

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2014-83
Petition of Babson College
12 Babson College Drive (Park Manor South) &
4 Park Manor Way (Park Manor Central)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 2014, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a major construction project to comply with the Design and Operation Standards of the Town's Water Supply Protection District and is not otherwise prohibited under Use Regulations, at 12 BABSON COLLEGE DRIVE (PARK MANOR SOUTH) AND 4 PARK MANOR WAY (PARK MANOR CENTRAL), in an Educational A District and a Water Supply Protection District.

On September 16, 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 Steven Langer, Esq., Counsel for Babson College (the Petitioner) and Kyle Larabee, Project Architect. He said that other members of the Project Team were also present at the hearing. Mr. Langer said that the request is for a Special Permit for a major construction project in a Water Supply Protection District (WSPD) for renovation of two of the College's oldest buildings, Park Manor South and Park Manor Central first year residence halls. He said that they are adjacent to the new residence hall that the Board approved last year.

Mr. Langer said that the proposed work falls within a major construction project definition, as there will be re-grading or displacement of over 5,000 square feet of ground cover. He said there are two procedural aspects to this. He said that there is an overlap of some of the site work from last year's project and this year's project.

Mr. Larabee said that the inside of the buildings have largely been untouched. He said that they are inadequate in terms of codes, accessibility, building operations and systems, and energy performance. He said that they will improve all of that and bring it up to 2015 standards.

Mr. Larabee discussed the utility work that is required to open Park Manor South and Park Manor Central. He said that the plan is to ask the Building Department to segment completion of the utility work so that Babson can open Park Manor South in the fall of 2015 while the work for Central is ongoing. He

said that a detailed description of the segmented work was submitted with the application under Project Approach.

The Board asked if the plan is to sweep on Forest Street or to have a wheel wash coming off of the construction area. Jacob Hawes, Consigli Construction, said that they intend to have a wheel wash, as required. He said that if debris does get onto Forest Street they will sweep it.

The Board asked about the proximity of this project to the playing fields and the difference in elevation. The Board said that there were concerns from neighbors about water issues on Wellesley Avenue when the parking lot at the west gate was renovated. Mr. Larabee said that he did not have the distance and elevation information but his understanding of the site is that the project location and the playing fields drain in different directions. The Board said that drainage is going into the existing pipes.

The Board asked for responses to George Saraceno's comments of September 12, 2014. Mr. Larabee said that Babson responded to those comments. The Board said that it will need to see a final letter from Engineering stating that their comments have been addressed. Mr. McConchie said that they met with Engineering after they got the comments. He said that he spoke with George Saraceno, who was going to send a letter.

The Board confirmed that the email that was received from Mr. McConchie on September 17, 2014 was in response to Engineering comments.

Joshua Alston, Nitsch Engineering, said that he is the Project Manager for the project. He said that currently the stormwater management system discharges at three points. He said that they will not change the discharge points. He said that the plan is to upgrade the stormwater management system to current standards. He said that, as part of that, they looked to mitigate peak runoff rates at all three discharge points to pre-existing conditions or less. He said that they will upgrade the water quality treatment of the stormwater discharge leaving the site. He said that they will incorporate catch basins with deep sumps and water quality structures. He said that one of those is a filtration system that filters out total suspended solids and phosphorus, which is a concern for stormwater in this area.

Mr. Alston said that they did an extensive subsurface investigation for the west residence hall. He said that they extended that investigation to the southeast to cover this site area as well as areas going down toward Forest Street. He said that the conclusions of both subsurface investigations were that the site is located on hard pan glacial till that has low permeability. He said that they cannot infiltrate stormwater runoff into the ground. He said that they will mitigate the rate but cannot dispose of the water on-site. He said that they will maintain the existing drainage patterns.

The Board asked if there are any other BayFilters on campus. Mr. Alston said that the first application was the new residence hall. He said that they will continue that structure throughout, at the request of Babson, so that their Operation & Maintenance (O & M) is on a constant level where they know what they are dealing with, including changing out filters. He said that they are creating a standard for the campus that will meet DEP standards. He said that he came to a resolution about the system with George Saraceno, who accepted the argument, and it is now just a question of getting the information to him.

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There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

The subject property is located at 12 Babson College Drive and 4 Park Manor Way, on a 174 acre site in an Educational A District and a Water Supply Protection District.

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a major construction project to comply with the Design and Operation Standards of the Town's Water Supply Protection District and is not otherwise prohibited under Use Regulations, in a Water Supply Protection District.

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Submittals from the Applicant

- Project Overview
- Application for Site Plan Approval, dated July 22, 2014
- Site Plan Approval Review Plans and Submittal Checklist
- Official Development Prospectus, dated July 22, 2014
- Application for a Special Permit for a Major Construction Project in a Water Supply Protection District, dated July 22, 2014
- List of Drawings
- Abutters List
- Stormwater Management Report
- Sewer System Impacts
- Water Conservation Measures
- Water Supply for Fire Protection
- Operation and Maintenance Plan (O & M) and Long Term Pollution Prevention Plan (L TPPP), dated July 22, 2014, revised September 15, 2014

| Plan Number | Drawing Title | Date of Issue | Prepared By | Date of Revision |
|-------------|--|---------------|--------------------------|------------------|
| | Title Page | 7/22/14 | | |
| G0.1 | Locus Map & Drawing List | 7/22/14 | PRA Architects | |
| EC-1.0 | Existing Conditions Plan | 7/22/12 | Byron J. Andrews, RLA | |
| PP-01 | Plot Plan | 7/22/14 | Byron J. Andrews, RLA | |
| C0.0 | Notes and Legend Sheet | 7/22/14 | Joshua Alston, P.E. | |
| C0.1 | Site Development Plan | 7/22/14 | Joshua Alston, P.E. | |
| C1.0 | Site Sedimentation and Erosion Control | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C1.1 | Site Sedimentation and | 7/22/14 | Joshua Alston, P.E. | |

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| | Erosion Control Details and Notes Sheet | | | |
| C1.2 | Site Sedimentation and Erosion Control Details | 7/22/14 | Joshua Alston, P.E. | |
| C1.3 | Site Utility Demolition Plan | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C2.0 | Site Utility Plan | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C3.0 | Site Grading and Drainage Plan | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C3.1 | Detailed Grading and Drainage Plan | 7/22/14 | Joshua Alston, P.E. | |
| C3.2 | Roadway Layout Plan and Details Sheet | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C3.3 | Drainage Structure and Pipe Schedule | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C3.4 | Drainage Profiles | 7/22/14 | Joshua Alston, P.E. | |
| C3.5 | Drainage Profiles | 7/22/14 | Joshua Alston, P.E. | |
| C3.6 | Utility Profiles | 7/22/14 | Joshua Alston, P.E. | |
| C4.1 | Civil Details Sheet I | 7/22/14 | Joshua Alston, P.E. | |
| C4.2 | Civil Details Sheet II | 7/22/14 | Joshua Alston, P.E. | 8/25/14 |
| C4.3 | Civil Details Sheet III | 7/22/14 | Joshua Alston, P.E. | |
| LE000 | Park Manor Quad Key Plan | 7/22/14 | John Henry Copley, Jr., RLA | |
| LE001 | Tree Removal & Protection Plan | 7/22/14 | John Henry Copley, Jr., RLA | |
| LS100 | Landscape Improvement Plan | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| LS200 | Landscape Planting Plan | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| LC100 | Landscape Improvement Plan | 7/22/14 | John Henry Copley, Jr., RLA | |
| LC101 | Landscape Improvement Plan | 7/22/14 | John Henry Copley, Jr., RLA | |
| LC200 | Landscape Planting Plan | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| LC201 | Landscape Planting Plan | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| LD500 | Landscape Details | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| LD510 | Landscape Details | 7/22/14 | John Henry Copley, Jr., RLA | |
| LD520 | Landscape Details | 7/22/14 | John Henry Copley, Jr., RLA | 9/16/14 |
| P/FP1.00 | Plumbing & Fire Protection Site Plan | 7/22/14 | Christopher R. Hildreth, P.E. | |

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|-------|--------------------------|---------|--------------------|--|
| Fig 2 | Proposed Watershed Areas | 9/16/14 | Nitsch Engineering | |
|-------|--------------------------|---------|--------------------|--|

On July 31, 2014, Pam Helinek, Wetlands Administrator, reviewed the project and determined that there are no wetlands or other resource areas protected by the Wetlands Protection Act and municipal wetlands protection bylaw at the project site.

On September 17, 2014, the Planning Board reviewed the petition and recommended approval of the Special Permit with a condition.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

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.

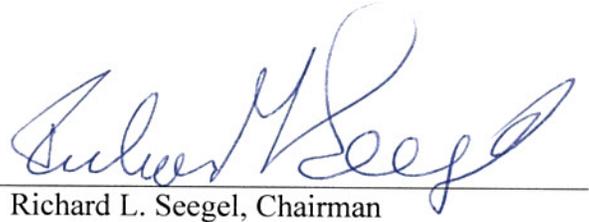
Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for a Major Construction Project that will comply with Section XIVE WATER SUPPLY PROTECTION DISTRICTS F. DESIGN AND OPERATION STANDARDS 1-7 and is not otherwise prohibited in Section XIVE WATER SUPPLY PROTECTION DISTRICTS D. USE REGULATIONS 1. a-g.

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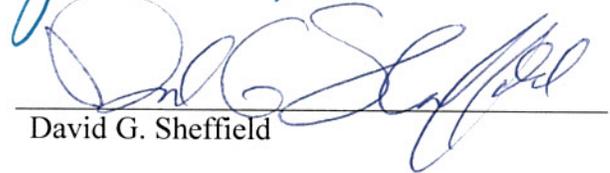
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


J. Randolph Becker


David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm