

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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Record, Decision and Site Plan Approval

ZBA 2012-25

Petition of Town of Wellesley/Department of Public Works
169 Great Plain Avenue

On March 7, 2012, the TOWN OF WELLESLEY/DEPARTMENT OF PUBLIC WORKS (the Petitioner) filed a petition requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to replace the existing enclosed operations and to extend the covered storage area to accommodate covered loading of 100 cubic yard trailers and to cover the adjacent wood recycling operation. The Town is proposing to remove the existing dilapidated metal building structure and replace it with a new 50 foot wide by 150 foot long fabric covered structure that will be the Paper & Wood Processing Building. In addition, the project includes a new 30 foot wide by 70 foot long fabric covered RDF Bale Storage Building to be located adjacent to the Baler Building, at 169 GREAT PLAIN AVENUE, in a 20,000 square foot Single Residence District.

Public Hearing

Presenting the case at the hearing were David Hickey, Town Engineer, Douglas Stewart, Assistant Town Engineer and Jeff Alberti, P.E., Weston & Sampson Engineers, Inc.

Mr. Hickey said that the proposal is for construction of two steel and fabric structures. He said that they are trying to make changes in response to growth and changes in operations.

Mr. Hickey said that the first building is currently pre-fabricated steel that was originally built to support an incinerator. He said that the steel has deteriorated and there are some structural issues. He said that the building is currently used for paper sorting. He said that there are issues with the door openings and the trailers.

Mr. Hickey said that directly behind that building to the south is a wood processing area that is on impervious ground. He said that operation currently takes place outdoors. He said that current Department of Environment Protection (DEP) policy would require that the operation take place indoors.

Mr. Hickey said that the second building is smaller and will be located directly next to the baler building. He said that the primary purpose of the building is for storage. He said that because of the ebbs and flows

of recycling, as well as the business of selling the product, materials can accumulate. He said that there are also safety considerations. He said that the more that activities are carried on outdoors increases the potential for trash blowing around.

Mr. Hickey said that the first building is the larger of the two. He said that it will be a 50 foot wide by 150 foot long. He said that the existing steel structure is 50 feet wide by 96 feet long. He said that the rear setback will be 49 feet.

Mr. Hickey said that the smaller building will be 30 feet by 70 feet. He said that the setback from the property line will be 324 feet.

Mr. Hickey said that the geo technical test pits and borings showed some inconsistencies in the soil and groundwater. He said that the plan would be for the Department of Public Works (DPW) to remove any of the inconsistent soils before construction. He said that they designed a cutoff trench to the hill that would pick up any groundwater issues. He said that the water would be directed to an area where they have tested and got good percolation results.

Mr. Hickey said that they looked at the overall hydrology. He said that the drainage was improved with the previous project. He said that they think that the system is working now. He said that the pipes are adequately sized.

Mr. Hickey said that the smaller building will cut into the hillside. He said that they will be taking a little bit of pervious area there. He said that they will be removing some impervious surface where the wood/mixed paper structure will go.

Mr. Hickey said that they met with the Water & Sewer Department and the Municipal Light Plant (MLP). He said that there were no major issues.

Mr. Hickey said that the project is a design/bid/build. He said that they will remove the existing steel building and preserve the foundation and reuse it to the extent that they can to contain costs. He said that they will butt up to that with mega-block construction that is common with the fabric buildings. He said that the smaller building will have a mega-block foundation, which can be set at all existing grades.

Mr. Hickey described the flow of public traffic throughout the site. He said that construction should not interfere with public traffic. The Board said that given the hours of operation of the Recycling and Disposal Facility (RDF), there are bigger windows of time when the public is not present on the site.

Mr. Hickey said that this is not a typical Permanent Building Committee (PBC) project where there are a lot of materials or complicated mechanical/electrical systems. He said that the PBC was not sure what added value there would be to the project having their oversight. He said that Town Counsel's opinion was that PBC had discretion to allow the DPW to manage the project.

Mr. Hickey said that DPW will oversee the bidding process. Mr. Stewart said that Weston & Sampson will assist in the specification portion of the bidding process. Mr. Hickey said that both DPW and PBC were comfortable with the proposed arrangement.

Mr. Hickey said that DPW has done a fabric structure before. He said that the purpose behind the Design/Bid/Build is that they are hoping to capture as much of the existing foundation as possible. He said that they will be looking for a warranty from the building company that the foundation will be up to standards.

Mr. Alberti said that Weston & Sampson will be providing general administration services. He said that they budgeted for a part time clerk of the works to be on-site. He said that the person who has been scheduled for that job is already working with the PBC. He said that with the performance based specifications, they are comfortable that they will be following a typical process as they have with PBC oversight.

Mr. Alberti said that there is an existing Administration Building that will remain next to the Paper and Wood Processing Building. He said that was installed after the metal building was constructed.

Mr. Alberti displayed the location of the doors on the Paper and Wood Processing Building. He said that access to the spaces will not be changing. The Board confirmed that vehicles will be backing up to the new structure.

The Board asked about changes in the equipment or the handling of the wood. Mr. Alberti said that it will basically be covering the operation so that the wood is not exposed to the weather. He said that it is more of an efficiency item and an improvement in the condition of the stored materials.

Mr. Stewart said that the existing building is approximately 5'9" higher than the lower level. He said that there will be a small excavator for wood processing. He said that the wood is crushed down and then put into the 100 yard trailer which will back into the structure. He said that typically eight 100 yard loads go out in a week.

Mr. Alberti reviewed the floor plan of the Paper and Wood Processing Building. He said that they have written into the plans the specifications for building code requirements. He said that the foundation and the buttresses will support any lateral force.

Mr. Alberti displayed Elevation Drawings. He said that the peak of the new structure will be 44 feet high from the lowest grade. He said that it is a stepped grade at the back. He said that it will be 38 feet on the side. He said that there will be a louver on one side and an exhaust fan on the other to provide air movement through the space.

Mr. Alberti described the steel and fabric structures. He said that the color will match the existing fabric building on-site. He said that there will be an internal component for two roll-up doors.

Mr. Alberti displayed Building Sections Plans. He said that the concrete blocks will be interlocked.

Mr. Alberti said that the height of the structure was determined by the internal operations. He said that a structural engineer will do wind and snow load calculations.

Mr. Alberti discussed the Baler Building. He said that there is an existing block wall. He said that they will go into the slope and put in a new block wall that will serve as a retaining wall for the slope as well

as support for the structure. He said that the building will have a couple of openings as opposed to doors because it will be unheated space that will be used for storage. He said that there will be a ventilation louver over the opening at the west elevation.

Mr. Alberti said that there will be no impact to the existing facilities. He said that there will be no traffic increases.

Mr. Alberti said that they received approval from the Design Review Board (DRB). He that they submitted to the MA DEP and received their approval as well.

Mr. Stewart said that when they built the fabric covered building for the Transfer Station in 2003, it was very similar in size. He said that the longest pieces were 30 to 35 feet. He said that the trusses were assembled on-site.

Mr. Stewart said that the construction hours will be 7 a.m. to 4 p.m. He said that there will be no work done on Sunday and there probably will not be any work done on Saturday. He said that in order to work on Saturday, they would have to get permission from the Director of Public Works as well as the Police.

Mr. Stewart said that they estimate there to be 20 truckloads of mega blocks. He said that there will probably be four or five loads of the structural steel. He said that they can put into the specifications the requirements that those deliveries occur when the facility is not open to the public.

Mr. Hickey said that the excess material involves unconsolidated fill that will be removed to a landfill. He said that there are some requirements for dealing with that.

Mr. Stewart said that general materials involve such things as the sprinkler system and electrical for the light fixtures. He said that the estimate of 50 trucks is conservative. He said that these deliveries will be in smaller trucks.

Mr. Hickey said that the trucks will travel through Needham and then to Route 128, which is the general operation of the trucks. The Board asked if permission from Needham is required for that. Mr. Hickey said that there was nothing that he was aware of but there might have been in connection with the initial permitting of the RDF Facility. Mr. Hickey said that they will notify the Town of Needham.

Mr. Hickey said that they did a site walk with the Building Inspector, the Health Inspector, and the Conservation Administrator.

Mr. Alberti displayed on the plan the location of the fenced in area for the contractor. Mr. Stewart said that there is a 30 by 50 foot area shown on Plan 8 of 11 where the construction workers will park. He said that they will change the label on the plan so that it includes the construction worker parking.

Mr. Alberti displayed the construction worker access route to the site.

The Board asked about signage during the construction phase. Mr. Hickey said that they typically do have signs. He said that they can include contact information for the public. The Board said that DPW should consider putting something on their website. The Board said that the sign could refer the public to

the website. Mr. Stewart said that they also have an electronic message board which that they can program to include project news.

Mr. Alberti said that the existing metal building will be demolished by an outside contractor. He said that during that process they will be reviewing shop drawings on the foundation. He said that back area will then be excavated.

Mr. Stewart said that the building was tested and there were no asbestos materials found.

Mr. Alberti said that there is a detail on Plan A-100 that discusses the foundation work. He said that the contractor has to confirm the condition of the foundation after the building has been taken down. He said that the contractor taking the building down will have to repair any damage to the foundation. He said that will be part of the demolition package.

Mr. Alberti said that when the mega blocks are installed, fabrication of the building will occur. He said that the building will go up very quickly. He said that the fabric will go over the trusses and get tied down. He said that there will be a sprinkler system in the Paper and Wood Processing Building, as well as minimal lighting and ventilation and the overhead doors.

Mr. Alberti said that excavation will be done by the Town. He said that backfilling will be done by the contractor coming in. He said that the contractor was provided with an Existing Conditions Plan and an Existing Condition Post Town Excavation Plan. He said that the mega blocks will be placed on fill that the contractor has put in place.

Mr. Stewart said that they anticipate six months for total construction time. He said that the initial preparatory work should take approximately one month. He said that there should be two months for reviewing the shop drawings. He said that they hope to start construction in July and be completed by the end of the year.

Mr. Stewart said that there is a snow dump on-site. He said that they are hoping to be finished by December. Mr. Hickey said that the Paper and Wood Processing Building will be completed first to give them some extra storage space while the Baler Building is constructed.

The Board discussed screening. Mr. Hickey said that for previous projects that were closer to residential areas, a wall and evergreen screening was put in.

Mr. Alberti said that where the existing Administration Building and the Paper and Wood Processing Building abut, there needs to be a two-hour fire wall that will extend 30 inches above the roofline of the existing Administration Building. He said that above that will be a one-hour wall as a transition from the wall to the roof, per Building Code. He said that he would remove the block buttresses shown on Plan A-300, Typical Building Section C.

The Board discussed permitting for the 45 foot height of the building. Mr. Stewart said that they looked at that in the previous project in 2003. He said that 45 feet is the guidance but municipal is exempt. He said that they still abided by the 45 foot limitation. He said that the building will be 44 feet high.

Submittals from the Applicant

- Project Description
- Site Plan Approval Review – Plans and Submittal Checklist
- Development Prospectus, dated 2/17/12
- Locus Map
- Abutters List
- Wellesley RDF DPW Operations Building Addition Project Stormwater Management, dated 3/1/12, stamped by David J. Hickey, Jr., Registered Professional Engineer
- Town of Wellesley RDF Paper and Wood Processing Building and Baled Storage Building Project Traffic Impact Evaluation
- Subsurface Conditions Summary
- Geotechnical Report from Weston & Sampson, dated 9/30/11, signed by Christopher J. Palmer, Project Manager
- Memorandum dated 7/1/11, to Jeff Alberti, P.E., regarding RDF Wood Processing Building – Wellesley Massachusetts Observations of Existing Foundations and Site Conditions
- Town of Wellesley RDF Paper & Wood Processing Building and Bale Storage Building Project – Fire Protection and Life Safety, dated 2/17/12
- Fire Access Plan, dated 2/24/11, prepared by Department of Public Works Engineering Division
- Proposed Fire Protection, F-1, prepared by Weston & Sampson
- Emergency Exit Plan, G-100, prepared by Weston & Sampson
- Construction Management Plan, dated February 2012, prepared by Engineering Division, Department of Public Works
- Town of Wellesley RDF Paper & Wood Processing Building and Bale Storage Building Project – Water System Impact Analysis, dated 2/17/12
- Memorandum to Jeff Alberti, dated 2/21/12, from SED Associates Corp., regarding Water System Analysis
- Letter to Benjamin Osgood, dated 11/30/09, from Kurt Ruchala, Firepro, regarding Water Flow Test
- Wellesley DPW Recycle/Disposal Facility Fire Sprinkler Reports, prepared by SED Associates Corp.
- Town of Wellesley RDF Paper & Wood Processing Building and Bale Storage Building Project – Sanitary Sewer System Impact Analysis, dated 2/17/12
- Town of Wellesley RDF Paper & Wood Processing Building and Bale Storage Building Project – Stormwater System Impact Analysis
- Memorandum to Jeff Alberti, dated 2/21/12, from SED Associates Corp., regarding Electrical Power System Analysis
- Town of Wellesley RDF Paper & Wood Processing Building and Bale Storage Building Project – Refuse Disposal Impact Analysis, dated 2/17/12

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1 of 11	Title, Index & General	2/17/12	David J. Hickey,	2/29/12

	Notes		Jr.,P. E.	
Sheet 2 of 11	Existing Conditions and Control Plan	2/17/12	Douglas R. Stewart, P.E.	
Sheet 3 of 11	Plot Plan	2/17/12	Douglas R. Stewart, P.E.	2/29/12
Sheet 4 of 11	Overall Site Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 5 of 11	Site Preparation & Demolition Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 6 of 11	Grading & Utilities Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 7 of 11	Grading & Utilities Plan & Profile	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 8 of 11	Construction Management Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 9 of 11	Construction Management Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 10 of 11	Traffic Management Plan	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
Sheet 11 of 11	Construction Details	2/17/12	David J. Hickey, Jr.,P. E.	2/29/12
A-100	Proposed Floor Plan	3/1/12	Weston & Sampson	
A-200	Building Elevations	3/1/12	Weston & Sampson	
A-300	Building Sections	3/1/12	Weston & Sampson	
A-400	Details	3/1/12	Weston & Sampson	
A-201	Building Elevations	3/1/12	Weston & Sampson	
C-1	Existing Conditions Site Plan	3/1/12	Weston & Sampson	
C-2	Proposed Site Plan	3/1/12	Weston & Sampson	
E-1	Proposed Electrical Power & Lighting Plan		Weston & Sampson	
F-1	Proposed Fire Protection		Weston & Sampson	
G-11	Emergency Exit Plan	3/1/12	Weston & Sampson	
H-1	Proposed HVAC Plan		Weston & Sampson	

On January 25, 2012, the DRB reviewed the project and recommended that the Zoning Board of Appeals approve the proposed project as presented.

On February 10, 2012, Assistant NRC Director, Diane Torres, stated that,

No Notice of Intent or other filing with the Wetlands Protection Committee is required because the proposed work is well outside of areas in which the Committee has jurisdiction.

On February 29, 2012, Meghan Condon, Engineer, reviewed the preliminary site plans and submitted comments to the Board. On March 15, 2012, Meghan Condon, Engineer, stated that the finalized site plans had been received and reviewed and that all prior comments had been addressed.

On March 2, 2012, Douglas Stewart, P.E., Assistant Town Engineer, received and reviewed Site Plan Approval comment memo from the Department of Public Works and sent responses to the Board.

On March 19, 2012, Francisco Frias, WMLP Supervisory Electrical Engineer, reviewed the project and stated that the main electrical infrastructure around the project's site does not appear to be affected by any of the tasks needed to complete the project.

On March 21, 2012, Captain Kevin Donahue, Wellesley Fire Department, stated that the Fire Department does not have any issues with the project.

On March 21, 2012, the Planning Board reviewed the project and recommended that Site Plan Approval be granted with a condition.

The Board voted unanimously to approve Site Plan Approval (ZBA 2012-25), as presented.

All requirements imposed by the Site Plan Approval shall be applicable to the entity responsible for the administration of the Project. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, and agreements contained herein.

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.

Richard L. Seegel, Chairman

J. Randolph Becker

David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm