



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

APR 16 1 34 PM '93

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ZBA 93-19
Petition of Babson Recreation Center
150 Great Plain Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 25, 1993 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street on the petition of BABSON RECREATION CENTER requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow the following construction at its premises at 150 GREAT PLAIN AVENUE, in an Educational District B.:

1. Enclosure of 4 outdoor tennis courts (28,800 sf)
2. Lobby/locker room/nursery expansion (8,600 sf)
3. Infill between proposed enclosed courts
and existing covered courts (8,650 sf)
4. Four outdoor tennis courts (28,800 sf)
5. Parking lot expansion - 82 paved spaces (3,075 sf)
31 landbanked spaces

with associated landscaping. The total area of the proposed construction footprint will be 46,050 square feet.

On February 18, 1993, 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 were Rob St. John, Landscape Architect with Andrews Survey & Engineering Co.; Roberta Radcliffe, representing Babson Recreation Center; Richard DeCoste, project architect; Dr. Kim Hazavartian, Traffic Engineer; and Jonathan Moll, legal counsel.

Using a three-dimensional model of the site, Mr. St. John explained that Babson is proposing to enclose the existing exterior tennis courts located at the rear of the complex, and to completely renovate the interior of the facility. Expansion of the parking lot to include 82 new parking spaces is planned to meet zoning requirements, with 31 additional spaces landbanked for future use. Four new exterior courts will be constructed on the rear of the back slope of the property.

The Board asked where the runoff from the new structures would be channeled. Mr. St. John responded that it would follow the existing drainage swales to the retention pond. Three hundred twenty square feet of wetlands will be replicated as per the Order of Conditions

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issued by the Wetlands Protection Committee.

Ms. Radcliffe stated that at present the Center has 7 indoor and 4 outdoor tennis courts, but that number is not sufficient for the membership, which has complained about the lack of prime court time. Mr. Moll added that the BRC does not intend to solicit new members. There has been a loss of membership due to the lack of prime time.

Dr. Hazavartian stated that the increase in traffic would be minimal. The addition of 4 new courts would result in a maximum of 16 additional people at any one time.

Mr. St. John said that the new courts would be lit by "shoe-box" fixtures, which direct the light down, so it will not reflect on abutting properties. The Board stated that the lighting for the tennis courts would have to be turned off no later than 10 p.m.

Sheila Dinsmore, a direct abutter at 128 Great Plain Avenue, expressed support for the petition.

Statement of Facts

The subject property, owned by Babson College and used by the Babson Recreation Center, is located at 150 Great Plain Avenue in an Educational District B. The parcel is comprised of Lot A (1,129,716 square feet) and Lot A-1 (36,024 square feet) for a total of 1,165,740 square feet or 26.76 acres.

In order to meet the 100 foot setback requirements of Section VIII A of the Zoning Bylaw, Parcel A-2 (10,494 square feet or .24 acres) and Parcel A-3 (63,154 square feet or 1.69 acres) have been created by Babson College. These two parcels are located in an Educational District. An Approval Not Required Plan depicting the four lots, dated December 21, 1992, drawn by John R. Andrews, Registered Land Surveyor, was endorsed by the Planning Board on February 9, 1993 as PBC-93-1.

Pursuant to the provisions of Section XVIA, Parts B and C, the proposed construction project was determined to be a Project of Significant Impact (PSI), as the aggregate total floor area of the project exceeded 10,000 square feet. A Special Permit for a Project of Significant Impact (PSI 92-2) was conditionally issued with Conditions by the Planning Board on October 20, 1992, and filed in the office of the Town Clerk on December 2, 1992.

On June 19, 1992, the Wetlands Protection Committee issued an Order of Conditions for DEP 324-184, which was amended on January 22, 1993.

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On February 18, 1993, the petitioner filed a request for Site Plan Approval pursuant to the provisions of Section XVIA of the Zoning Bylaw for a Major Construction Project which includes the following:

1. Enclosure of 4 outdoor tennis courts	28,800 sf
2. Lobby/locker room/nursery expansion	8,600 sf
3. Infill between new and existing covered courts	8,650 sf
4. Four outdoor tennis courts	28,800 sf
5. Parking lot expansion/82 paved spaces	
31 landbanked spaces	3,075 sf
	<u> </u>
	Total 46,050 sf

Section VIIIA (Educational Districts B.) lists the following minimum requirements which, according to the plans submitted by the petitioner, have been satisfied as follows:

<u>Bylaw</u>	<u>Petitioner's Plans</u>	
a) Minimum lot area of 80,000 sf	1,129,716 sf	Lot A
	36,024 sf	Lot A-1
	10,494 sf	Lot A-2
	63,154 sf	Lot A-3
(b) Minimum usable open space 60% of lot area	Natural Areas	637,600 sf
	Landscaped	116,560 sf
	Total	754,160 sf=65%

For the purposes of Open Space calculations, only the 26.76 acreage of Lot A and Lot A-1 have been used, as these two lots are in the Educational District B. The areas designated Lot A-2 and Lot A-3 lie within the Educational District and are used only for setback requirements.

(c) Maximum building/structure coverage of lot - 20%	Tennis Building-	109,330 sf
	Outdoor Courts -	28,800 sf
	Skating Building-	40,300 sf
	Pools	4,820 sf
	Pool Buildings	2,900 sf
	Pool Deck	15,280 sf
	Parking & access-	210,076 sf

Total Structures - 201,430 sf=17%
 Total Parking & Access-210,076 sf=18%

No building to be within 100 ft. of property lines

Using Lots A-2 and A-3 for setback requirements, various distances are all at 100 feet or more.

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The minimum number of parking spaces required for Educational Districts B, pursuant to Section XXI of the Zoning Bylaw is 1 space for every 3 permanent spectator seats, which include folding bleachers that are attached to buildings, but not less than 1 space per 1,000 square feet of floor area of buildings. Babson Recreation Center presently has 1,250 spectator seats in the skating building and 15 in the tennis building, for which 422 parking spaces are required. Existing parking spaces number 375, to which 82 paved spaces and 31 landbanked spaces will be added for a total of 488 spaces, of which 457 will be paved.

The following plans were submitted: Cover Sheet revised 3/12/93; Existing Conditions (C-1), Layout Plan (C-2); Grading Plan (C-3); Utility Plan (C-4); Landscape Plan (C-5) and Details (C-6) all dated February 16, 1993 and signed by John R. Andrews, III, Registered Land Surveyor. Plans C-2 through C-5 were stamped by Robert St. John, Registered Landscape Architect. Plans C-3 and C-4 were stamped by Franklin S. Pond, Professional Engineer.

The following architectural plans dated January 7, 1993, drawn by Richard DeCoste, Registered Architect, were also submitted: Existing Floor Plans (A-1), Completed Floor Plan (A-2), Roof Plan/Second Floor Plan (A-3), and Building Sections/Exterior Elevations (A-4).

An Official Development Prospectus, a Memo regarding Proposed Improvements and photographs were submitted.

The Design Review Board held a Preliminary Review of the project on May 28, 1992, and a Final Review on January 14, 1993, at which time the Board voted to approve the revised plans as presented.

All materials submitted were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief as required by Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file in the office of the Board of Appeals. On March 15, 1993, the Planning Board voted to offer no objection to the granting of Site Plan Approval.

Decision

This Authority has made a careful study of the materials submitted and the information given at the hearing. The petitioner's proposed construction of tennis courts, buildings and parking lot constitute a major construction project pursuant to Section XVIA of the Zoning Bylaw as it includes the construction of 2,500 or more square feet of gross floor area. It is also subject to the requirements of Section VIIIA of the Zoning Bylaw as the property is in an Educational District B.

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It is the opinion of this Authority that the proposed plans, as noted in the foregoing Statement of Facts, for the additions comply with the Zoning Bylaws 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, the plans insure compliance with Section XVI, Section XXI, Section VIIIA and Section XXII of the Zoning Bylaw.

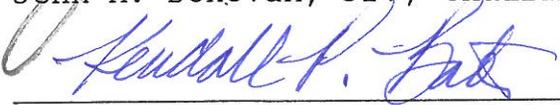
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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.

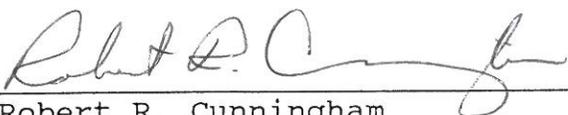
cc: Planning Board
Inspector of Buildings
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert R. Cunningham

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ADDENDUM A

1. A perimeter plan in which the interior lot lines of Lots A-1, A-2, and A-3 have been deleted shall be filed with the Norfolk Registry of Deeds. A copy of the plan and the recording certificate shall be submitted to the office of the Board of Appeals prior to the issuance of a building permit.
2. The parcels designated as Lots A-1, A-2 and A-3 on the ANR Plan approved by the Planning Board (PBC-93-1) shall never be buildable lots.
3. All work shall be performed in accordance with plans submitted and on file with this Authority.
4. All design and construction must comply with all applicable state and local codes.
5. All requirements of the Town of Wellesley Fire Department shall be met, including the construction of an additional hydrant behind the Tennis Center, to be fed by the Babson campus water supply.
6. 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.
7. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.
8. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance
9. All requirements of the Wetlands Protection Committee shall be complied with, including the Amended Order of Conditions for DEP 324-184.
10. All lighting for the outdoor tennis courts shall be extinguished no later than 10 p.m.

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