



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 89-34  
Petition of Babson College  
Student Parking Lot/Map Hill Drive  
Babson College Campus

Pursuant to due notice, the Permit Granting and the Special Permit Granting Authority held a Public Hearing on Thursday, June 29, 1989 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, Section XIVE, Section XXI, Section VII and Section XXV of the Zoning Bylaw for construction of an extension to an existing student parking lot; said extension to comprise approximately 23,700 square feet, with associated landscaping, for 79 cars. The proposed parking lot is located on the BABSON COLLEGE CAMPUS on MAP HILL ROAD, in an Educational District and a Water Supply Protection District.

On June 7, 1989, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case were David Carson, Director of Planning for Babson College, and Ben Gary of Moreice and Gary, Landscape Architects for the project. Mr. Carson presented a blow-up of the locus plan and showed the location of the parking lot near Coleman Hall on Map Hill Road. Mr. Gary said that on the site plan for the original parking lot, for which approval was granted in 1987, the extension now requested was shown.

Mr. Gary said that the parking lot would be lit by 4 twenty foot sodium vapor lamps which will face back into the campus.

No other person present had any comment on the petition.

#### Statement of Facts

The property in question is located on Map Hill Drive near the Coleman Building on the Babson College Campus, Babson Park, in an Educational District and in a Water Supply Protection District. A parking lot of approximately 39,000 square feet exists for student parking.

In 1987, the petitioner requested and was granted site plan approval to increase the existing 14,000 square foot parking lot by 25,000 square feet to accommodate a total of 116 cars (ZBA 87-47). The site plan submitted at that time showed provision for future parking of 40 cars.

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The petitioner is now requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, Section XIVE, Section VII, Section XXI and Section XXV for expansion of said parking lot by 23,700 square feet for an additional 79 cars to increase the capacity from 116 to 195 cars. Included is an island within the lot for a 20 foot by 195 foot planting strip, precast concrete curbing and four twenty foot high single lights with recessed lamps.

Surface water will be collected in three new catch basins fitted with grease and sediment traps. The catch basins will drain into the existing storm sewer on Map Hill Road.

The following plan was submitted: Site Development Plan (L-1), dated 5/1/89, drawn by Benjamin Gary, Registered Landscape Architect. This plan included drawings of the Precast Concrete Curb and Typical Catch Basin. An Official Development Prospectus and photographs were also submitted.

The Site Plan and other submission materials were sent to the Design Review Board, Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief in accordance with Section XVIA of the Zoning Bylaw. Written responses were received from each of the above and are on file in the ZBA office.

The Design Review Board conducted a preliminary review on June 8, 1989, approved the plan as submitted with a recommendation regarding planting of the landscaped island. Final review was waived at that time.

The Wetlands Protection Committee reviewed the site plan on June 22, 1989 and recommended that the applicant be required to submit an annual maintenance report on July 1st of each year to verify that the catch basins have been cleaned.

The Planning Board, on June 20, voted to recommend no objection to the granting of the Special Permit for Site Plan Approval.

### Decision

This Authority has made a careful study of the evidence presented. The petitioner's proposed 23,700 square foot expansion to an existing parking lot constitutes a major construction project under Section XVIA because it involves grading or regrading of land over an area of 5,000 square feet, and because it is an activity regulated on Section XIVE, Water Supply Protection Districts.

It is the opinion of this Authority that the proposed plans for the expansion of the student parking lot on Map Hill Drive of the Babson College Campus comply with the Zoning Bylaw of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, insure adequate protection for water, sewerage and drainage. Furthermore, it insures compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

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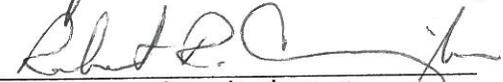
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA. Section XIVE, Section XXV and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

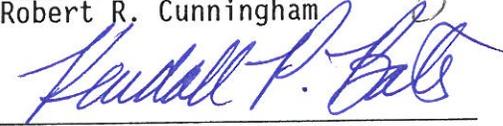
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Wetlands Protection Committee  
Inspector of Buildings

edg

  
John A. Donovan, Jr., Chairman

  
Robert R. Cunningham

  
Kendall P. Bates

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Addendum A

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That regular maintenance of the catchbasins be followed to remove accumulated oil and that an annual maintenance report shall be submitted to the Wetlands Protection Committee by July 1st of every year to verify that the catch basins have been cleaned.
4. That, upon completion of the project, a set of site utility plans shall be submitted to the Department of Public Works.

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