



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 95-13
Petition of Babson College
Athletic II Parking Lot Expansion/Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 16, 1995 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of BABSON COLLEGE requesting Site Plan Approval for a Major Construction Project pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to construct a 60 car expansion with walkways and associated landscaping at the ATHLETIC II PARKING LOT adjacent to the Webster Athletic Center on the BABSON COLLEGE CAMPUS in an Educational District and a Water Supply Protection District. Said parking lot and walkways would cover 22,077 square feet.

A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw is also requested to construct a parking lot and to render more than 10,000 square feet impervious in a Water Supply Protection District.

On January 20, 1995, the petitioner filed a request for 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. Mr. Carson was accompanied by Ann James, landscape architect, and Robert Crowell, project engineer.

Mr. Carson said that Babson is requesting permission to construct the expansion of the Athletic II Parking Lot, which is situated in the interior of the campus, in order to relieve the migration occurring to the west of the campus. Babson has attempted to mass the parking lots rather than having pocket lots associated with specific buildings.

The Board asked if Babson was planning to construct additional parking lots in the future. Mr. Carson responded that no future parking lots were planned. The only future proposal will be the Campus Center, and parking for the Center will be in the existing under-utilized parking lots. The Board agreed that the decision should include a condition that no future parking lots would be allowed without the submission of a Master Plan by Babson College.

No other person present had any comment on the petition.

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Statement of Facts

The subject property is located in the southeast portion of the Babson College campus adjacent to the Webster Athletic Center in an Educational District and a Water Supply Protection District. The existing Athletic II Parking Lot contains 204 parking spaces.

Due to an error in calculating the required number of handicap spaces, the petitioner has amended the original request and is now requesting Site Plan Approval to construct a 59 space expansion (56 standard spaces and 3 handicap spaces) of the Athletic II Parking Lot. The total area which would be paved has been reduced from 22,077 square feet to 18,439 square feet, which includes all walkways. Three additional cut-off lighting fixtures mounted on 20 foot poles will be located on the perimeter; and a new landscaped island will separate the existing and the proposed lots.

The petitioner is also requesting a Special Permit to construct a parking lot and render more than 10,000 square feet impervious in a Water Supply Protection District.

Storm drainage will be directed via grading and two catchbasins to a series of leaching chambers, which will be underlain and surrounded by crushed stone. The water will recharge back into the ground through these chambers. The leaching chambers are preceded by a settling basin which will keep sediment from entering and clogging the leaching chambers. An inspection port will be installed at the north end of the settling basin to monitor sediment build-up.

As groundwater was not encountered in the two 12 foot soil borings, grade reduction is not an issue for this site.

The following plans were submitted: Topographic Plan dated June 23, 1994, drawn by John Gilbert Dick, Registered Land Surveyor; Site Preparation Plan (L-3) dated January 4, 1995; Site Improvements Plan (L-4) dated January 4, 1995, revised February 9, 1995, and a Context Plan dated 8/10/94. Plans L-3, L-4 and the Context Plan were drawn by Carol Johnson, Registered Landscape Architect. Athletic Lot II Drainage calculations prepared by Crowell Engineering and an Official Development Prospectus were also submitted.

All the aforementioned plans and information 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 office of the Board of Appeals.

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On January 26, 1995, the Design Review Board reviewed the petition and voted to offer no comment on the project.

The Wetlands Protection Committee reviewed the proposed construction plans and were satisfied with the on-site recharge system. As the groundwater elevations are below 12 feet, the lowering of exterior grades to 5 feet is not an issue for this site. The Committee recommended that the catchbasins, which will be fitted with grease and oil traps, be cleaned annually, and verification of the cleaning be submitted to the Committee by July first of each year. The Committee also recommended that the silt build-up in the settling basins be checked annually and cleaned out as necessary.

On February 7, 1995, the Planning Board reviewed the petition and voted to offer no objection to the granting of the requested Special Permits.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The proposed 59 space, 18,439 square foot expansion of the Athletic II Parking Lot constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it involves grading or regrading of land over an area of 5,000 square feet, and because it is an activity regulated under Section XIVE, Water Supply Protection Districts.

It is the unanimous decision of this Authority that the proposed plans for the 59 space expansion of the Athletic II Parking Lot adjacent to the Webster Athletic Center on 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, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw has been insured.

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

A Special Permit is also required pursuant to the provisions of Section XIVE of the Zoning Bylaw for construction of a parking lot and the rendering of more than 10,000 square feet impervious in a Water Supply Protection District.

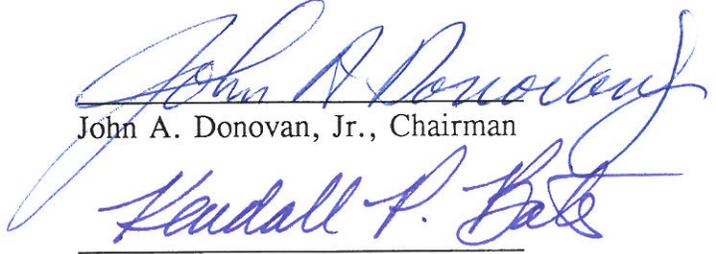
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It is the unanimous decision of this Authority that the Design and Operation Standards contained in Section XIVE-F of the Zoning Bylaw have been met in regard to on-site recharge and grade reduction.

Therefore, a Special Permit for the construction of said parking lot in a Water Supply Protection District is hereby granted, subject to the conditions contained in 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



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 the plans submitted and on file with this Authority.
2. All design and construction shall comply with all applicable State and local codes.
3. All catchbasins shall be cleaned on an annual basis and documentation of the cleaning shall be submitted to the Wetlands Protection Committee prior to July 1 of every year. Documentation shall include a letter stating who performed the work, the date the work was done, the nature of the work, and a receipt for the work done.
4. The level of siltation shall be checked annually and documentation of the inspection shall be submitted to the Wetlands Protection Committee at the same time as the aforementioned documentation is required.
5. Upon completion of the project, a set of utility and drainage plans shall be submitted to the Department of Public Works.
6. No petition for any parking lot shall be submitted in the future without the accompanying submission of a Master Plan.

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