



ZONING BOARD OF APPEALS

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 EXECUTIVE SECRETARY
 TELEPHONE
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 web: www.wellesleyma.gov

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ZBA 2014-72
 Petition of Permanent Building Committee
 27 Cedar Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 21, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of PERMANENT BUILDING COMMITTEE requesting a Special Permit pursuant to the provisions of Section XIVE, Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District, to comply with the Design and Operation Standards of the Town's Water Supply Protection Overlay District and is not otherwise prohibited under Use Regulations, to pre-treat and recharge stormwater runoff from paved areas and the existing building to the maximum extent possible. There are no existing groundwater recharge measures in place. 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.

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 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.

Mr. Racine 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.

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 the Operation & Maintenance Plan (O&M) that was submitted will be updated with the DPW and Facilities Maintenance.

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 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.

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).

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

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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 voted unanimously to continue the hearing to September 16, 2014.

September 16, 2014

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 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 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

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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 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.

Statement of Facts

The subject property is located at 27 Cedar Street, on a 12.58 acre lot in a 10,000 square foot Single Residence District and a Water Supply Protection District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVB, Section XVIIA and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District, to comply with the Design and Operation Standards of the Town's Water Supply Protection Overlay District and is not otherwise prohibited under Use Regulations, to pre-treat and recharge stormwater runoff from paved areas and the existing building to the maximum extent possible.

A Plot Plan, Subsurface Conditions Plan and Drainage Profiles I Plan, dated 7/14/14, Existing Conditions Plan, Site Preparation Plan, Grading Drainage & Utilities Site Plan, Grading & Layout Enlargements Plan, Planting Plan, , Details I, Details II, Details III and Details IV Plan, dated 7/14/14, revised 9/9/14, stamped by John C. Hart, Professional Civil Engineer, were submitted.

On August 19, 2014, the Planning Board reviewed the petition and recommended that the Special Permit be granted with a condition.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject structure does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

It is the opinion of this Authority that the Major Construction Project will comply with Section XIVE WATER SUPPLY PROTECTION DISTRICTS F. DESIGN AND OPERATION STANDARDS 1-7 and is not otherwise prohibited in Section XIVE WATER SUPPLY PROTECTION DISTRICTS D. USE REGULATIONS 1. a-g, to pre-treat and recharge stormwater runoff from paved areas and the existing building to the maximum extent possible.

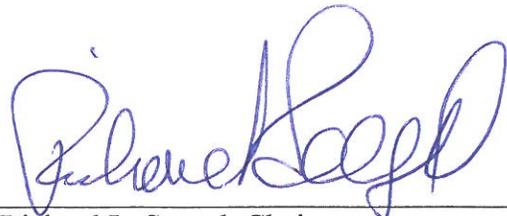
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for a Major Construction Project that will comply with Section XIVE WATER SUPPLY PROTECTION DISTRICTS F. DESIGN AND OPERATION STANDARDS 1-7 and is not otherwise prohibited in Section XIVE WATER SUPPLY PROTECTION DISTRICTS D. USE REGULATIONS 1. a-g, to pre-treat and recharge stormwater runoff from paved areas and the existing building to the maximum extent possible.

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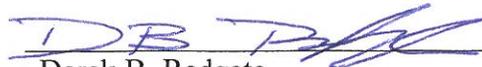
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm