

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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DEC 6 11 32 AM '73
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Petition of The Carlson Corporation and
Babson College

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:20 p.m. on September 27, 1973, on the petition of The Carlson Corporation and Babson College requesting approval of plans for a proposed dormitory to be constructed on Map Hill Drive on the Babson College Campus, as required under the provisions of Section VII 3. (a) and Section III A, 2. (k) of the Zoning By-law.

On August 29, 1973, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Richard Levitt, member of the Carlson Corporation, represented the petitioners at the hearing.

Statement of Facts

The property involved is located within an Educational District, and is part of Babson College Campus. It is proposed to construct a three-story masonry dormitory with brick facing, similar to the two buildings which have recently been built.

Section VII of the Zoning By-law, requires that all dormitories to be constructed within an Educational District shall be subject to the provisions of Section IIIA., Paragraph 2. Subparagraph (k). Said Section requires that plans showing the locations and elevations of buildings and their exterior materials and indicating provisions for off-street parking facilities interior roads and driveways, drainage and landscaping, and such other information as the Board may require, shall be filed with the Board of Appeal and its written approval obtained to the same.

In compliance with this requirement, the petitioner submitted a complete set of plan including all the required information.

At the hearing, the plans were explained in detail and it was pointed out that the drainage will go into the present drainage system of the College and will empty into Needham Brook. There will be very little additional landscaping, as it is the desire of the College to keep the natural foliage which now exists on the Campus and around the proposed building. Some small plantings, however, will be placed around the building, similar to the other buildings on the campus. The sanitary sewer will be tied into the Town system now on its campus and in accordance with the Town requirements. The building is designed to accommodate 108 students and no additional parking space will be required. The main parking lot on the campus, it was stated, is large enough to accommodate the anticipated number of cars which will result from the proposed new building.

Decision

The Board has examined the plans and specifications submitted, and has taken a view of the locus. In its opinion, the plans and specifications are in harmony with the purpose and intent of the pertinent provisions of the Zoning By-law.

The Board finds that the plans submitted, with the conditions herein imposed, make adequate provision for:

- (a) Insuring compliance with the Zoning By-law of the Town of Wellesley;
- (b) Protecting the safety, convenience and welfare of the public;
- (c) Minimizing additional congestion in public and private ways;
- (d) Insuring adequate provision for the parking of motor vehicles;
- (e) Insuring adequate provision for water, sewerage and drainage;
- (f) Insuring that the premises will not be unsightly;
- (g) Insuring compliance with the provisions of Section XVI, which requires that no land shall be used for any purpose which by the emission or discharge of fumes, vapor, smoke, gas, dust, cinders, offensive odors, chemicals, poisonous fluids or substances, refuse, organic matter, or excrement, the causing of noise or vibrations, or by unduly increasing the risk from fire or explosion, or otherwise, would be obnoxious, offensive, dangerous, or injurious to the public health or safety.

Accordingly, the plans and specifications submitted by the petitioner and on file with this Board are approved and the Inspector of Buildings is authorized to issue a permit for the proposed building subject to compliance with the applicable provisions of the BOCA Building Code of Wellesley, the requirements of the Town of Wellesley (including the Department of Public Works and the Fire Department), the rules and regulations of the Mass. Department of Public Safety, and other applicable provisions of law and the following conditions imposed by this Board which shall be binding upon petitioner, its successor and assigns.

1. That all work shall be performed in accordance with the plans and specifications submitted and hereby approved.
2. That a hydrant shall be installed as designated by the Fire Chief.
3. That upon completion of the building, a complete set of architectural plans, including complete sets of mechanical plans, for the building as constructed shall be submitted to this Board at least ten business days prior to occupancy of the building.
4. A copy of the occupancy permit issued by the Building Inspector shall be submitted to this Board.

5. That a surety performance bond shall be provided to the Town in the amount of \$50,000. in form satisfactory to Town Counsel and the Board of Appeal which shall be posted with the Treasurer of the Town of Wellesley before commencement of work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of all conditions hereof, and shall be released after completion of the building provided that provision satisfactory to the Board of Appeal has been made for performance of those conditions imposed herein.

Richard O. Aldrich

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F. Lester Fraser

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William O. Hewett

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Filed with Town Clerk 12/6/73