

WELLESLEY PLANNING BOARD

PSI-13-01

10 COLLEGE DRIVE, WELLESLEY, MA

BABSON COLLEGE – FIRST YEAR RESIDENCE HALL

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Town of Wellesley Planning Board (“the Planning Board”), acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, Section XVIA., Part C, Project of Significant Impact (“PSI”), opened a duly advertised public hearing on May 6, 2013 on the application of Babson College (“the Applicant”), 231 Forest Street, Babson Park, Wellesley, MA 02457-0310.

The session of the hearing was digitally recorded with the file retained at the Planning Board Office.

During the course of the public hearing the full submission package was available for public examination at the Town Hall, Planning Board Office and online at

[http://www.wellesleyma.gov/Pages/WellesleyMA\\_Planning/Babson\\_PSI/Babson\\_PSI\\_index](http://www.wellesleyma.gov/Pages/WellesleyMA_Planning/Babson_PSI/Babson_PSI_index).

After comments were concluded on May 6, 2013, the Planning Board moved, seconded and voted to close the public hearing. The hearing was held in the Great Hall of the Wellesley Town Hall, 525 Washington Street, Wellesley.

Ms. Conroy, Ms. Preston, Mr. Synnott, Mr. Glick and Ms. Carpenter were present at the hearing.

PROJECT DESCRIPTION

The Project consists of the construction of a 78,000 square foot, 200-bed traditional style residence hall. In addition to the structure, new landscape elements including plazas, terraced seating and new tree planting will be added to the site. The location for the project was chosen to create two new quadrangles: Tomasso Lawn and the new Residential Quad. Parking areas will not be added to this portion of the site. Students will continue to use the existing on-site parking facilities.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on February 15, 2013, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised March 10, 2008. The submission was sent to the Board of Selectmen, Department of Public Works, Municipal Light Plant and Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

Fire Chief – March 14, 2013

Municipal Light Plant – February 22, 2013

Department of Public Works – April 19, 2013 and May 3, 2013

Board of Selectmen – May 7, 2013

Applicant’s Submitted Plans:

*PSI-13-01 BABSON-Residence Hall*  
231 Forest Street, Babson Park, Wellesley, MA

1. Application for Project of Significant Impact & Site Plan Review submitted February 15, 2013 prepared by Sasaki Associates, Inc. 64 Pleasant Street, Watertown, MA 02472 stamped by Stephen E. Hamwey on 2/14/13.
2. First Year Residence Hall at Babson College Wellesley, MA:  
Sasaki Associates, Inc. 64 Pleasant Street, Watertown, MA 02472 stamped by Stephen E. Hamwey on 2/14/13 and further revised 4/19/13

Drawing	Page	Date	Revised
General Notes	C-0.1	4/19/13	
Existing Conditions	EC-01	11/7/12	
Utility and Planning Schedule	EC-02	11/7/12	
Sediment Control and Demo Plan	C1-1	2/15/13	4/19/13
Layout and Materials Plan	C2-1	2/15/13	4/19/13
Grading and Drainage Plan	C3-1	2/15/13	4/19/13
Utility Profiles	C-3.2	4/19/13	
Sewer Lines Utility Profiles	C-3.3	4/19/13	
Utilities Plan	C-4-1	2/15/13	4/19/13
Planting Plan	C-5-1	2/15/13	4/19/13
Irrigation Plan	C-6.1	4/19/13	
Site Preparation Details	C-7.1	4/19/13	
Utilities	C-7.2	4/19/13	
Utility Details	C-7.3	4/19/13	
Site Details	C-7.4	4/19/13	
Site Details	C-7.5	4/19/13	
Site Details	C-7.6	4/19/13	
Planting Details	C-7.7	4/19/13	
Ground Floor Evac. Plan	A-020	2/15/13	
First Floor Evac. Plan	A-021	2/15/13	
Second Floor Evac. Plan	A-022	2/15/13	
Third Floor Evac Plan	A-023	2/15/13	
Electrical Site Plan	ES-100	2/15/13	

3. Traffic Impact and Access Study prepared by TEPP LLC, Transportation Engineering Planning and Policy, 93 Stiles Road, Suite 201, Salem, NH 03079. Stamped by Kim Eric Hazarvartian and dated February 6, 2013
4. Revised Stormwater Report prepared by Sasaki dated May 1, 2013

Additional Reports/Correspondence Received:

- 2/20/13** Letter from Ethan Parsons to various depts. to review Babson PSI  
Check received for PSI \$52,400.00 (PSI Fee \$20,000.00 & advertising fee \$0.)
- 2/22/13** Memo from Jim Verner, MLP to Ethan Parsons, Re: MLP Review
- 3/14/13** Memo from Deputy Fitzpatrick to Ethan Parsons, Re: Fire Dept. Review  
**Public Hearing Notice** sent out to abutters for 4/23/13 Hearing (which was cancelled because of Town Meeting)
- 4/11/13** **Public Hearing Notice** sent out to abutters, etc for 4/29/13 Hearing (which was cancelled because of Town Meeting)

4/12/13  
4/17/13  
4/19/13  
4/22/13  
5/1/13  
5/2/13  
5/3/13

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**Email** Town Moderator, Peg Metzger asking that all Public Hearing be postponed until after April 29<sup>th</sup> because of town Meeting  
**Email** from Meghan Jop to PB postponing all Town Meeting until May 6<sup>th</sup>.  
**Email** to Meghan Jop from Steve Langer, Re: Babson Letter from David Walsh  
**Report** from George Saraceno, DPW to Meghan Jop, Re: DPW PSI Report  
**Report** from Beta to Hans Larsen, Re: Traffic Impact and Access Study  
**Public Hearing Notice** sent out to abutters, etc for 5/6/13 Hearing  
**Staff Report** prepared by Meghan Jop for the Planning Board  
**Memorandum** to George Saraceno from Zachary Chrisco Re: Project of Significant Impact PSI-013-01 Review Comments  
**Email** to Meghan Jop from Mitchell Bornstein Re: Relationship with Babson College  
**Email** to Dave Hickey from Zachary Chrisco Re: Babson College Geologic Study  
**Report** from Kim Eric Hazarvartian, TEPP LLC to Kien Ho, Beta, Re: traffic Impact and Access Study Proposed Babson College Residence Hall Response to Comments  
**Email** from Terry Connolly to Meghan Jop Re: Beta Babson  
**Report** from Beta Group to Hans Larsen, Re: Traffic Impact and Access Study Proposed Babson College Residence Hall  
**Memorandum** to Meghan Jop from George Saraceno, Engineering Division Re: Project of Significant Impact PSI-013-01 Babson College-First Year Residence Hall  
**PowerPoint Presentation** presented by Vinicius Gorgati and Zachary Chrisco of Sasaki Associates  
**Email** from Zachary Chrisco to Meghan Jop Re: Babson-PSI Plans  
**Email** from Meghan Jop to Zachary Chrisco Re: Babson-PSI Plans  
**Memorandum** Hans Larsen to Meghan Jop; R: Babson College, 231 Forest Street First Year Residence Hall (PSI 13-1)

FINDINGS

Based on the herein referenced submittals from the Applicant, other submitted documents and the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, the Wellesley Planning Board:

accepts the analysis and recommendations of the Wellesley Public Works Department dated April 19 and May 3, 2013, as sufficient evidence that **WATER CAPACITY, SEWER CAPACITY, STORM DRAINAGE CAPACITY, and RECYCLING AND DISPOSAL SYSTEMS** are sufficient to meet the flow demands and/or standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the analysis and recommendations of the Wellesley Municipal Light Plant dated February 22, 2013, as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the **TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION** report, recommendations, and conditions of the Wellesley Board of Selectmen given orally on May 6, 2013 and in a formal letter dated May 13 2013, to approve the Babson College- First Year Residence Hall traffic study as being professionally prepared and having sufficient evidence that

the traffic conditions resulting from the Project will meet the standards for level of service, sight lines, proposed site connections, and pedestrian safety due to the lack of trips added to the study area roadway system, subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the analysis and recommendations of the Wellesley Fire Department dated March 14, 2013, as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the Applicant.

#### NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

Based on the record and findings referenced herein, the Planning Board requires the following improvements/conditions to meet minimum service standards:

##### WATER CAPACITY

1. All work regarding the municipal water system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

##### SEWER CAPACITY

1. All work regarding the municipal sewer system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.
2. Prior to the issuance of a building permit or during Site Plan Approval, the Applicants must submit a plan, which shall be approved by the Department of Public Works Engineering Division, to improve the inflow and infiltration of the first four sections of sanitary sewer pipe off of Forest Street onto the Babson College campus for a distance of approximately 750 feet.

##### STORM DRAINAGE CAPACITY

1. All work regarding the storm drainage system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.
2. An Operation and Maintenance Plan for the proposed Storm Drain Infiltration System shall be submitted and approved by the Zoning Board of Appeals as part of Site Plan Approval.

##### ELECTRICAL CAPACITY

1. All electrical work, both on and off-site, shall be completed prior to the issuance of a Certificate of Occupancy, and prior to making application for final building inspection as presented.

##### TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION

1. Prior to the issuance of a Building Permit the Applicant shall submit a copy of the Construction Management Plan to the Planning Board, approved by the Zoning Board of Appeals, and verify there will be no heavy construction vehicle access or parking at anytime on Wellesley Avenue in the area west of Forest Street. Construction access to the Project area shall be made through

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the Main Gate Entrance or directly off of Forest Street. This condition does not relate to personal vehicles of contractors or others working on the project.

2. The Applicant will use best efforts to coordinate the time of construction vehicle trips in the study area with the Wellesley Country Club (PSI-12-01 and PSI-12-02) and minimize such vehicle trips during the AM and PM peak traffic periods.
3. The Applicant shall make biennial or triennial review of vegetation at the Forest Street Main Gate Entrance and remove or trim any vegetation that may adversely impact sight lines.
4. Applicant to ensure installation of "All-Way" plaques on the Stop Signs located at intersection of Forest Street and Wellesley Avenue prior to start of construction.

#### FIRE PROTECTION AND LIFE SAFETY

The applicant shall install and complete all off-site and on-site work regarding the municipal alarm system to the satisfaction of the Fire Chief prior to building occupancy.

#### REFUSE DISPOSAL SYSTEM

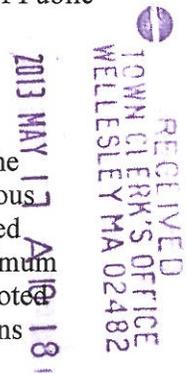
1. The refuse disposal system shall be developed to the satisfaction of the Department of Public Works prior to building occupancy.

#### DECISION

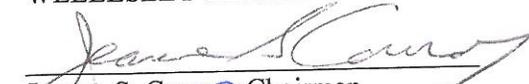
On the basis of the above listed Negotiated Improvements/Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the Applicant's Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the Applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore the Board moved, seconded and voted unanimously (5-0) on May 6, 2013 to issue this special permit in accordance with the conditions specified above.

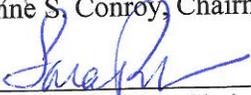
This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there is hereinafter a material change to the Project which generates an intensification of use as reasonably determined by the Planning Board, the Applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements cannot be completed the Applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

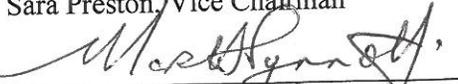
Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40A § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk.

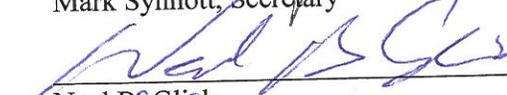


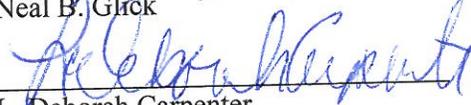
WELLESLEY PLANNING BOARD

  
Jeanne S. Conroy, Chairman

  
Sara Preston, Vice Chairman

  
Mark Synnott, Secretary

  
Neal B. Glick

  
L. Deborah Carpenter

Negotiated Improvements ~ Special Permit Conditions acknowledged and agreed to by property owner.

By:   
Babson College  
Duly Authorized Representative

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