



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 89-46
Petition of Wellesley College
Parking Lot/280-300 Central Street

Pursuant to due notice the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, August 24, 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 WELLESLEY COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XVIIIA, Section VII, Section XIVE, Section XXI and Section XXV of the Zoning Bylaw to construct a new 92 car parking lot with associated landscaping and a 10 car expansion of an existing parking lot totalling 30,416 square feet on the WELLESLEY COLLEGE CAMPUS/280-300 CENTRAL STREET, in an Educational and a Water Supply Protection District.

On August 3, 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 at the hearing was Barry Monahan, representing Wellesley College, who was accompanied by Anne James, the landscape architect in charge of the project. Mr. Monahan said that he wished to add the parking lot, which would be adjacent to the Distribution Center, for use as dead storage for the cars of underclass women. It should generate very little traffic onto Route 135. The lot will be unobtrusive as the elevation is lower than the playing field in front of it.

Mr. Monahan said that "dead storage" meant that the lot would be assigned to sophomores who would be not allowed to travel on the main campus. There would be little traffic during the week, but greater use during weekends. The existing entrance between the Sports Center and West Lodge will be used as egress from the lot.

Anne James said that drainage would be provided by two catchbasins in the lot and a series of manholes descending the slope. The stormwater will be discharged into the low isolated area and recharged from there. The level of a natural dam will be raised slightly to provide for the ten-year storm calculations.

Ms. James said that the parking lot will be lit by 7 aluminum poles with cobra head lights surrounding the lot. Along the entrance, standard Wellesley lanterns will provide illumination.

No other persons present had any comment on the petition.

Statement of Facts

The property in question is located on the Wellesley College Campus from 280-300 Central Street, in an Educational and a Water Supply Protection District. The paved

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area will consist of 30,416 square feet; the total area within the limits of work for drainage purposes will be approximately 66,800 square feet.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of a 92 car parking lot and a ten car expansion to an existing parking lot. Interior landscaping will include the planting of 9 trees in the large lot and two trees in the expansion lot. Lighting will be provided by 7 aluminum poles with cobra head luminaires and 2 Wellesley lanterns.

Surface water will be collected in two catchbasins containing grease and oil traps and will be directed through an 18 inch drainage pipe provided with drop manholes to a depressed area which serves as a natural retention pond.

The work area of the project includes Isolated Land Subject to Flooding and the 100 foot Buffer Zone Bordering Vegetated Wetland which necessitated the filing of a Notice of Intent. An Order of Conditions (DEQE 324-168) was issued on August 10, 1989.

The following plans were submitted: Existing Site Features Plan (S-1) dated December 21, 1988, revised May 19, 1989, revised June 2, 1989, revised June 27, 1989, drawn by Joseph L. Calabro, Jr., Registered Land Surveyor; Layout, Materials and Planting Plan, dated June 17, 1989, drawn by Carol R. Johnson, Registered Landscape Architect; and Grading, Drainage, and Site Utilities Plan, dated June 17, 1989, revised June 27, 1989, revised August 21, 1989, revised August 22, 1989, drawn by Carol R. Johnson, Registered Landscape Architect. An Official Development Prospectus; drainage and hydrologic calculations prepared by Stamski & McNary, Inc. and photographs were also submitted.

The 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 held a preliminary review on April 27, 1989 and a final review on August 10, 1989 at which time the Board voted to approve the design of the parking lot with the suggestion that red maples be substituted for red oaks in the planted islands.

The Planning Board, on August 8, 1989, voted to comment that the handicapped spaces be located closer to the main buildings on campus and offered no objection to site plan approval for the additional parking.

The Wetlands Protection Committee reviewed the site plan and recommended that compliance with the Order of Conditions be required, and that an annual maintenance report on the catchbasins be submitted to the Committee by July 1st of each year.

Decision

This Authority has made a careful study of the evidence presented. The petitioner's proposed 92 car parking lot and 10 car expansion to an existing lot which involve paving of 30,416 square feet constitutes a major construction project under Section

ZBA 89-46
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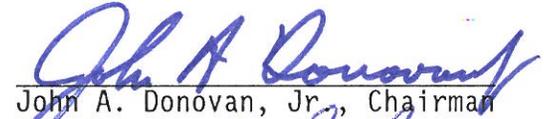
XVIA because an area of over 5,000 square feet will be graded or regraded and because it is an activity regulated under Section XIVE, Water Supply Protection Districts.

It is the opinion of this Authority that the proposed plans for the construction of a 92 car parking lot and the 10 car expansion comply with the Zoning Bylaw of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion on public and private ways, insure adequate protection for water, sewerage and drainage. Furthermore, they insure compliance with Section XVI, Section XXV and Section XXII of the Zoning Bylaw.

A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XIVE, Section VII and Section XXV 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



Kendall P. Bates



Robert R. Cunningham

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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 the applicant be in full compliance with the Order of Conditions (DEQE 324-168), issued August 10, 1989.
4. That regular maintenance of the catchbasins and all drop manholes be provided and that an annual maintenance report shall be submitted to the Wetlands Protection Committee by July 1st of every year to verify that maintenance has been done.
5. 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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