Mr. King said that they held a PBC meeting there at night so that they could get a sense of the lighting. He said that the lights are not at mall level brightness. He said that they will not be touching the lights. He said that PBC met with the Police and the School Department to make sure that the lights met public safety as well as School Administration concerns. He said that they got a very firm response that the existing lighting is what they want. He said that they want the lights to be maintained at the current schedule. He said that the Facilities Maintenance Department has engaged in an ongoing activity of replacing existing standards for building mounted lights and pole mounted lights to LEDs with a stricter cutoff.

The Board said that its reading of the agreement with the Temple does give the Town the right to use the lot for more than it is used now. The Board said that the drop off and pick up conflicts are not as obvious as the memo says that they are. Mr. King said that the basic issue is that it is not Town property. He said that there is an ongoing conversation with the Temple about that but there is no outcome at this time. The Board said that it was thinking more about storage of vehicles off of Cedar Street than parking of vehicles. Mr. King said that would bring the vehicles by the pinch point. The Board said that there may be a better alternative out there that could include use of the Temple property. Mr. King said that it is not Town property or part of the agreement with the Temple. He said that the agreement is for special events. He said that PBC wholeheartedly supports the ongoing conversation with the Temple.

The Board asked that more detail be added to the Sewer and Water Memo that was provided. The Board said that its concern is that they will be doing significant reconstruction of the parking lot and a new stormwater management system. The Board said that the school was built in 1964 and the systems are 50 years old. The Board said that it would like some confirmation that it has been thought through appropriately that the new parking lot will not have to be torn up in five years to replace the systems. The Board requested that the memo include the age of the existing system and the materials, SMMA's opinion on the condition, flows, capacities and expectancies moving forward. The Board said that DPW did not address that issue.

The Board said that the DPW request to SMMA under stormwater #1 was to provide dimensions for the proposed StormTech infiltration chambers, including all of the inverts in and out of chambers and clarify that the proposed StormTech infiltration chambers are H20 load rated. Mr. Racine said that the structures are H20 load rated. He said that there was a note incorporated on the details for those systems. He said that they can provide documentation to the Board. He said that it essentially means that the structures can withstand truck loading under paved conditions.

The Board said that it appears in the CMP that a lot of work will be done during February 2015. The Board asked if work will be ongoing while school is in session. Mr. Burton said that they had a discussion with the School Department and are looking to take advantage of vacation breaks during the winter of 2015. He said that they will be doing investigatory and quiet work, including layout and as-built dimensions. He said that it will be pre-construction activities.

The Board said that, Exhibit D, page 2, has various activities, A1730 through A1720, regarding fabrication and delivery of materials in February of 2015. Rick Reuter, Project Manager, said that those are not the actual delivery dates. Mr. Burton said that the intent is not to deliver anything onto the site before the last day of school. He said that the delivery dates referenced in the schedule may refer to delivery to sub-contractors or storage.

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The Board asked if the CMP is accurate. Mr. Reuter said that the plan is accurate. He said that the fabrication and delivery dates represent the dates when the materials will be fabricated and delivered to the storage area for the sub-contractor so that it is ready to bring on-site. He said that those were the lead times that show the earliest times that they would be able to get the materials.

Elvira Reynolds, 33R Cedar Street, said that she is still skeptical about getting water on her property. She said that they will be filling in a depression in the parking lot. She said that she was in litigation with the Town 30 years ago about catch basins draining onto her property. She said that at the back entrance to 7 Bethel Road, the curb cut is not shown on the plans. The Board confirmed that is for the apartment house and is next to Ms. Reynolds' driveway. Ms. Reynolds said that it is located between her driveway and the electrical generator. The Board confirmed that the main entrance is off of Bethel Road. Ms. Reynolds said that the access is used occasionally. She said that it is used to bring major appliances in and out of the townhouses. Mr. Racine said that there is a small curb cut that is 4 feet deep with pavement. He said that he did not know that that was any sort of driveway since it does not lead anywhere. He said that they did not show a curb cut there but can add it to the plans. The Board suggested that SMMA check with the BOS and DPW to see if that is a legal access point.

Ms. Reynolds said that construction will begin at 7 am. She asked what time the workers will arrive. The Board said that they will arrive at 7 am.

Jan Hyson, 31 Cedar Street, asked if it is typical to have the lighting on all night. She said that with all of the trees coming down, there will be an enormous impact on them. She said that the building lights might be sufficient after 11 pm. The Board said that PBC met with the Police and the School Department and they felt very strongly about keeping the lights on. The Board suggested that, if there is a problem after construction, the place to go would be the School Committee and the BOS for changes to lighting. The Board said that it is not part of the plan before the Board and the Board cannot require it.

Ms. Hyson asked about engaging with the affected neighbors for more plantings beyond the minimum required. The Board said that Mr. King said that they would increase the number of plantings. Ms. Hyson said that there is a huge gap and she can see lights and buses and the basketball court. She asked about having a condition that there be a conversation about filling in the gap. The Board said that the simple thing to do is to speak with the PBC at this stage. Mr. King said that PBC received a letter. He said that there is a gap but they were not planning to do anything there. He said that they would be more than happy to fill in the gap with more plantings. He said that they are considering 8 arborvitaes but will review that.

Ms. Hyson asked about access to the tree removal plan. The Board said that it will be available in the Zoning Office.

The Board said that it cannot change the plans. The Board said that Ms. Hyson should speak with PBC.

The Board said that when Section XXI talks about the requirement for a 24 foot maneuvering aisle, it is talking about the space between two areas of perpendicular parking. The Board said that the proposal is for a 21 foot maneuvering aisle between perpendicular and parallel parking. The Board said that the width of the required maneuvering aisle for parallel is only 12 feet. The Board said that half of the perpendicular requirement plus half of the parallel requirement would be 18 feet, which is less than the

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proposed 21 feet. The Board said that this is not a new parking lot. The Board said that the intent of a two-way travel lane is 12 feet and 12 feet.

The Board said that the request is for the Board to approve a Special Permit for a major construction project in a WSPD, to grant Site Plan Approval with appropriate conditions, and grant a Variance for a 21 foot maneuvering aisle on the south side of the building. The Board said that it has found grounds, based on the shape and topography of the site, to grant a Variance for a 21 foot maneuvering aisle where 24 feet is required.

The Board said that the access must be kept open to 33R Cedar Street in 2015 and 2016. The Board said that there may be times when Ms. Reynolds may not have access because asphalt is being put down. Ms. Reynolds said that she understood. The Board said that the Contractor will have to coordinate with Ms. Reynolds so that she knows when she will not have access to 33R Cedar Street.

Submittals from the Applicant

Application, dated 7/14/14
Site Plan Approval Review Plans and Submittal Checklist
Development Prospectus, dated 7/14/14
Project Overview
Stormwater Management
Site Utilities
Wetlands
Figures

- Fig.1 Locus Map
- Fig. 2 Aerial Map
- Figure 3 - Soils Map
- Figure 4 - Flood Insurance Rate Map
- Fig 5 Existing Circulation
- Fig 6 Proposed Circulation
- Fig. 7 Existing Conditions Hydrology Plan, dated 7/14/14, revised 9/9/14 prepared by SMMA
- Fig. 8 Proposed Conditions Hydrology Plan, dated 7/14/14, revised 9/9/14 prepared by SMMA

Appendix 1 – Order of Conditions, dated 5/27/14, MA DEP #324-0740

Appendix 2 – Geotechnical Information

Appendix 3 – Construction Phasing & Traffic Management

Appendix 4 – Plumbing Memo

Appendix 5 – Hydrology Calculations

Appendix 6 – Pipe Sizing Calculations

Appendix 7 – Other Stormwater Calculations

Appendix 8 – Stormwater Operation & Maintenance Plan & Long Term Pollution Prevention Plan

Construction Management Plan, dated 7/31/14, prepared by Agostini Construction Company

Memo to Zoning Board of Appeals, dated 9/9/14, from SMMA, re: Response to ZBA Comments

Temple Beth Elohim Easement Agreement

Temple Beth Elohim Shared Parking Memo

Fig 3A – Emergency Circulation, dated 9/9/14, prepared by SMMA

Fig 3B – Emergency Circulation, dated 9/9/14, prepared by SMMA

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Fig 3C – Emergency Circulation, dated 9/9/14, prepared by SMMA
 Memo to Town of Wellesley, dated 9/3/14, from Mark A. Karski, PE, re: Existing Sanitary System
 Memo to Douglas Stewart, Assistant Town Engineer, dated 9/9/14, from SMMA, re: Response to ZBA Submission
 Memo to David F. Lussier, Superintendent, Wellesley School Committee, dated 8/7/14, from Gerardo J. Martinez, Schofield Principal, re: Car Line Pick Up and Drop Off at Schofield – Procedures and Challenges
 Fig 6 – Distance from Pavement to Property Line, dated 9/9/14, prepared by SMMA
 Memo to Zoning Board of Appeals, dated 9/9/14, from David F. Lussier, re: Schofield Elementary School Proposed Site Lighting
 Proposed Site Plan/Existing Pole Lights
 Arrival and Dismissal Procedures – revised 7/20/14
 Memo to Wellesley School Committee, dated 9/3/14, from David F. Lussier, re: Communication Plan for Proposed Schofield Queuing Plan
 Stormwater Operation & Maintenance Plan – Long-Term Pollution Prevention Plan, dated 7/14/14, revised 9/9/14, prepared by SMMA
 Site and Grounds Maintenance Practices at School Buildings
 Wellesley High School Maintenance Guidelines for Turf and Plantings
 Stormwater Management, prepared by SMMA
 Exhibit D, dated 8/12/14, prepared by Agostini Construction Company, Inc.
 Memo to George Saraceno, Senior Civil Engineer, Town of Wellesley, dated 9/16/14, from Christopher Racine, re: Response to ZBA Submission

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Title Page	Schofield Elementary School - Renovations	7/14/14	SMMA	
	Existing Conditions	4/9/14 stamped 5/20/14	Darren J. Hardy, P.L.S.	
C-102	Existing Conditions	7/14/14	John C. Hart, PE	9/9/14
C-111	Site Preparation Plan	7/14/14	John C. Hart, PE	9/9/14
C-112	Site Plan Development I	7/14/14	John C. Hart, PE	9/9/14
C-113	Site Plan development II	7/14/14	John C. Hart, PE	
C-114	Plot Plan	7/14/14	John C. Hart, PE	
C-121	Grading, Drainage & Utilities Site Plan	7/14/14	John C. Hart, PE	9/9/14
C-131	Parking Plan	7/14/14	John C. Hart, PE	9/9/14
C-132	Grading & Layout Enlargements	7/14/14	Christopher J. Racine, PE	9/9/14
C-141	Planting Plan	7/14/14	Peter Lukacic, R.L.A	9/9/14
C-151	Subsurface Conditions Plan	7/14/14	John C. Hart, PE	
C-161	Drainage Details	7/14/14	John C. Hart, PE	
C-501	Details I	7/14/14	John C. Hart, PE	9/9/14

C-502	Details II	7/14/14	John C. Hart, PE	9/9/14
C-503	Details III	7/14/14	John C. Hart, PE	9/9/14
C-504	Details IV	7/14/14	John C. Hart, PE	9/9/14
A-100	Basement Floor Construction Plan-Overall	7/14/14	Joel G. Seeley, RA	
A-101	First Floor Construction Plan-Overall	7/14/14	Joel G. Seeley, RA	
A-201	Exterior Elevations	7/14/14	Joel G. Seeley, RA	
A-202	Exterior Courtyard Elevations and Renderings	7/14/14	Joel G. Seeley, RA	
A-301	Building Sections	7/14/14	Joel G. Seeley, RA	
C.01-15	Site Utilization Plan Summer 2015	8/20/14	Agostini Constructions	
C.01-16	Site Utilization Plan Summer 2016	8/20/14	Agostini Constructions	

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On July 31, 2014, the Wetlands Protection Committee issued an Order of Conditions, Mass DEP File #:324-0740

On August 4, 2014, Douglas R. Stewart, Assistant Town Engineer, submitted comments.

On September 15, 2014, George J. Saraceno, Senior Civil Engineer, submitted comments.

On July 18, 2014, the Design Review Board reviewed the petition and voted unanimously to recommend approval of the major construction project, subject to conditions.

On August 19, 2014, the Planning reviewed the petition and recommended that the ZBA defer the granting of Site Plan Approval as presented.

DECISION

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 16, 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.

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 16, 2014, as modified by these Conditions.
7. The Applicant shall maintain the access to 33R Cedar Street during all construction operations, except those requiring completion of the work immediately in front of the access to 33R Cedar, and the staging of such work shall be performed in the minimum time reasonable feasible.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to the Schofield Site; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.

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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 or any other public way of the Town, nor in the parking area at Temple Beth Elohim without the express consent of the Temple Beth Elohim. 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 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 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 16, 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.

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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 16, 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.

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6. The Applicant shall implement its Construction Phasing and Traffic Management Plan as specified in its submittal dated September 16, 2014, as modified by these Conditions.
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ZBA 2014-70
Petition of Permanent Building Committee
27 Cedar Street

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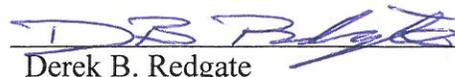
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

Mr. Adams asked about relocation of the dumpsters. Mr. Racine said that the dumpsters will shift 10 feet from the parking area to a pad on an existing island. He said that it will not impact the number of parking spaces. He said that the shift will make circulation easier.

Mr. Levy asked if the landscape island will be removed. Mr. Racine said that only enough of the island to create the concrete pad will be removed. He said that it will still comply with Zoning regulations.

Mr. Redgate asked about the square structures that are next to the dumpster. Mr. Racine said that they are existing storage sheds.

Mr. Redgate asked about screening of the dumpster pad. Mr. Racine said that was not considered due to the location at the service area of the building but they can add it. He said that the dumpsters are located at the back and the houses are up slope.

Mr. Adams moved and Mr. Redgate seconded the motion to approve the proposed changes and make the determination that they are minor modifications that do not require a public hearing. The Board voted unanimously to approve the proposed changes, determining that they are minor modifications that do not require a public hearing.