



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman  
ROBERT R. CUNNINGHAM  
KENDALL P. BATES

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019 X208

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WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
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ZBA 96-16  
Petition of Babson College  
College Drive/Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 28, 1996 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 a Special Permit for Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project on COLLEGE DRIVE, on the BABSON COLLEGE CAMPUS, in an Educational District, a Business A District and a Water Supply Protection District.

The project shall consist of a two-story Campus Center with a footprint of 20,900 square feet and a floor area of 36,200 square feet; a connecting two-story theater with a footprint of 12,800 square feet and a floor area of 19,100 square feet; a two-story interfaith chapel with a footprint of 2,600 square feet and a floor area of 5,200 square feet; and a 500 square foot connector bridge between the campus center and the theater. Associated landscaping and 6,000 square feet of walkways will be provided.

A Special Permit pursuant to the provisions of Section XIVD-2(b) and (d) is requested for a Major Construction Project in a Water Supply Protection District; and to render more than 10,000 square feet impervious in a Water Supply Protection District.

On March 6, 1996, 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 at Babson College. Mr. Carson was accompanied by Alan Joslin of William Rawn Associates, and Steven King of Andrews Engineering. Mr. Carson explained that the project will be built at the center of the campus close to Trim and Hollister Halls. Babson has completed the PSI process, and has complied with all the recommendations and requirements of all the relevant Town boards.

Alan Joslin gave the Board a brief walk-through of the project using colored renderings of each of the proposed buildings. Mr. Joslin said that parking will be at the Trim Parking lot, which is oversized for current demand, and at the expanded Hollister lot. The back of Hollister Hall will be restructured to provide a service area that will be screened from the road. Handicap parking will be provided close to the Campus Center, and a drop-off area will be located at the front of the building. Almost all the proposed pathways are handicap accessible. Lighting will

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be on 12 foot poles, and will be screened to prevent spill. Fire access is available on all four sides. All three buildings will have heights less than 45 feet.

The Board asked if the functions in the proposed buildings will have use beyond the student body. Mr. Carson said that, in general, the use will be for and by the students, but occasionally, a special event might be open to the public.

The Board noted that there is no vehicular access to the Chapel area except for emergency access. Mr. Carson replied that the emergency lane is 12 feet wide, and could be used for vehicles, if necessary. Babson is trying to discourage student parking and encourage student walking on campus.

Steve King of Andrews Engineering said that the Hollister lot expansion will be less than 20 spaces, a net increase of 3,460 square feet. The calculations dealing with the expansion have been reviewed by the Wetlands Committee.

Mrs. Richardson, 65 Windsor Road, expressed concern about the impact of the project in regard to potential flooding of Academy Brook, which runs through her property. Mr. King responded that the proposed buildings and walkways will cover about two acres, and that the Wetlands Committee and the Town Engineer have approved the drainage plans.

Andrew Bodkin, Forest Street, Needham, discussed a private issue that he has with Babson College, and requested that the agreement with Babson be incorporated into the Board's decision. The Board refused, stating that the Bodkins' problem was not part of the project, and that the Bodkins would have to rely on Babson's good faith in adhering to their agreement.

#### Statement of Facts

The subject locus is near College Drive on the Babson College campus in an Educational District, a Business A District and a Water Supply Protection District.

The petitioner is requesting a Special Permit for Site Plan Approval to construct a two-story campus center, a two-story theater with a 500 square foot connector to the campus center, and a two-story chapel. The total square footage of the three buildings is 36,300 square feet and the total floor area is 61,000 square feet. Associated landscaping and 6,000 square feet of walkways will be provided. The impervious area of the Hollister Parking Lot will be expanded from 5,640 square feet to 9,000 square feet for a net increase of 3,460 square feet.

A Special Permit for a Major Construction Project in a Water Supply Protection District, and to render more than 10,000 square feet impervious is also requested.

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The following plans were submitted: Existing Site Features Plan (Z1), Site Development Plan (Z2), Plot Plan (Z3), all dated January 24, 1996 and signed by John R. Andrews, Registered Land Surveyor; Grading & Drainage Plan (Z4) dated 3/4/96, Grading & Drainage Plan (Z4A) dated 2/6/96, Utilities Site Plan (Z5) dated 3/4/96, Site Details Plan (Z6) dated 3/4/96, all signed by Gregory Valiton, Registered Professional Land Surveyor; Layout & Materials Plan (L/P/1.2) dated 2/27/96, Planting Plan ((L/P/1.3) dated 1/31/96, Layout, Materials & Planting Plan (L/P/1.4) dated 2/1/96, Cross Section & Plant List (L/D/2.4) dated 1/22/96, all signed by Carol Johnson, Registered Landcape Architect; First Floor Plan (A/P/1.0) dated 2/2/96, Second Floor Plan (A/P/1.1) dated 1/22/96, First Floor Plan (AC/P/1.0) dated 2/7/96, Second Floor Plan (AC/P/1.1) dated 2/7/96, Building Elevations (AC/E/3.0) dated 2/7/96, Campus Center Elevations (A/EL/6.1) dated 2/2/96, Campus Center Elevations (A/EL/6.2) dated 2/2/96, and Campus Center Elevations (A/EL/6.3) dated 2/2/96, all signed by William Rawn, Registered Architect.

An Official Development Prospectus, colored renderings of each of the proposed buildings, Foundation Engineering Report dated May 3, 1995 prepared by McPhail Associates, Inc; a Hydrologic/Hydraulic Analysis dated 2/6/96 prepared by Andrews Survey & Engineering; A Traffic Analysis prepared by HSA Corporation; and a Parking Analysis/Campus Center Quadrangle/1996, prepared by Goldstein & Manello, P.C. were also submitted.

The proposed project constitutes a Project of Significant Impact, pursuant to the provisions of Section XVIA-C of the Zoning Bylaw, as the project has an aggregate total of newly constructed floor area of 10,000 or more square feet. On February 21, 1996, a Special Permit for the project containing Special Permit Conditions (PSI-95-1) was issued by the Planning Board

The Design Review Board held a Preliminary Review of the project on October 12, 1995, and a Final Review on January 25, 1996, at which the Design Review Board voted to approve the design of the three buildings as proposed.

All of the submission materials listed above were 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 ZBA Office.

In response to a request for additional data from the Engineering Division, revisions of the Grading & Drainage Plan (Z4) and the Utilities Site Plan (Z5) dated 3/25/96, signed by Gregory Valiton, Registered Professional Engineer, accompanied by additional information, were submitted. Two issues which had remained unresolved between the petitioner and the Water & Sewer Division: namely the elimination rather than a relocation of a 6" water main near the chapel; and the necessity of a 12" water service to the Campus Center rather than a downsized water service of 8" or 6" were settled on April 9, 1996. The 6" water main has been

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eliminated; and the 12" water service to the Campus Center has been downsized to an 8" service. Calculations and a new plan entitled "Utilities Site Plan (C/P/1.4)" dated 4/8/96, signed by Gregory M. Valiton, Registered Professional Engineer, were approved by the Engineering Division and the Water & Sewer Division of the Department of Public Works on April 9, 1996.

On March 19, 1996, the Planning Board reviewed the petition and voted to offer no opposition to granting the request.

A Special Permit pursuant to the provisions of Section XIVE is requested for a Major Construction Project, which will include rendering more than 10,000 square feet impervious, in a Water Supply Protection District. The Wetlands Protection Committee determined that the on-site recharge system, through which all storm water from the roofs of the new buildings, walkways and parking areas will be collected by catch basins and directed to two clusters of infiltration units, would be satisfactory, and that the project will not reduce the soil overburden above the water table to less than 5 feet, as test pit results taken on April 7 and 10, 1995, show that the high ground water elevation is 9.3 feet below grade.

#### 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 campus center, theater, chapel, and connector between the campus center and theater constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes the construction of 2,500 or more square feet of gross floor area; and is also pursuant to Section XIVE of the Zoning Bylaw, as the site is located in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for the three buildings, walkways, landscaping, and expansion of the Hollister Parking Lot, as detailed in the foregoing 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, insure adequate protection for water, sewerage, and drainage, and insure compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

It is the further opinion of this Authority that the requirements of Section XIVE of the Zoning Bylaw in regard to on-site recharge and grade reduction have been fulfilled.

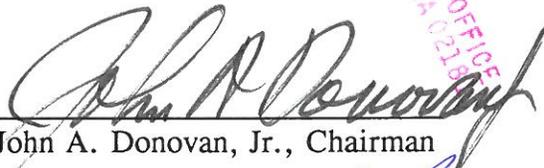
A Special Permit for a Major Construction Project in a Water Supply Protection District pursuant to the provisions of Section XIVE of the Zoning Bylaw is granted by a unanimous vote of this Authority taken at the Public Hearing.

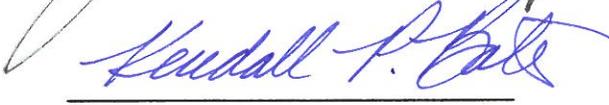
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A Special Permit is hereby granted and Site Plan Approval given by a unanimous vote of this Authority taken at the Public Hearing, pursuant to Section XVIA of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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  
Wetlands Protection Committee  
Inspector of Buildings  
edg

  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

  
Robert A. Bastille

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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. All Special Permit Conditions contained in the Special Permit for a Project of Significant Impact (PSI-95-1) shall be incorporated into this decision.
6. All new catchbasins shall be fitted with grease and oil traps. Catchbasins shall be cleaned annually, and verification of this cleaning shall be submitted to the Wetlands Protection Committee by July 1st of every year. Verification shall include a letter stating who performed the work, the date the work was done, the nature of the work, and a copy of the receipt for the work.
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 the office of the Board of Appeals at the time of issuance.