

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2016-14
Petition of Town of Wellesley
50 Rice Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 18, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Town of Wellesley requesting Site Plan Approval, pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for replacement and expansion of the existing football field with all-weather synthetic turf, widening, lengthening of the field and additional lanes added to the track, preparation of the site for two buildings that will be included in a future phase of the project, removal of the existing three (3) foot sidewalk and replacement with a six (6) foot sidewalk, upgrading the safety of the path from the high school to the football field with pervious pavement and bollard lighting, environmental and stormwater management improvements, replacement of the existing boardwalk with a pedestrian footbridge with netting underneath, and construction of a donor wall, flag pole, scoreboard and ticket booths. The Petitioner is requesting a Special Permit, pursuant to the provisions of Section II 8 i and Section XXV of the Zoning Bylaw to continue the existing use of the site at 50 Rice Street, in a Single Residence District. The Petitioner is requesting a Special Permit, pursuant to the provisions of Section XIVB of the Zoning Bylaw for development/construction in a Flood Plain or Watershed Protection District.

On February 9, 2016, 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 held Public Hearings on February 18, 2016, March 10, 2016 and March 24, 2016.

Presenting the case at the hearing were Mike Pakstis, Director, Department of Public Works (DPW), John Perry, Civil Engineer, and Maggie Jacques, Gale Associates.

Mr. Perry said that the request is for a Special Permit in a Flood Plain District and for Site Plan Approval (SPA). He said that they received approval from the Wetlands Protection Committee (WPC) and the Natural Resources Commission (NRC). He said that they met with the Design Review Board (DRB). He

said that they met with the neighbors and immediate abutters a handful of times to address their concerns. He said that the project has been reviewed by Engineering and DPW, who submitted some minor comments that will be addressed. He said that the Landscape Plan was reviewed and approved by the Town's Landscape Planner.

Mr. Perry said that this is a typical project for Gale Associates where they will demolish and rebuild the track with a new field inside of it. He said that when the track and field were built in the 1960's and 1970's, football was the main sport. He said that the track was built with a 104 foot radius with the start and finish line in the same spot. He said that the field is 180 feet wide and 360 feet long, which fits a football field but not a soccer, lacrosse, or field hockey field. He said that after 25 to 30 years the pavement and its sub-base are at the end of their useful life and need to be redone.

Mr. Perry said that they will hold the side at the existing grandstands and widen the track and field toward Smith Street. He said that the field will be approximately 20 feet wider and the track will be a little shorter and fatter.

Mr. Perry that a narrow gravel path is the only direct access point from the High School to the field. He said that the proposed entrance will be a brick pier with a small sign on it to identify Wellesley High School Track & Field. He said that there will be an eight foot wide permeable pavement walkway that will cross over a new foot bridge. He said that the existing culvert is decayed and needs to be replaced. He said that there will be a ticket booth on either side of the entrance and a gate. He said that beyond the ticket booths and gate will be a donor wall.

Mr. Pakstis said that the project will be funded from three sources, Community Preservation Committee (CPC), Town of Wellesley and private donations. He said that the committee that put together the donations group felt that it was important to recognize the 953 donors who raised over \$1.2 million for the project and to honor Connor Darcy, a local resident who went to Wellesley High School and played lacrosse. The Board confirmed that the donor wall will have the same brick as the High School.

Mr. Perry said that there will be low level bollard lighting facing one direction into the path. He said that the lights will be on timers from dusk until 10 pm, only during athletic seasons. Mr. Pakstis said that the primary use of those would be for the one or two night games and during the late winter so that the athletes can get back safely to the parking lot. He said that an LED light strip will light up the plaque. He said that there will be no other lighting.

Mr. Perry said that they will widen the sidewalk along Smith Street to six feet and install vertical granite curbing. He said that it will run from the new entrance to the State Street parking lot. He said that during heavy usage of the field, people park along the roadway. He said that they are trying to avoid that, make it more defined, nicer looking, and safer for pedestrians. Mr. Pakstis said that that they do not plow the existing sidewalk on the field side in the wintertime because of its poor condition. He said that Smith Street is a parkway and is actually part of the parcel that the field is contained on. He said that typically there would be a right of way where you would measure the setback to. He said that the actual right of way line is across the street in front of the residences, which is a unique situation.

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Mr. Perry said that an existing chain link fence will be replaced in kind with a new black vinyl coated one, along with some screen planting on the Smith Street side. Mr. Pakstis said that as part of the Fuller Brook Park Project, six to seven hundred feet of black vinyl fence was installed. He said that this project will take it from that point and will complete the fencing around the entire field.

Mr. Perry said that future plans that the town hopes to happen, including a new restroom and concessions building by the bleachers and possibly a storage and team room, are shown on plans but are not before this Board for approval. The Board confirmed that the existing concessions stand will stay in place. Mr. Perry said that they will bring water from Smith Street into the future restroom site and will connect to the sewer main from the High School. He said that doing that work later would be detrimental to the track and entrance area. Mr. Pakstis said that they will run lines under the track and field.

Mr. Perry said that during events the new entrance will be the main point of access. He said that from the High School parking lot, you would stay on the same side of the street until you come to a crosswalk to the access point. He said that there will be access from the State Street lot but it will not be a main access.

Mr. Pakstis said that an existing path that goes by the climbing structure and back behind the basketball courts will remain open. He said that it serves as access to the ropes course, the climbing apparatus and direct access to the practice football field. He said that they will place a small sign at that path to indicate that people should travel down the street to use the new path.

Mr. Pakstis said that the home stands are in good condition and will remain. He said that when they widen the track, they will have to move closer to Smith Street. Mr. Perry said that the proposal is for some type of portable bleachers to replace the visitor seating. He said that they will be a little bit lower and not fastened on a concrete footing.

Mr. Perry said that the drainage was designed, reviewed and approved by DPW and the WPC. He said that under existing conditions, the majority of runoff drains down the field to outlets points. He said that they will maintain the same drainage patterns and use the existing connection points to tie into. He said that the benefit of synthetic turf is that it is underlain with a 10 inch layer of crushed stone. He said that the carpet itself is highly permeable at a minimum rate of 16 inches per hour. He said that rainfall will go through the carpet into the stone base. He said that it will infiltrate into the groundwater more readily than on a natural grass field. He said that the site is located in a flood plain. He said that they did test pits and found better results than they had anticipated. He said that there will be ten (10) one inch high flat panel drain pipes side by side, bound together and wrapped in fabric. He said that they will lay them down flat so that they take a lot of flow but not a lot of vertical profile. He said that they will connect them to a perimeter header that ties into the connection point. He said that prior to any potential discharge there will be a control structure to hold the water back. He said that on the other side will be a water quality vegetative swale. He said that the track will not be sanded or salted. He said that an environmental benefit is that they will no longer be fertilizing, irrigating or drawing from the water system.

Mr. Pakstis said that when they were developing the Sprague project they put together a committee that consisted of one or two members from a cancer prevention group. He said that they were very concerned about crumb rubber. He said that they did a lot of research and found TPE, which is a manufactured

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thermoplastic elastomer rubber product. He said that it has none of the detriments that crumb rubber is perceived to have. He said that more testing is being done and the results are inconclusive at this time. He said that EPA is stepping up their investigation of crumb rubber because there has been more and more anecdotal information about goalies, in particular, with more incidence of cancer. He said that TPE is more expensive but has worked very well at Sprague and does not have the stigma that crumb rubber has.

Mr. Perry said that the layers of the turf system will be natural soil, a filter fabric, flat panel drains, crushed stone, shock pad, and the turf carpet with a spread of 1 ½ inches of TPE infill and silica sand. He said that the turf carpet has a 2 ¼ inch pile and you will see ¾ of an inch after infilling.

Mr. Perry said that there is an industry standard called GMAX to measure how fast you stop, or the maximum G-force that you can withstand without getting hurt. He said that the industry standard maximum is 200. He said that their specifications call out that at the onset the field should be between 100 and 130. He said that over the life of the field it should never get above over 160. He said that if it does go over that, the contractor is required to come back and fix it. Mr. Pakstis said that 200 is a very hard field which is what you might see on a professional field where they want it as fast as possible. He said that the harder it is, the faster it will play. He said that this will be on the softer end of that range. He said that they tried to do the GMAX test when they first installed the field at Sprague and could not get it to register at the low end of that range. He said that they have not heard any comments related to slowness or hardness of the field at Sprague.

Mr. Pakstis said that cleaning the turf is not required. He said that there are no issues with fungus because of the sun. He said that the field will need to be groomed periodically to reshuffle the sand and the TPE to smooth it out.

The Board confirmed that DPW will be responsible for maintenance of the field. Mr. Pakstis said that as part of the specifications, the field is guaranteed for eight years. He said that it is the contractor who installs the field's responsibility to deal with any type of seam tears or defects, as well as paint the lines for all of the sports. Mr. Perry said that the contract will require a third party insurance warranty.

A Board member asked if a pedestrian crosswalk could be added to the vehicular driveway between the woods and the field to the basketball courts. Mr. Pakstis said that would be a good idea. He said that DPW uses that driveway to access the ball fields for maintenance and it is used for ambulance access during games.

The Board asked about material leaving the site during demolition. Mr. Perry said that the contractor will strip it, screen it and give it to the DPW. He said that they will have a stabilized construction entrance for truck traffic. He said that they added a detail for a wash down area that will be a mini sedimentation basin. Mr. Pakstis said that they used the State Street parking lot when they did the dredging for the Fuller Brook Project. He said that there is direct access from the field out to State Street, then to Washington Street and then to the DPW Facility.

Mr. Perry said that stockpiles of materials are shown on Plan C002. He said that the area will be outside of any 100 foot wetlands buffers and will be surrounded by silt socks and fences.

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The Board said that it will be important for the contractor to keep a neat site because this is located in a residential district. Mr. Perry said that the laborers and the workers will park at the High School during the summer when school is not in session. He said that the staging areas will be within the job site. He said that temporary fencing will be up while they are replacing the permanent fencing. He said that one of the first things that they will do is to have a pre-construction meeting with the contractor, DPW and anyone else from the Town who wants to join in.

Mr. Perry said that as soon as they get the stone base down and they are a few days away from laying the turf, they will start bringing in the turf. He said that tractor trailers full of big rolls take up a lot of space. He said that will be a coordinated activity. Mr. Pakstis said that the DPW Engineering Division will manage the construction with assistance from Gale Associates for shop drawing review. He said that DPW will probably have one of their Engineering staff out there every day.

Mr. Perry said that they have estimated that approximately 300 loads of topsoil will go out and 300 loads of crushed stone will go in. He said that they will use 20-yard trucks. Mr. Pakstis said that they will not know what the traffic route to and from the site will be until the contractor is hired. He said that they will work with the Police Department to come up with the appropriate routes. He said that it will probably be from Washington Street to State Street and into the State Street parking lot to dump their load and then go back out the same way. He said that the bridges over the railroad tracks are designed to handle the weight of the trucks.

Mr. Pakstis said that High School graduation is on June 3rd. He said that they hope to have the contractor ready to go by that Monday and be substantially completed by Labor Day. He said that there will probably be some cleanup and finishing up during the first two weeks of September. He said that it has already been coordinated with the Athletic Director that any fall games or other sports will move to other venues.

Mr. Perry said that the numbers for the timing and the score on the new scoreboard will have LED lights but the rest of it will not be lit. He said that the lights will only be on during games. Mr. Pakstis said that the High School typically plays one night game and they bring in temporary lights for that purpose. He said that they will be putting conduit under the turf even though there is no plan for lights at this time. He said that the physical size will be the same as the existing scoreboard except that it will be four feet higher.

Mr. Pakstis said that the Athletic Director, John Brown, estimated that there will be five additional time slots throughout the week in the fall season and four additional time slots on the field during the spring season. He said that while that puts a little more use on this field, it takes away from the use at Sprague. He said that more use on this field will result in less traffic to Sprague, which is a net benefit of the project.

The Board asked if there are any plans to rent the field to outside leagues. Mr. Pakstis said that the hierarchy is that schools get first dibs on any fields that they need, youth sports get second dibs and if there is any time left, that gets divvied up among adult leagues who are more than 50 percent Wellesley

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residents and pay for the use. He said that the only group who may use this field outside of the High School is Pop Warner Football for one or two games in the fall.

Mr. Perry said that there is a dumpster for solid waste disposal during events that sits on the grass next to the existing concession. He said that they will put a pad in for the dumpster to sit on. He said that it will be accessed by a gate. Mr. Pakstis said that DPW is responsible for emptying all of the trash for the entire Hunnewell Field complex. He said that when the dumpsters are full they are taken to the Recycling Facility (RDF).

Mr. Pakstis said that currently there are several bike racks at the High School across the street. He said that they can add some to this site. Mr. Perry said that they are fairly inexpensive and there are portable ones available that do not have to be anchored in. He said that there is a little picnic area near the ticket booth area or an area over by State Street where they could add a bike rack. A Board member said that they could be located where they would serve a dual purpose for the adjacent walking trails or natural areas where people might bicycle to and walk. Mr. Perry said that they can add two portable bike racks to the specs where the contractor will buy them, own them and put them wherever they make sense.

The Board confirmed that residents' access to the track will not change.

The Board said that there was a request for a waiver for drawings done by a licensed surveyor. Mr. Pakstis said that the Town owns all of the property on that side of the street. He said that they do not believe that any property line will be impacted by this project. He said that the survey that was done was primarily to deal with ensuring that the grading that was designed to is built to. Mr. Perry said that it is to confirm what they have installed. The Board asked if they could foresee any reason why the town would benefit by having a survey that would reaffirm the boundaries for the record. Mr. Pakstis said that he did not think that it would be absolutely necessary for this project because of the combination of the High School Project and the Fuller Brook Project. He said that there has been a lot of survey and boundary information compiled and reaffirmed. Mr. Perry said that they checked deed references and record property plans. He said that they did some research to confirm that there are no property line issues. He said that they do not have a stamped perimeter boundary plan. Mr. Pakstis said that the entire Hunnewell site came to the town as a bunch of different parcels. He said that prior to the High School Project, the GIS Director did an analysis of all of the parcels that make up Hunnewell. The Board said that the request for the waiver should be formalized.

March 10, 2016

Presenting the case at the hearing were John Perry and Dave Hickey, Town Engineer. Mr. Perry said that since the previous hearing, they received approval from the DRB and letters from the Fire Department, the Police Department and the Board of Health. He said that they made a few minor edits to the plans, based on comments from the ZBA.

Mr. Perry said that they added bike racks and benches and made some modifications to the ticket booths. He said that they will flip flop the accessible window on the side of the ticket booths to the front. He said that they will be adding some benches, per the town standard, along the main entrance after the ticket

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booths and near the donor wall. He said that they included portable bike racks in the bid and will work with DPW to figure out where they should go.

Mr. Hickey said that the design of the ticket booth was to allow both daily use and also address the big Needham game every year. He said that there are openings on two faces of the two ticket booths for multiple lines. He said that they had originally designed a counter height that they considered appropriate for getting tickets on the front face and slightly lower ADA compliant counters on the side. He said that there were comments that it would not meet the spirit of the ADA requirements. He said that they flipped it around. He said that the DRB suggested there be a stepped counter so that there will be two heights at the same counter face so that a handicapped individual does not feel different from an ambulatory person. He said that their assessment was that the front face should be the most compliant. A Board member said that the lower counter should be on the inboard side of the booths.

Mr. Hickey said that they met with DRB prior to the official meeting to discuss the wall and plaque. He said that initially the wall was a straight element that had some arched pieces. He said that there were some concerns about people walking or skateboarding along the top of it. He said that DRB expressed some interest in having the wing walls as a place to sit or lean up against. He said that for it to be sitting height it would need to be lower. He said that when they put that plan together it looked like it did not fit. He said that the benches came as a sub topic of that as a way to still have a gathering aspect. He said that the hope is to finish the project, purchase the benches and put them there before securing them to make sure that is the spot where they should be. Mr. Perry said that the whole area after the ticket booths will be paved. He said that the pavers could be picked up to lay concrete slabs for the benches. Mr. Hickey said that their first instinct is to have the benches near the wall. He said the gathering area could be anywhere in the courtyard. A Board member said that they will probably discover the best location for the benches after the site is operational.

The Board said that the BOH raised an issue with the potential of increased temperature caused by artificial turf installation. Mr. Hickey said that Lenny Izzo, Director of the Health Department tracks the temperature of the artificial turf at Sprague and Babson. He said that it is a concern mostly in August, which is not the busiest time for this field. He said that they will be using a TPE infill mixed with sand that it is lighter in color. He said that the temperature can get up to the 105 to 108 degree range in August, as opposed to crumb rubber infill at 115 degrees. He said that the design calls for some ability to water it if needed. He said that they are not doing that at Sprague. He said that it is still playable at 105 degrees. He said that most days at Sprague Field are nowhere near that. He said that measuring the temperature has more to do with the camps. He said that the temperature itself is not a regulatory thing but is something that Mr. Izzo has been tracking. He said that a grass field will only get to the mid-nineties on a very hot day.

Mr. Perry said that the BOH agreed with the use of TPE infill and the track material. He said that the specifications require certification that all carpet fibers are lead free. He said that BOH recommended putting signage out on hot days to warn of dangers. Mr. Hickey said that they are not opposed to signage. He said that they will not have the camps at this field that Mr. Izzo has dealt with at other locations. He said that he was not sure if the signage is needed but DPW is willing to do it. Mr. Perry said that the field is more for the High School athletes. He said that these fields do get hotter than grass but are not

typically unsafe. The Board said that because the BOH does monitor the fields, the signs may not be needed initially but could be added at a later time if the BOH thought that they would be a benefit.

Mr. Perry said that the BOH wanted to be involved with any food service plan at the concession stand.

Mr. Perry said that they will inspect the area during the months of May through September for standing water and potential mosquito breeding areas. He said that most of the site is in the sun. He said that mosquitoes typically like to breed in shady areas. He said that because of the earth moving activities, ponding areas should be gone by the next day. Mr. Hickey said that one of the challenges to building a synthetic field is that everything is very flat. He said that there is a substantial drainage system with a lot of area drains. He said that they do not anticipate any standing water.

Mr. Hickey discussed the effects of construction on the summer recreational camps. He said that the area will be cordoned off this summer for contractor use. He said that none of the camps currently use this facility. He said that they do use the rest of Hunnewell Field. He said that the window project at the Middle School may shift some things but it was never envisioned that that it would involve this field. He said that there should be no impact to the camps.

Mr. Perry said that CORI screening is part of the specs.

Mr. Hickey said that they made a separate presentation to NRC at the Library over two nights. He said that there was a lot of review of all of the fibers and infill materials. He said that NRC voted to approve the project. He said that they did not submit a separate letter that he was aware of. He said that NRC's comments were incorporated into the project development.

Sarah Little said that she is a resident of Wellesley. She said that she spoke with Mr. Izzo regarding the heat issue. She said that he was concerned that spectators would not have natural grass to sit on because the track is on the outside. She said that a concern was a mother putting her baby down on the track, which is synthetic and could be 108 degrees. She said that his concern was that the spectators will not have a place to get out of the heat. The Board said that spectators are supposed to use the grandstands.

Mr. Hickey said that the plan is to have daily representation of DPW as clerk of the works. He said that there are a lot of fairly detailed and intricate specifications. He said that Gale Associates will continue on a part time basis to review all of the shop drawings, at least once a week site inspection and every other week job meetings.

Mr. Perry said that before construction they will have a kick off meeting to address issues such as daily monitoring, traffic, parking, and deliveries. He said that all town representatives are invited to that meeting.

March 24, 2016

Presenting the case at the hearing was Dave Hickey, Town Engineer.

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The Board discussed changes that were discussed at the March 10, 2016 public hearing regarding the ticket booths. Mr. Hickey said that they are confident that they can do the split counters that will comply with ADA requirements. He said that he did not submit more information. He said that if it is acceptable to the Board, DPW would accept that as a condition of approval.

Mr. Hickey said that the two benches will be in the general vicinity of the donor wall with the final location to be decided after the project has been put together.

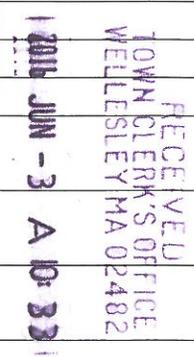
Mr. Hickey said that the DPW is amenable to locating the bike racks near to the entrances but outside of the primary fence. The Board said that the decision that came from that was that the bike racks will be outside of the fenced enclosure and somewhat convenient to other facilities related to the site. Mr. Hickey said that DPW would accept that as a condition.

Submittals from the Applicant

- Application, dated 5/1/15, submitted 1/20/16, and stamped in the Town Clerk's Office on 2/9/16
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus, dated 11/25/15
- Abutters List
- Stormwater Management and Water Quality Design
- Operation & Maintenance Plan, dated January 2016
- Traffic Impact Evaluation
- Subsurface Conditions
- Fire Safety
- Construction Management Plan
- Municipal Impact Analysis
- Photograph of Ticket Booths
- Photographs of Footbridge
- Photosimulation of Donor Wall, Entrance Plaza & Scoreboard
- Response Letter from Gale Associates, dated 2/17/16, regarding comments from DPW Engineering Division and Water and Sewer Division
- Product Information for Angle Frame Style Bleachers from Dant Edge
- Information for Synthetic Field Surfacing

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
G001	Cover Sheet	2/3/16	John M. Perry, P.E.	
G002	Notes and Legend Sheet	2/3/16	John M. Perry, P.E.	
C001	Existing Conditions Plan	2/3/16	John M. Perry, P.E.	
C002	Demolition and Erosion Control Plan	2/3/16	John M. Perry, P.E.	
C101	Layout and Materials Plan	2/3/16	John M. Perry, P.E.	
C101A	Layout and Materials Plan	2/3/16	John M. Perry, P.E.	
C102	Grading Plan	2/3/16	John M. Perry, P.E.	

C102A	Grading Plan Detail	2/3/16	John M. Perry, P.E.	
C103	Drainage Plan	2/3/16	John M. Perry, P.E.	
C104	Utility Plan	2/3/16	John M. Perry, P.E.	
C501	Detail Sheet	2/3/16	John M. Perry, P.E.	
C502	Detail Sheet	2/3/16	John M. Perry, P.E.	
C503	Detail Sheet	2/3/16	John M. Perry, P.E.	
C504	Detail Sheet	2/3/16	John M. Perry, P.E.	
C505	Detail Sheet	2/3/16	John M. Perry, P.E.	
C506	Detail Sheet	2/3/16	John M. Perry, P.E.	
C507	Detail Sheet	2/3/16	John M. Perry, P.E.	
C508	Detail Sheet	2/3/16	John M. Perry, P.E.	
C509	Detail Sheet	2/3/16	John M. Perry, P.E.	
C510	Detail Sheet	2/3/16	John M. Perry, P.E.	
C511	Detail Sheet	2/3/16	John M. Perry, P.E.	
C512	Detail Sheet	2/3/16	John M. Perry, P.E.	
C513	Detail Sheet	2/3/16	John M. Perry, P.E.	
PP-1.01	Planting Plan	2/3/16	Michael D. Farias, R.L.A	
PP-1.02	Planting Plan – Enlargement Area: A-B	2/3/16	Michael D. Farias, R.L.A	
PP-1.03	Planting Plan – Enlargement Area: D-E	2/3/16	Michael D. Farias, R.L.A	
PP-1.04	Planting Notes & Schedule	2/3/16	Michael D. Farias, R.L.A	
PP-1.05	Planting Details	2/3/16	Michael D. Farias, R.L.A	
E1	Electrical General Notes, Legend and Specifications	2/2/16	Gale Associates, Inc.	
E2	Electrical Notes, Details and One-Lines	2/2/16	Gale Associates, Inc.	
E3	Football Field Conduit Layout	2/2/16	Gale Associates, Inc.	

On December 15, 2015, the Wetlands Protection Committee approved an Order of Conditions, MA DEP #324-0809.

On February 17, 2016, Jim Verner, Superintendent, Municipal Light Plant (MLP), reviewed the project and stated that MLP will be able to adequately provide electric service for this project.

On February 18, 2016 and March 1, 2016, Michael Zehner, Planning Director, reviewed the project and submitted recommendations for the Design Review Board and the Planning Board.

On February 18, 2016, Douglas R. Stewart, Assistant Town Engineer, reviewed the project and submitted comments.

On February 22, 2016, , Deputy Chief Charles DiGiandomenico, Fire Department, reviewed the project and approved the revised application for the proposed project.

On March 3, 2016, Leonard A. Izzo, Director of Public Health, reviewed the plans and submitted comments.

On March 4, 2016, Deputy Chief Jack Pilecki, Police Department, reviewed the project and submitted comments.

DECISION

The Board's approval of the Site Plan for the Project, pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw, 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.

It is the opinion of this Authority that the Petitioner has complied with all of the Special Permit Use Standards enumerated in Section XXV of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing to continue the existing use of the site at 50 Rice Street, in a Single Residence District as a municipally owned or operated public parking lot or other public use, pursuant to the provisions of Section II A 8.i. and Section XXV of the Zoning Bylaw.

It is the opinion of this Authority that the Petitioner shall make adequate provision for: the protection, preservation and maintenance of the water table and water recharge areas; the preservation of the natural river channel plus sufficient width of overbank areas for the passage of flood flows; the retention of existing floodwater storage capacity; the design of proposed construction in a manner which ensures anchoring to prevent flotation, collapse and/or excessive movement of structures; and the design of public utilities including sewer, water, gas and electrical systems in a manner which will minimize or eliminate flood damage.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing for development/construction in a Flood Plain or Watershed Protection District, pursuant to the provisions of Section XIVB of the Zoning Bylaw.

Waiver Granted:

Requirement that the Existing Site Features Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts.

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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 June 3, 2016.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer or any other applicable local inspector or board.
4. The Applicant shall 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 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.
6. Split counters that will comply with ADA requirements shall be located at the front of the ticket booths.
7. Two benches shall be located in the general vicinity of the donor wall with the final location to be decided after the project is operational.
8. Bike racks shall be located outside of the fenced enclosure and somewhat convenient to other facilities related to the site.

Construction Conditions

9. The Applicant shall implement its Construction Management Plan as specified in its submittal dated February 4, 2016.

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10. During the period of construction, all construction equipment and materials deliveries shall utilize a travel route that has been coordinated with the Police Department prior to its use. Every effort shall be made to avoid streets where schools are located and residential streets.
11. 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 am and no later than 4:00 pm. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 6:00 pm and on Saturday commencing not earlier than 8:00 am and completing not later than 6:00 pm. Any work before 7:00 am or later than 6:00 pm shall only take place in case of emergency with the permission of the Police.
12. During the period of construction, on-site parking for construction equipment and parking for construction workers at 55 Rice Street is specifically permitted. No vehicles of construction workers and no construction equipment shall be parked on any other public way of the Town. Construction vehicles waiting to access the site shall shut off engines when not in use, or when idling time exceeds five minutes. If a truck comes early, there shall be a plan as to where the truck may wait with its engine shut off.
12. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash to prevent mud and debris from falling into the street abutting the site. The Applicant shall cause the street abutting the site to be swept as frequently as required to ensure that dust, dirt and debris not completely removed by the truck wash are not deposited onto the street.
13. All construction waste shall be kept in dumpsters. The dumpsters shall be kept covered and only be picked up during normal working hours, Monday through Friday, 7 am to 4 pm.
14. A sign on the outer fence shall have all contact information for the contractor and the Department of Public Works Engineering Division.

Use Conditions

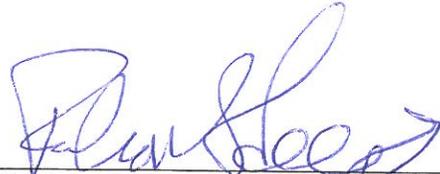
15. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Town.

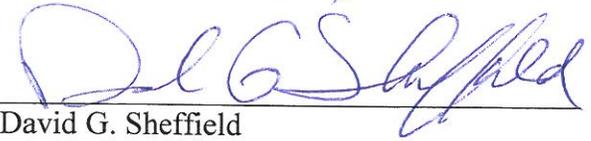
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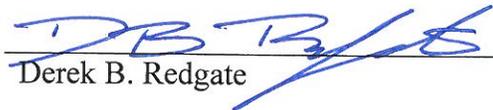
ZBA 2016-14
Petition of Town of Wellesley
50 Rice Street (High School Track & Field)

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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


David G. Sheffield


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm