



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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May 9 8 17 AM '95
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WELLESLEY, MA 02181

ZBA 95-31
Petition of Wellesley Country Club
294 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 27, 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 WELLESLEY COUNTRY CLUB requesting a Special Permit for 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 294 WELLESLEY AVENUE, in a Single Residence District and a Water Supply Protection District:

1. Demolition of existing bath house and construction of a new bath house totalling 1,700 square feet
2. Addition of 780 square feet to existing decking totalling 1,600 square feet
3. Elimination of two tennis courts and construction of an elongated circular driveway and new walkways totalling an additional 2,822 square feet of impervious area.
4. A 16 foot by 20 foot extension to an existing swimming pool.

The total impervious area for the entire project will be reduced by 6,970 square feet.

A Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw is also requested to allow construction of a Major Construction Project in a Water Supply Protection District.

On April 7, 1995, the petitioner filed a request for a hearing before this Authority, and thereafter due notice of the hearing was made by mailing and publication.

Presenting the case at the hearing was George Roman, project architect, who was accompanied by Michael Kosmo, project engineer. Using a graphic map with pictures showing the existing conditions of the project site, Mr. Roman described the bath house, swimming pool, tennis courts and parking lot that extends along Wellesley Avenue.

Mr. Roman said that the main purpose of the project was to rebuild the bath house and make general improvements to the pool area including a pool addition. The secondary purpose was to construct a driveway so that guests could be dropped off closer to the club entrance. Two tennis courts, which presently occupy the area of the new driveway, will be removed.

ZBA 95-31
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294 Wellesley Avenue

MAY 9 8 17 AM '95

Mr. Roman used a graphic depicting the proposed construction, and one which showed the interior of the proposed bath house, to explain the scope of the project. The plan includes upgrading existing walkways and enclosing the dumpster.

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Rosemarie Richardson, Windsor Road, expressed concern regarding the impact of the project on Academy Brook, which runs through her property, and gave a history of drainage problems which she attributed to construction done at Babson College and Wellesley Country Club.

Mr. Roman explained that the removal of the two clay tennis courts would decrease the impervious area. As the country club is in a Water Supply Protection District, all runoff must be recharged on site. Two leaching catchbasins will be constructed to hold the stormwater before gradual recharge into the ground.

No other person present had any comment on the petition.

Statement of Facts

The subject country club is located on a 135 acre parcel at 294 Wellesley Avenue in a Single Residence District and a Water Supply Protection District. The limit of work for the proposed project is 1.25 acres encompassing the pool/bath house area and two adjacent clay tennis courts.

The petitioner is requesting a Special Permit for Site Plan Approval to allow demolition of an existing bath house and construction of a 1,770 square foot bath house; addition of 780 square feet of decking; demolition of two tennis courts and construction of an elongated circular driveway with associated landscaping; and a 16 foot by 20 foot extension to the existing swimming pool.

The following plans were submitted: Site Plan (1), Site Elevations and Sections (2), Bath House Plan and Elevation (3), all dated March 31, 1995 and drawn by George A. Roman, Registered Architect; Existing Site Features Plan (L1) dated March 31, 1995, drawn by Joseph Marcklinger, Registered Land Surveyor; Grading, Drainage & Utilities Site Plan (L2), dated March 31, 1995, drawn by Michael S. Kosmo, Registered Professional Engineer; Plot Plan (L3) dated March 31, 1995, drawn by Joseph Marcklinger, Registered Land Surveyor; and Landscape Plan (L4) dated March 31, 1995, drawn by Nelson R. Hammer, Registered Landscape Architect.

A Hydrologic Analysis dated March 31, 1995, prepared by Everett M. Brooks Company, and an Official Development Prospectus were also submitted.

ZBA 95-31
Petition of Wellesley Country Club
294 Wellesley Avenue

MAY 9 8 17 AM '95

On March 9, 1995, the Design Review Board held a Preliminary Design Review at which recommendations regarding the roof of the concession stand were made. The Design Review Board also requested a more detailed landscape plan. Final Review of the project has not yet occurred.

All submitted plans and information 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. The Engineering Department requested additional plan details. Written responses from each of the above were received and are on file at the ZBA office.

On April 24, 1995, the Planning Board reviewed the project and voted to offer no objection to the granting of the Special Permits on the condition that the petitioner meet with the Design Review Board for a Final Design Review.

A Special Permit to allow construction of a Major Construction Project in a Water Supply Protection District has also been requested. The applicable Design and Operation Standards of Section XIVE-F of the Zoning Bylaw require that all storm water runoff from impervious areas be recharged on site and that soil overburden shall not be lowered to finished exterior grades less than five feet above maximum groundwater elevation.

The Wetlands Protection Committee reviewed the project and stated that on-site recharge is not an issue because the amount of impervious area on the site will not increase as a result of the project. The removal of the two clay tennis courts will reduce the amount of impervious area by 6,970 square feet. Runoff from the new driveway and adjacent walkways will be recharged on site through two dry wells sized for a 10 year storm.

The Committee agreed that grade reduction was not an issue as no groundwater was found in the 11 foot soil boring dug in the work area. Post-construction grades will be within two feet of pre-construction grades.

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. The petitioner's construction of a 1,700 square foot bath house and 780 square feet of new decking constitute a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more square feet of gross floor area, and because the elimination of the tennis courts and construction of the new circular driveway and walkways constitute grading or regrading over an area of 5,000 square feet or more.

ZBA 95-31
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MAY 9 8 17 AM '95

It is the opinion of this Authority that the proposed plans for the construction of the new bath house, decking, pool extension, driveway and walkways, as shown on the submitted plans noted in the Statement of Facts, 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, it insures compliance with Section XVI of the Zoning Bylaw. Full compliance with Section XXII has not yet been achieved.

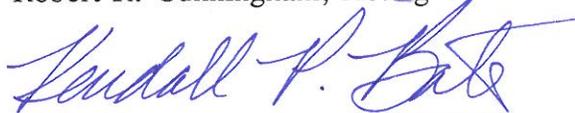
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XIVE and Section II of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

It is the opinion of this Authority that the Design and Operation Standards of Section XIVE of the Zoning Bylaw have been met; and a Special Permit for the construction of a Major Construction Project in a Water Supply Protection District is hereby granted.

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 PETITION IN
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Design Review Board
Town Engineer
Inspector of Buildings
edg


Robert R. Cunningham, Acting Chairman


Kendall P. Bates


William E. Polletta

ZBA 95-31
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294 Wellesley Avenue

MAY 9 8 17 AM '95

ADDENDUM A

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1. No building permit shall be issued until Final Review by the Design Review Board has occurred, and a letter of approval for the project received in the office of the Board of Appeals.
2. No building permit shall be issued until the information and plan details requested by the Engineering Department have been approved and a letter documenting approval has been received in the office of the Board of Appeals.
3. All work shall be performed in accordance with the 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 complied with.
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.