



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-83

Petition of Town of Wellesley/Permanent Building Committee/School Committee
Bates School - 116 Elmwood Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 18, 1993 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 TOWN OF WELLESLEY/PERMANENT BUILDING COMMITTEE/SCHOOL COMMITTEE requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow construction of a one-story addition with a 3,407 square foot footprint and associated landscaping at the BATES SCHOOL, 116 ELMWOOD ROAD, in a Single Residence District, 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 to allow construction of a Major Construction Project in a Water Supply Protection District.

On October 20, 1993, the petitioners filed a request for a hearing with this Authority, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Randy Becker, Permanent Building Committee Chairman, Alice Peisch, School Committee member, and Ken DiNisco, project architect. Mr. Becker said that the group was present to answer any questions about the project.

The Board noted that the Design Review Board had used a figure of 1,800 square feet for the library and classroom addition, and a second addition of 900 square feet, which total 2,700 square feet, rather than the 3,407 square feet stated in the legal notice. Mr. DiNisco said that the total area is approximately 3,000 square feet. The library is about 2,000 square feet and the classroom area is 1,400 square feet. The classroom itself is 900 square feet, but the bathrooms and corridor comprise an additional 500 square feet.

The Board further noted that the one-story roof would be accessible to children, and asked if the school had developed any security measures. Mr. DiNisco said that they were trying to made the addition compatible with the existing one-story structure.

Dr. and Mrs. Basta, 117 Elmwood Drive, expressed concern with a potential increase in traffic due to the additional space. Mr. DeNisco said that the addition was a kindergarten classroom to be used by between 18 to 22 additional students. Mrs. Peisch stated that the

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kindergartens are presently overcrowded. Some of the students in the new classroom will be overflow from the existing number, and some will be siblings of older students. The total impact on traffic will be negligible from the one classroom.

The Board stated that traffic will always be a problem to consider because the schools are getting too large for the neighborhoods.

No other person present had any comment on the petition.

Statement of Facts

The Bates School is located at 116 Elmwood Road, on a 9 acre lot, in a Single Residence District, and a Water Supply Protection District. The property is abutted by the Boulder Brook Reservation at the rear and Kelly Memorial Park on the west.

The petitioners are requesting Site Plan Approval to allow the construction of two one-story additions; one addition of 1,872 square feet for use as expanded library space, to be located within the courtyard of the school; and one addition of approximately 1,535 square feet for a kindergarten classroom, bathrooms and corridor space, to be located at the end of the existing kindergarten wing. The total square footage of the two additions will be 3,407 square feet. The classroom addition will have a height of 11 feet, while the library addition will have a height of 25 feet. There will be no additional parking spaces, but landscaping will be added.

A Special Permit for construction of a Major Construction Project in a Water Supply Protection District is also requested. Said project must comply with the Design and Operation Standards pursuant to Section XIVE of the Zoning Bylaw.

The following plans were submitted: Existing Site Survey (L1), dated 10/19/93, revised 11/15/93, drawn by Stephen E. Stepenski, Registered Professional Land Surveyor; Existing Site Survey (L2), dated 10/19/93, revised 10/28/93, drawn by Stephen E. Stepenski, Registered Professional Land Surveyor; Landscape Plan (L3) undated, drawn by Gary L. Larson, Registered Landscape Architect.

The following architectural plans were submitted, all of which were signed by Martin A. Kretsch, Registered Architect: First Floor Plan (A1), dated 10/19/93; Enlargement (A2), dated 10/19/93; Exterior Elevations (A3), dated 10/19/93, revised 10/28/93; Exterior Elevations (A4), dated 10/19/93, revised 10/28/93.

An Official Development Prospectus, Electric Load Calculations prepared by Griffith & Vary, Inc., Boring Logs, and Pre and Post Development Drainage Calculations prepared by Larson Associates, Inc. were also submitted.

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The Design Review Board held a Preliminary Review of the project on October 14, 1993, at which recommendations as to the doors, pedestrian walkway system, landscaping plan and facade materials were made. A Final Review of the project was held on October 28, 1993, at which revised plans were presented. The Design Review Board voted to approve the design of the library and classroom additions and the site work as revised.

Copies of all submission materials were also 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 November 9, 1993, the Planning Board voted to support the recommendations of the Design Review Board and the Wetlands Protection Committee, and to recommend approval of the two required Special Permits.

The Wetlands Protection Committee reviewed the construction plans in regard to wetlands and drainage issues relating to Site Plan Approval, and the issues of Grade Reduction and On-site recharge in regard to meeting the Design and Operation Standards for a Special Permit to construct a Major Consturction Project in a Water Supply Protection District. The Committee determined that grade reduction was not an issue for this project because no changes to exterior grades are proposed.

In regard to On-site recharge, the Committee agreed with the design engineers from DiNisco Kretsch that directing the new run-off to the existing town drainage system is a better alternative for this site than on-site recharge due to the very low permeability of the soils beneath the school. Were the drainage to be recharged on-site, there is a danger that water would collect around the school foundation in the more permeable soils used for backfill. The Committee agreed that on-site recharge would not be feasible under these conditions on this site.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioners' proposed expanded library addition with an 1,872 square foot footprint and classroom addition with a 1,535 square foot footprint totaling 3,407 square feet of additional footprint, which constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because the proposal includes construction of 2,500 or more square feet of gross floor area, and is also pursuant to Section XIVE because the proposed construction lies in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for the additions to the Bates School, as shown on the submitted plans noted in the foregoing Statement of Facts, comply with the Zoning Bylaw 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, the plans insure compliance with

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Section XVI, Section II-A-3, Section XXI and Section XXII of the Zoning Bylaw.

Site Plan Approval is hereby granted by this Authority pursuant to Section XVIA and Section XIVE of the Zoning Bylaw subject to conditions attached hereto as Addendum A.

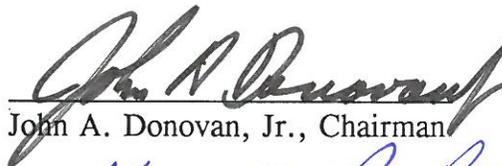
In regard to the Special Permit for a Major Construction Project in a Water Supply Protection District, this Authority is of the opinion that the applicable Design and Operation Standards specified in Section XIVE of the Zoning Bylaw will be fulfilled as follows:

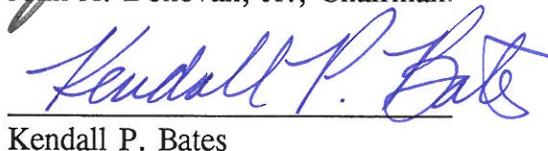
On-site Recharge - As both the design engineers of DiNisco Kretsch and the Wetlands Protection Committee agree that on-site recharge is not feasible due to the impermeability of the soil under the building, this Authority is satisfied with the plan to direct all new run-off from the proposed construction into the existing town drainage system.

Grade Reduction - There will be no grade reduction as a result of the proposed construction.

Therefore, a Special Permit is hereby granted for the construction of a Major Construction Project in a Water Supply Protection District.

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.


John A. Donovan, Jr., Chairman


Kendall P. Bates


Robert R. Cunningham

cc: Randy Becker, Chairman, Permanent Building Committee
Frances Cramb, Chairman, Wellesley School Committee
Ken DiNisco, DiNisco, Kretsch & Associates
Planning Board
Inspector of Buildings

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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. All requirements of the Town of Wellesley Fire Department shall 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.
5. Upon completion of the project, a complete set of 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 this Authority at the time of issuance.

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