



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JUN 5 8 18 AM '92

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ZBA 92-29
Petition of Babson College
Map Hill Road (Lot NRH 1992)

Pursuant to due notice, the Permit Granting and the Special Permit Granting Authority held a Public Hearing on Thursday, May 21, 1992 at 8 p.m. in the Great Hall of the Town Hall, 525 Washington Street, Wellesley, on the petition of BABSON COLLEGE requesting the following:

1. Site Plan Approval pursuant to the provisions of Section XVIA, Section XIVE, Section VII, and Section XXV of the Zoning Bylaw to allow construction of a three-story student residence hall to house 170 students with the proposed footprint of 18,000 square feet and a floor area of 55,920 square feet, at a height of 52 feet, with associated landscaping.
2. A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw to allow a Major Construction Project to be built in a Water Supply Protection District.
3. A variance from the terms of Section XX and pursuant to the provisions of Section XXIV-D of the Zoning Bylaw to exceed the maximum height limitation of 45 feet by construction of a building with a proposed height of 52 feet.

On April 29, 1992, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Carson, Director of Planning for Babson College, who was accompanied by Robert Brown, lead architect from CBT Associates; Dr. K.E. Hazarvartian, Traffic Consultant with HSA Transportation Engineers; and Robert St. John, engineer from Andrews Survey & Engineering, Inc.

Mr. Carson said that the residence hall is designed to bring on campus a population which already exists at Babson, but which lives in Wellesley and surrounding communities. Eighty students are presently living at Dana Hall and commute to campus by car or shuttle bus. Housing these and other students on campus will result in a reduction in traffic. Although the construction of the new residence will not bring all Babson students on campus, approximately 85% will be housed. As the enrollment figure has been flat for the past ten years, Babson does not plan to construct additional housing space within the foreseeable future.

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Mr. Carson introduced Robert Brown, who described the project using a Site Plan, a map of the campus, floor plans and a model. The three-story, red brick building will have a single entry and will overlook the Babson Recreation Center. A variance for height is requested as the roof peaks will be 7 feet above the third story. This space will not be used as living space, but will house mechanical equipment. The building will be fully sprinklered and will have smoke detectors.

John Ford, 1 Vista Road, expressed concern with the increase in traffic on Wellesley Avenue due to the additional students housed on campus. He estimated that 170 dorm rooms would generate 80 additional cars. He suggested reopening the South Gate and using the road to the Recreation Center to divert traffic from Wellesley Avenue.

Dr. Hazarvartian, HSA Traffic Consultant, said that Babson is projecting a slight decrease in morning traffic due to fewer students commuting to the campus, but projects a slight increase in evening traffic which will not be operationally significant. The evening trips are already occurring in the area of Dana Hall, but will be transferred to the campus.

Mr. Carson stated that there are no plans to open the South Gate or to use the Babson Recreation road as Babson is concerned about campus security and the potential use of campus roads by the public to cross town. All of the evening traffic exits the Main Gate and not the West Gate on Wellesley Avenue, which is closed from early evening to early morning. Dr. Hazarvartian said that traffic counts taken at both entrances showed that the count at the Main Gate was more than double that at the West Gate during a 48 hour period.

Arlene Wahn, 107 Wellesley Avenue, asked if the traffic counts mentioned were the ones requested by the Planning Board. Dr. Hazarvartian responded that there were off campus counts taken as well as counts at the gates. These figures are in the traffic report requested by the Planning Board as a condition of the Special Permit for a Project of Significant Impact.

Mary Sullivan, Planning Board Chairman, stated that the Planning Board had received the Traffic Survey, which would be reviewed by the Selectmen. She also noted that there are about 1,500 part-time students who do not live on campus, as well as several hundred graduate or undergraduate students who will continue to commute.

Mr. Carson said that the part-time students were MBA candidates who arrive on campus at about 6:30 p.m. and leave at about 9:15 p.m. Approximately 300 students per night are involved in the MBA program. All departures are through the Main Gate which does not impact on the neighbors.

The Board questioned where the students living in the proposed residence hall would park their cars. Mr. Carson replied that there is sufficient parking capacity at present. If additional lots are needed, they shall be built. These cars are already on campus; the only change would be in the location the cars are parked.

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Robert St. John, lead engineer, discussed the proposed plans for upgrading the sewer line on Arlington Road. Mr. St. John added that he was in the process of responding to the issues raised by Steve Fader, Town Engineer, in respect to sewerage, drainage and electrical use on site.

Statement of Facts

The property in question is located on Map Hill Road (Lot NRH 1992) on the Babson College campus above the Babson Recreation Center. The 2.35 acre site is in an Educational District and a Water Supply Protection District.

The petitioner is requesting Site Plan Approval to allow construction of a residence hall to house 170 students, which will have a footprint of 18,000 square feet, a floor area of 55,920 square feet at a height of 52 feet, with associated landscaping. Parking for 175 cars is already available.

The petitioner is also requesting a Special Permit pursuant to Section XIVE of the Zoning Bylaw to allow a Major Construction Project (construction of 2,500 or more square feet of gross floor area) to be built in a Water Supply Protection District.

A variance from the terms of Section XX is also requested to allow the height of the proposed building of 52 feet to exceed the maximum allowed height of 45 feet.

As the proposed construction involves a total floor area of more than 10,000 square feet, the project is classified as a Project of Significant Impact pursuant to Section XVIB of the Zoning Bylaw, and thus requires a Special Permit granted by the Planning Board prior to consideration by the Board of Appeals for Site Plan Approval. This Special Permit was granted with conditions by the Planning Board and filed with the Town Clerk on May 19, 1992.

The following plans were submitted: Existing Conditions (C-1), drawn by John Andrews, Registered Land Surveyor, dated April 28, 1992; Proposed Layout (C-2), Proposed Grading (C-3), and Proposed Utilities (C-4). Plans C-2 through C-4 were drawn by Eric Bazzett, Registered Professional Engineer and were dated April 28, 1992.

The following architectural plans were submitted: Planting Plan (L101), Site Details (L102), Basement (A101), Ground Floor Plan (A102), Second Floor Plan (A103), Third Floor Plan (A104), Roof Plan (A105), Exterior Elevations (A201), Exterior Elevations (A202), Building Sections (A203), and Wall Sections (A301). All of the architectural plans were dated March 13, 1992 and were signed by Charles Tseckares, Registered Architect.

An Official Development Prospectus and a Traffic Impact and Access Study dated May 19, 1992, prepared by HSA Transportation Engineers, were also submitted.

The Design Review Board held a preliminary review on January 9, 1992, a second review on April 9, 1992, and a final review on May 15, 1992. The Design

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Review Board voted to support the requested height variance and to approve the revised design of the residence hall as presented.

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Site plans and other submission materials noted above were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above are on file in the ZBA office.

On May 12, 1992, the Planning Board reviewed the project and voted to support the request for the height variance, to support the granting of the Special Permit for construction in a Water Supply Protection District, and recommended that Site Plan Approval be withheld pending receipt of a satisfactory Traffic and Pedestrian Safety Study in accordance with the Planning Board Special Permit Decision on the PSI application.

The Town Engineer reviewed the project and had questions relating to the sewerage plans, drainage plans, electrical facilities, water hydrants and trenches which must be resolved prior to the issuance of a building permit.

The Wetlands Protection Committee reviewed both the petition for Site Plan Approval and the Special Permit for Major Construction in a Water Supply Protection District at their meetings on 1/27/92, 2/10/92, 2/24/92, 3/9/92 and 4/1/92. The Committee was satisfied that there would be no significant changes proposed to the exterior grades so the grade reduction was not an issue.

After reviewing the soil analysis of the construction site, the Committee agreed that a system using underground infiltration systems would be acceptable as it would not only contain the increase in run-off created by the construction, but might improve on-site recharge conditions. A detailed description of the drainage system is available in the the letter of review submitted by the Committee.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed construction of a 18,000 square foot student residence with 55,920 square feet of floor area on the Babson College campus constitutes a Major Construction project pursuant to Section XVIA of the Zoning Bylaw as it involves construction of more than 2,500 square feet of gross floor area, and is pursuant to Section XIVE of the Zoning Bylaw, as the location of the Major Construction project is in a Water Supply Protection District.

It is the opinion of this Authority that, with the exception of the height of the building for which a variance has been requested, the proposed construction, as detailed on the plans listed in the foregoing Statement of Facts, is in compliance with Section XIVE, Section VII and Section XXII of the Zoning Bylaw as it protects the safety, convenience and welfare of the public, minimizes additional congestion in public and private ways, and insures adequate protection for water, sewerage and drainage. Site Plan Approval is

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hereby given by this Authority pursuant to Sections XVIA, XIVE and XXV of the Zoning Bylaw, subject to conditions attached hereto as Addendum A.

A Special Permit for a Major Construction project to be built in a Water Supply Protection District has also been requested. It is the opinion of this Authority that the relevant Design and Operation Standards pursuant to Section XIVE-F have been met as the on-site recharge system designed for the drainage relative to this construction will be effective and the finished exterior grade will be at least 5 feet above the maximum groundwater table. Therefore, a Special Permit pursuant to Section XIVE of the Zoning Bylaw is hereby granted to build a Major Construction project in a Water Supply Protection District.

A variance from the terms of Section XX of the Zoning Bylaw to exceed the maximum allowed height of 45 feet by construction of a building with a height of 52 feet is also requested. This Authority is of the opinion that the proposed building height of 52 feet will not create an adverse impact on abutters; that the proposed height will be only 2 feet higher than two other buildings on campus; and, based on the topography of the site, that the building would have to be constructed 3 feet below the level of the centerline of Map Hill Road which would create a hardship were the variance not granted.

Therefore, the requested variance is granted for the proposed construction to exceed the height of 45 feet, but only to a height of 52 feet as shown on the plans submitted and noted in the foregoing Statement of Facts.

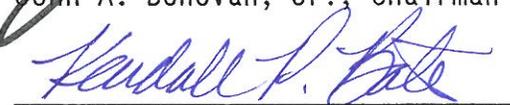
The Inspector of Buildings is hereby authorized to issue a permit for construction upon his receipt and approval of a building application and detailed construction plans, and subject to the conditions attached hereto as Addendum A.

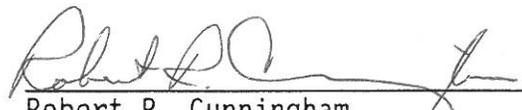
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Wetlands Protection Committee
Town Engineer
Inspector of Buildings

edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

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ADDENDUM A

1. All work shall be performed in accordance with plans submitted and on file with this Authority.
2. All design and construction must comply with all applicable state and local codes.
3. A letter from the Town Engineer stating that all plans and information requested in his letters of May 15 and May 20, 1992 has been supplied and is satisfactory shall be received in the office of the Board of Appeals prior to the issuance of a building permit.
4. All requirements of the Department of Public Works shall be met, including, but not limited to the requirement that water, sewer and electric connections, together with drainage connections, be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
5. Site utility plans shall be submitted to the Department of Public Works.
6. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.
7. Inspection and maintenance of catchbasins and grease traps shall be done on an annual basis and certification of inspection shall be submitted to the Wetlands Protection Committee by July 1st of every year.

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