



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-28
Harvard Community Health Plan
230 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 22, 1993 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of HARVARD COMMUNITY HEALTH PLAN requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow construction of a 2,613 square foot parking lot containing 15 parking spaces, with associated landscaping, at 230 WORCESTER STREET, in a Business District, a Business District A, and a Water Supply Protection District.

A Special Permit is also requested pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw to allow construction of a parking lot in a Water Supply Protection District. Said project must comply with the Design and Operation Standards of Section XIVE of the Zoning Bylaw.

On March 29, 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 Douglas Hartnett, Design Engineer with Schofield Brothers; and James Zolner, Property Manager for Harvard Community Health Plan. Mr. Hartnett presented a rendering of the proposal which showed the location of the proposed 15 parking spaces on the site.

Mr. Hartnett explained that the drainage from the parking lot will tie into an existing catch basin, which will run into an proposed leaching basin to recharge into the ground water on site. The leaching basin will fill to only 46% of capacity under a 10 year design storm, including the additional drainage created by the parking lot. More capacity will be available than is required.

The Board noted that there is a real traffic problem in regard to entering and exiting the site, and questioned the potential for future accidents. Mr. Zolner replied that traffic enforcement has been lax due to the severe parking shortage, which will be alleviated by the new parking lot. Once the new spaces are in place, no parking will be allowed along the sides of the entrance road, and traffic enforcement will be much more strict.

ZBA 93-28
Petition of Harvard Community Health Plan
203 Worcester Street

The Board further noted the difficulty of locating a place to turn around, and suggested that directional signage might be advisable, as visibility and space are limited.

No other persons present had any comment on the petition.

Statement of Facts

The subject property, containing 98,745 square feet, is located at 230 Worcester Street in a Business District, a Business District A, and a Water Supply Protection District. The property is owned by Harvard Community Health Plan, and contains a three-story clinic and a three-story parking garage, which provides 232 spaces. Uncovered parking for an additional 16 cars is also provided on site.

The petitioner is requesting Site Plan Approval to construct a 2,613 square foot parking lot, with associated landscaping, for 15 cars. A Special Permit is also requested to construct a parking lot in a Water Supply Protection District.

The following materials were submitted: Proposed Parking Layout dated 3/19/93, drawn by Bruce L. Ey, Registered Professional Engineer and Bruce R. Thomas, Registered Landscape Architect; Stormwater Runoff and Drainage Design Computations dated January 22, 1993, prepared by Schofield Brothers; and an Official Development Prospectus.

On March 11, 1993, the Design Review Board reviewed the parking lot proposal and voted to approve the proposed parking area and landscape plan as presented.

All submission materials 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 were received and are on file in the office of the Board of Appeals.

On April 13, 1993, the Planning Board voted to support the recommendations of the Design Review Board, and to offer no opposition to the granting of the Special Permits on the condition that a guard-railing be placed at the top of the retaining wall between the new parking spaces and Hastings Street. A Memorandum from staff to the Planning Board documented compliance of the parking plan with each of the Development Standards required pursuant to Section XXI.D.3 of the Zoning Bylaw.

The Wetlands Protection Committee reviewed the parking lot proposal for both Site Plan Approval and for compliance with the Design and Operation Standards of Section XIVE of the Zoning Bylaw. The Committee was satisfied that finished exterior grades would be well above the required 5 feet above maximum ground water level, as ground water was encountered at 16 feet. The Wetlands Protection Committee was also satisfied with the proposed on-site recharge system, in which drainage will be collected from the parking lot by an existing catch basin, which will be fitted with a new grease trap, and directed to a new leaching basin.

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Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed 2,613 square foot parking lot constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it constitutes an activity regulated under Section XIVE of the Zoning Bylaw. All parking lots in Water Supply Protection Districts must meet the Design and Operation Standards of Section XIVE and require Special Permits for construction.

It is the opinion of this Authority that the proposed plans noted in the foregoing Statement of Facts for said parking lot 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, and insure adequate protection for water, sewerage and drainage. Furthermore, the plan insures compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

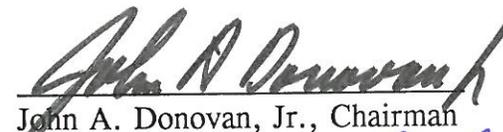
Site Plan Approval is hereby granted by this Authority pursuant to Section XVIA, Section XIVE and Section XI of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

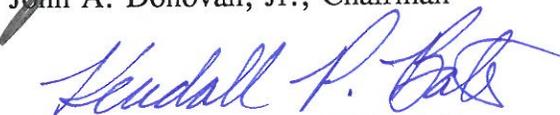
It is the opinion of this Authority that the applicable Design and Operation Standards of Section XIVE of the Zoning Bylaw have been met in regard to grade reduction and on-site recharge. Therefore, a Special Permit pursuant to Section XIVE of the Zoning Bylaw for construction of a parking lot in a Water Supply Protection District is also granted.

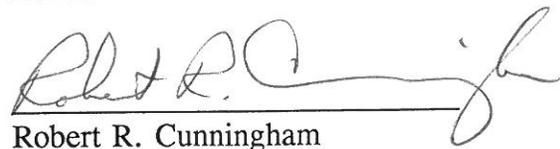
The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and construction plans.

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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230 Worcester Street

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ADDENDUM A

1. All work shall be performed in accordance with the plans submitted and on file with this Authority.
2. All design and construction must comply with all applicable state and local codes.
3. All requirements of the Town of Wellesley Fire Department shall be complied with.
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. Upon completion of the project, site utility plans shall be submitted to the Department of Public Works.
6. Certification of inspection, cleaning and maintenance of the grease trap installed in Catch Basin #3 shall be filed with the Wetlands Protection Committee by July first of every year.