

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02181-5992

SEP 7 8 08 AM '97

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ZBA 97-68
Petition of Dana Hall School
45 Dana Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 21, 1997 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 the DANA HALL SCHOOL requesting a Special Permit for Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of a two-story Library/Science Center, to be connected to an existing building by a one-story covered link on the DANA HALL CAMPUS fronting GROVE STREET, in an Educational District. Said Library/Science Center will have a footprint of 20,581 square feet and a floor area of 39,097 square feet, with associated landscaping.

On July 29, 1997, 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 George Roman, architectural consultant, who was accompanied by Blair Jenkins, Head of Dana Hall; Thom Greenlaw, Dana Hall Business Manager; Sara Gardiner, project Architect; and Cynthia Brush, project engineer from Rizzo Associates.

The Board requested that Mr. Roman hold the presentation until it had an opportunity to ask some questions about the information and plans that had been presented.

The Board stated that although it was totally sympathetic to the nature of the project, it was disturbed that the petitioners had not completed the reviewing process before coming before the Board. All plans should have proper review and documentation by all reviewing Boards before coming before the Zoning Board. The concerns of the Engineering Department were not addressed until the day of the hearing.

Mr. Roman responded that Rizzo Associates have sent a memo regarding concerns of the Engineering Department to the Assistant Town Engineer. The issues are generally of clarification and not of substance. There are no major design changes requested.

The Chairman stated that the Board does not have a report from the Engineering Department approving the plans that were submitted that day. He asked what the projected time frame for construction would be.

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Mr. Roman stated that Dana Hall would like to have the foundation in before the cold weather, so that work on the building could be done through the winter. They would like the Board to grant approval with the contingency that the Engineering Department approve the revised plans.

The Board expressed reluctance to grant Site Plan Approval before all the plans had been approved. In order to protect the Town, the Board needs the written approval of the appropriate department that the requested changes have been made correctly.

Blair Jenkins, Head of School, earnestly requested that the Board grant Site Plan Approval with any conditions that it deemed necessary. Karen Lifter, Vice Chairman of the Board of Trustees and Thom Greenlaw seconded her request.

The Board decided that it would approve the project with the condition that all plans be approved by the Engineering Department and Municipal Light Plant prior to the issuance of any building permit.

Statement of Facts

The subject project will be located in an area fronting Grove Street on the 182,916 square foot Dana Hall Campus, in an Educational District. A Special Permit for Site Plan Approval is requested to construct a two-story Library/Science Center with a footprint of 20,581 square feet and a floor area of 39,097 square feet, which will be connected to an existing building by a one-story covered link. No additional parking will be provided.

The Library/Science Center is deemed to be a Project of Significant Impact (PSI) as, pursuant to Section XVIA-B of the Zoning Bylaw, requiring a Special Permit issued by the Planning Board as it is a construction project having an aggregate total of newly constructed floor area of 10,000 square feet.

On July 22, 1997, the Planning Board voted to issue the Special Permit with Conditions.

The following Engineering Plans have been submitted: Existing Conditions (C-1) dated 6/25/97, revised 8/20/97; Site Layout and Materials (C-2) dated 6/25/97 revised 8/20/97; Grading & Drainage (C-3) dated 6/25/97, revised 8/20/97; Utility Plan (C-4) dated 6/25/97, revised 8/20/97; Erosion & Sedimentation Control (C-5) dated 6/25/97, revised 8/20/97; Construction Details (C-6) dated 6/25/97, revised 8/20/97; Construction Details (C-7) dated 6/25/97; all signed by Richard A. Moore, Registered Professional Engineer.

The following Landscape Plans have been submitted: Planting Plan (L-1), Site Plan Details (L-2), and Site Details (L-3), all dated 6/13/97 and signed by Thomas E. Wirth, Registered Landscape Architect.

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The following Construction Plans have been submitted: Existing Classroom Bldg/Demolition & Plans (A2.0), First Floor Plan (A2.1), Second Floor Plan (A2.2), Attic Plan (A2.3), Roof Plan (A2.4), Elevations South & West (A3.0), Elevations North & East (A3.1), Elevations/Existing Building W/Connector (A3.2) Building Sections (A3.4), all dated 6/13/97 and signed by James F. Hunnewell, Registered Architect.

The following written material was submitted: Official Development Prospectus, Geotechnical Engineering Report dated January 30, 1997, prepared by SEA Consultants, Inc.; Fire Flow Test Results dated May 8, 1997, prepared by Rizzo Associates; Fire Flow Requirements dated July 24, 1997, prepared by Roger D. Wardwell, Registered Professional Mechanical Engineer of TMP Consulting Engineers; and Comments in Response to Engineering Department Review dated August 20, 1997, prepared by Rizzo Associates and TMP Consulting Engineers.

The Design Review Board reviewed the project on June 17, and July 10, 1997. At the second meeting, the Design Review Board voted to approve the project subject to the comments of the DRB.

All of the aforementioned plans and materials 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 at the ZBA office.

On August 12, 1997, the Planning Board reviewed the project and voted to offer no objection to the request.

The Engineering Department had concerns regarding Sewer, Water, Drain and General Issues; and the Municipal Light Plant had concerns regarding Transformer Location, Transformer Pad Specifications, Location of Main Disconnect, and Meter Location, which had not been sufficiently addressed by the petitioner prior to the Public Hearing.

Decision

This Authority has made a careful study of the plans and materials submitted and the information presented at the hearing. The proposed Library/Science Center with a 20,581 square foot footprint and a floor area of 39,097 square feet constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw as it includes construction of 2,500 or more square feet of gross floor area.

It is the opinion of this Authority that the proposed plans for construction of a Library/Science Center on the Dana Hall Campus, as detailed on the plans listed 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 the public

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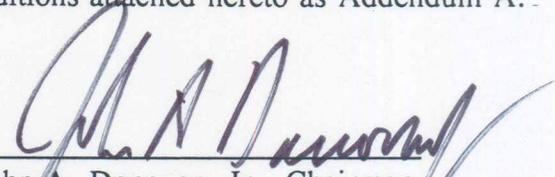
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and private ways, and insure adequate protection for water, sewerage and drainage.
Furthermore, compliance is insured with Section XVI and Section XXI of the Zoning Bylaw.

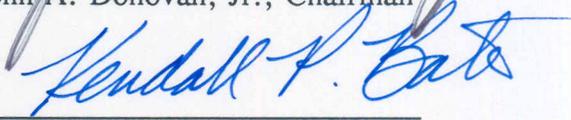
A Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, and Site Plan Approval is given by this Authority pursuant to Section XVIA and Section VII of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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.

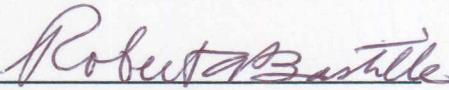
cc: Planning Board
Inspector of Buildings
Thom Greenlaw
Douglas Stewart, Assistant Town Engineer
Brian D. Morse, Municipal Light Plant
edg



John A. Donovan, Jr., Chairman



Kendall P. Bates



Robert A. Bastille

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ADDENDUM A

1. All concerns of the Engineering Department, as stated in its letter of August 15, 1997, and all concerns of the Municipal Light Plant, as stated in its letter of May 21, 1997, must be addressed by the petitioner, and letters of approval from both departments must be received in the office of the Board of Appeals, prior to the issuance of any building permit.
2. If revised plans are required by either the Engineering Department or the Municipal Light Plant, three copies of these plans shall be submitted to the office of the Board of Appeals, and the revised plans shall be deemed the effective plans for construction.
3. The Special Permit with Conditions for a Project of Significant Impact, issued by the Planning Board on July 22, 1997, shall be incorporated into this decision.
4. All work shall be performed with the most current plans submitted and on file with this Authority.
5. All design and construction shall comply with all applicable state and local codes.
6. All requirements of the Town of Wellesley Fire Department shall be met.
7. All requirements of the Department of Public Works shall be met, including but not limited to the requirement that water, sewer, drainage and electric connections shall be made in accordance with DPW standards and installed and maintained at no cost to the Town of Wellesley.
8. Upon completion of the project, a complete set of site utility plans shall be submitted to the Department of Public Works.
9. A copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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