TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 92-62
Petition of Wellesley College
Distribution Center Parking Lot

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 17, 1992 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 WELLESLEY COLLEGE requesting Site Plan Approval pursuant to the provisions of Section XVIA, Section VII, Section XIVE, Section XXI and Section XXV of the Zoning Bylaw to construct an 89 car parking lot with associated landscaping and an access drive connecting the proposed parking lot to an existing 92 car parking lot. The proposed construction will cover .63 acres between the Distribution Center and the tennis courts fronting CENTRAL STREET on the WELLESLEY COLLEGE CAMPUS. Included in the proposed coverage is a 4 car parking lot at the southeast corner of the Distribution Center. Said parking lots would be located in an Educational and a Water Supply Protection District.

A Special Permit is also requested pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw as no major construction project or parking lot can be constructed in a Water Supply Protection District without demonstrating compliance with all Design and Operation Standards set forth in Section XIVE of the Zoning Bylaw.

On November 18, 1992, the petitioner requested a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Barry Monahan, representing Wellesley College, and Rob St. John, project Engineer with Andrews Survey & Engineering Company. Mr. Monahan said that the college hopes that this will be the last parking lot to be requested. The proposed lot is necessitated by the construction of the Davis Art Museum, and will provide dead storage for student cars which are now parked near the museum.

Mr. Monahan stated that there will be 4 handicap spaces in the new lot. The access road between the two lots will be used by the Distribution Center for access to its loading dock.

Mr. Monahan explained that, in an attempt to convince students that cars will not be necessary on campus, Wellesley College has instituted a new shuttle service connecting Wellesley, Babson and the "T"

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station. The college is hopeful that the use of this service will eliminate the need for additional parking lots.

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No other person present had any comment on the petition.

Statement of Facts

The subject property is located west of the Distribution Center and behind the tennis courts fronting on Central Street on the Wellesley College Campus in an Educational and a Water Supply Protection District. The total area of the new pavement is approximately 27,466 square feet or .63 acres.

The petitioner is requesting Site Plan Approval to construct an 85 car parking lot, an access drive connecting the proposed lot to an existing 92 car parking lot, and a 4 car parking lot with associated landscaping. The proposed lots will contain 61 standard parking spaces, 24 compact spaces and 4 handicap spaces. Seven additional "shoe box" lighting fixtures will be installed on 20 foot poles.

A Special Permit, which requires demonstrated compliance with all required Design and Operation Standards stated in Section XIVE of the Zoning Bylaw, is also requested to construct said parking lots in a Water Supply Protection District.

Surface water run-off will be directed to 2 new hooded catch basins. Eighty lineal feet of H-20 loading infiltrator basins will be located between the two new catch basins and an additional 120 lineal feet of the same will be constructed between the second catch basin and the existing manhole which connects into the drainage system for the existing 92 car parking lot.

The following plans were submitted: Existing Conditions drawn by John R. Andrews, Registered Land Surveyor; Proposed Site Plan dated October 18, 1992, revised December 12, 1992, drawn by Franklin S. Pond, Registered Professional Engineer; and a Proposed Site Plan dated October 18, 1992 drawn by Carol Johnson, Registered Landscape Architect. An Official Development Prospectus and photographs were also submitted.

Submission materials were sent to the Design Review Board, Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and the Fire Chief in accordance with Section XVIA of the Zoning Bylaw. Written responses were received from each of the above and are on file in the office of the Board of Appeals.

On November 12, 1992, the Design Review Board reviewed the proposal and voted to approve the design as presented.

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On December 8, 1992, the Planning Board reviewed the petitions and voted to recommend granting both Site Plan Approval and the Special Permit.

The Wetlands Protection Committee reviewed the parking lot proposal on October 22, 1992. It was the Committee's opinion that the proposed drainage plans satisfactorily meet the on-site recharge requirement and that grade reduction is not an issue for this project as no significant grade changes are proposed and there is a 40 foot difference in elevation between the proposed parking lot and the adjacent wetlands.

The Wetlands Protection Committee issued an Order of Conditions (DEP 324-188) for the construction of the proposed parking lot on November 17, 1992. Said Order of Conditions is hereby incorporated into this decision.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing.

The petitioner's proposed 85 car parking lot, access drive, and 4 car parking lot, which involve paving of 27,466 square feet, constitute a major construction project pursuant to Section XVIA of the Zoning Bylaw because an area of over 5,000 square feet will be graded or regraded, and because it is an activity regulated under Section XIVE, Water Supply Protection Districts, a district in which the project is located.

It is the opinion of this Authority that the proposed plans for the above mentioned project comply with the Zoning Bylaw of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion on public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, they are in compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

Site Plan Approval is hereby given by this Authority for construction of the two parking lots and access drive pursuant to the provisions of Section XVIA, Section XIVE, Section VII and Section XXV of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

It is the further opinion of this Authority that the Design and Operation Standards of Section XIVE in regard to an on-site recharge system and grade reduction have been satisfactorily met.

Therefore, a Special Permit is hereby granted for construction of the subject parking lots and access drive in a Water Supply Protection District.

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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

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Robert R. Cunningham, Acting Chairman

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Kendall P. Bates

William E. Polletta

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Addendum A

1. All work shall be performed in accordance with plans submitted and on file with this Authority.

2. All design and construction must comply with all applicable state and local codes.

3. The applicant must be in full compliance with the Order of Conditions (DEP 324-188), issued on November 17, 1992.

4. Regular maintenance of the hooded catchbasins shall be provided. Documentation verifying annual cleaning shall be submitted to the Wetlands Protection Committee by November first of each year.

5. Upon completion of the project, a set of site utility plans shall be submitted to the Department of Public Works.