

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS

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1997 SEP 26 A 8 12

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ZBA 97-76

Petition of Babson College
Arthur M. Blank Entrepreneurial Center
College Drive/Babson College Campus

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 18, 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 BABSON COLLEGE requesting a Special Permit for Site Plan Approval pursuant to Section XVIA, Section XIVB and Section XXV of the Zoning Bylaw to construct a three-story building with a partial basement having a footprint of 7,362 square feet and a floor area of 17,850 square feet, at a height of 44 feet 2 inches, on COLLEGE DRIVE, BABSON COLLEGE CAMPUS, in an Educational District, an Educational A District and a Water supply Protection District. The building will be attached on the second and third floors to the existing Luksic Hall. There will be no additional parking associated with the building.

On August 5, 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 David Carson, Director of Planning for Babson College, who was accompanied by Paul Viccica, CBT project architect; Steven King, project engineer from Andrew Survey & Engineering; Kim Hazarvartian of HSA Associates, traffic consultant; and Carl King, attorney from the firm of Goldstein & Manello.

Mr. Carson said that the proposed facility is essentially a faculty office building with 13 offices, exhibit and archival space that will be connected to Luksic Hall.

Using a blow-up of the site plan and a three-dimensional model, Mr. Viccica walked the Board through the project. The building will be located on the existing 37 space parking lot. Only 7 trees will be removed. Understory planting will be added on the Wellesley Avenue facade. The first floor will be used as an exhibit display area and for conference space. The upper two floors will house faculty offices and archival space. There will be a roof terrace.

Mr. Viccica explained that light levels will be low on the Wellesley Avenue facade. The exterior will be brick with a slate roof, matching Luksic Hall. One mechanical unit will be placed at the rear of the building on grade. All other air-handling units will be located in the attic. There is a drop of almost a full story from the entrance to the exit of the building.

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Mr. King said that the project has been through the Design Review Process, has received a Special Permit for a Project of Significant Impact from the Planning Board, and has approval from the Engineering Department. The issue raised by the Fire Department as to the width of the fire lanes has been satisfactorily resolved.

In terms of stormwater drainage, there will be little increase because the building will be located on the existing impervious area of the parking lot. Several underground infiltration chambers will be installed to satisfy the on-site recharge requirement.

Arlene Wahn, 107 Wellesley Avenue, said that her water runs brown and her electricity goes off about 10 times per year.

Tom Frisardi, 86 Forest Street, expressed concerns about additional traffic and requested a change in the signage which directs all Babson traffic from Route 128 through Forest Street.

Mr. Hazarvartian stated that the trip generation figures were calculated on the basis of the floor area of the campus, as the enrollment is static. The floor area of the proposed building is projected to generate 125 new vehicle trips which would be split east/west on Wellesley Avenue and north/south on Forest Street. During peak hours, 15 new trips are projected.

Mr. Carson explained that the building will be used by faculty and visiting lecturers. It will not generate more students. Babson is well aware of the traffic patterns in the area and the statistics on the traffic generated by Babson. They have pre- and post-construction data collection for each of the past PSI projects. The traffic situation has worsened generally in Wellesley. Over the past year, they have noticed a large traffic increase on Wellesley Avenue, which might be attributed to the public using an alternative route to Washington Street to avoid the construction which has been ongoing. The figure has jumped from 8,000 to 13,000 vehicle trips per day over the past year.

No other person present had any comment on the petition.

Statement of Facts

The subject building will be located on an existing 37 space parking lot on College Drive on the Babson College Campus in an Educational District, an Educational A District and a Water Supply Protection District.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of a three-story building with partial basement, at a height of 44 feet 2 inches, with a footprint of 7,362 square feet and a floor area of 17,850 square feet with associated landscaping and pedestrian walkways. The building will be connected to Luksic Hall on the second and third floors, and will contain faculty offices, and exhibition and archival space.

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No additional parking will be constructed.

Pursuant to Section XVIA-C of the Zoning Bylaw, the project is defined as a Project of Significant Impact (PSI) as it has an aggregate total of newly constructed floor area of 10,000 square feet or more. On July 26, 1997, the Wellesley Planning Board issued a Special Permit for the PSI with Conditions.

The following architectural plans were submitted: Ground Floor Plan (Z7A), First Floor Plan (Z7B), Second Floor Plan (Z7C), Building Elevations (Z7D), Building Elevations (Z7E), Building Sections (Z7F), Wall Section (Z7G), and Wall Sections (Z7H), all dated August 1, 1997 and signed by Robert A. Brown, Registered Architect.

The following engineering plans were submitted: Existing Site Features (Z1) dated 7/24/97, drawn by Holland E. Shaw, Registered Professional Land Surveyor; Site Development Plan (Z2) dated 8/1/97, draw by Thomas W. Kirvan, Registered Landscape Architect, revised 9/3/97 by Jennifer Jones, Registered Landscape Architect; Plot Plan (Z3) dated July 24, 1997, drawn by Holland E. Shaw, Registered Professional Land Surveyor; Grading & Drainage Plan (Z4) dated 7/24/97 drawn by Steven J. King, Registered Professional Engineer; Utilities Site Plan (Z5) dated 7/24/97, revised 9/3/97, drawn by Steven J. King, Registered Professional Engineer; Site Details (Z5A) dated 7/24/97, drawn by Steven J. King, Registered Professional Engineer; and Landscape Plan (Z6) dated 7/24/97, drawn by Thomas W. Kirvan, Registered Landscape Architect, revised 9/3/97, drawn by Jennier Jones, Registered Landscape Architect.

The following information was submitted: Official Development Prospectus, Fire Flow Demand dated July 18, 1997, signed by James A. Luce, Registered Professional Engineer; Subsurface Conditions/Boring Logs dated July 3, 1997, prepared by Carr-Dee Corp.; Drainage Analysis dated 7/7/97 prepared by Steven J. King, Registered Professional Engineer; and Traffic Impact & Access Study dated April 18, 1997, prepared by HSA Corporation.

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

All submitted plans and information 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.

On September 4, 1997, the Wetlands Protection Committee reviewed the petition and was satisfied that the on-site recharge and grade reduction requirements of the Water Supply Protection District had been met.

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On September 9, 1997, the Planning Board reviewed the petition and voted to recommend approval.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed 7,362 square foot three-story building on College Drive on the Babson College Campus constitutes a Major Construction Project under Section XVIA because it includes the construction of 2,500 square feet or more of gross floor area, and is also pursuant to Section XIVB of the Zoning Bylaw because the building lies in the Water Supply Protection District.

It is the opinion of this Authority that the submitted plans for the Arthur M. Blank Entrepreneurial Center, as 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 public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, compliance is ensured with Section XVI, Section XXII, Section VII and Section VIII of the Zoning Bylaw.

A Special Permit for Site Plan Approval is hereby granted, as voted unanimously by this Authority at the Public Hearing, pursuant to Section XVIA and Section XIVB of the Zoning Bylaw, subject to 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
edg



Kendall P. Bates, Acting Chairman



William E. Polletta



Sumner H. Babcock

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ADDENDUM A

1. All work shall be performed in accordance with the plans submitted and on filed 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 must 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 this project, a complete set of Site Utility Plans shall be submitted to the Department of Public Works.
6. 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.

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