



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 93-84

Petition of Town of Wellesley/Permanent Building Committee/School Committee
Hunnewell School - 28 Cameron Street

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 TOWN OF WELLESLEY/PERMANENT BUILDING COMMITTEE/SCHOOL COMMITTEE requesting Site Plan Approval pursuant to the provisions of Section XVIA, Section IIA-3 and Section XXV of the Zoning Bylaw to allow construction of a one-story addition with a 5,925 square foot footprint, associated landscaping, and an expansion of the existing 28 car parking lot to two parking areas containing a total of 37 cars, at the HUNNEWELL SCHOOL, 28 CAMERON STREET, in a Single Residence District.

On October 20, 1993, the petitioners 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 Randy Becker, Permanent Building Committee Chairman; Alice Peisch, School Committee member; and Ken DiNisco, project architect.

Using a model of the school, Mr. DiNisco showed where the addition would be located, and the traffic circulation pattern. The present play area is poorly defined, and the proposed plan will greatly improve this situation. The temporary classroom trailers presently on the site will be removed once the construction is completed. The proposed addition will contain three classrooms and a library.

The Board noted that the plans show three 900 square foot classrooms and one 1,800 square foot library. Mr. DiNisco said that these figures represented net area, but the additional space for corridors, etc. was added for the total amount of the square footage for the footprint. The figure of 5,925 square feet of gross footprint is correct.

Mr. DiNisco said that the shape of the library had been changed in response to the recommendations of the Design Review Board, but that the gross square footage of the library footprint remained the same.

No other persons present had any comment on the petition.

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Statement of Facts

The Hunnewell School is located at 28 Cameron Street, on a 5.6 acre lot, in a Single Residence District. The property is bordered by Parkway land on the southeast and northeast through which Fuller Brook and Cold Spring Brook run respectively, and the Municipal and Library Parking lots.

The petitioners are requesting Site Plan Approval to allow construction of a one-story addition containing three classrooms and a library, with a total footprint of 5,925 square feet. This wing will be located at the northern end of the existing classroom wing and will create a courtyard enclosed on three sides.

An expansion of the existing 28 car parking lot into two defined parking areas with a total of 37 spaces is also proposed. One area will contain 28 spaces and the remaining 9 spaces will be located around the perimeter of an interior planted island. The outdoor parking area is comprised of 17,200 square feet of paved area and 10,000 square feet of vegetative area. The required minimum landscaped area, or 10% of the total parking area, is 2,720 square feet. The actual landscaped area to be provided will be 10,000 square feet.

The following plans were submitted: Existing Site Survey (L-4), dated 10/19/93, revised 11/15/93, drawn by Stephen E. Stepenski, Registered Professional Land Surveyor; Existing Site Survey (L-5), dated 10/19/93, drawn by Stephen E. Stepenski, Registered Professional Land Surveyor; Landscape Plan (L-6), undated, drawn by Gary L. Larson, Registered Landscape Architect, revised 10/28/93 by Ken DiNisco, Registered Architect; Site Utility Plan/Sewage/Storm Drainage (SU-1), dated 10/19/93, drawn by Stephen E. Stepenski, Registered Professional Land Surveyor, revised to Proposed Sanitary & Storm Drainage Piping, dated 11/11/93, drawn by Donald P. MacNeill, Registered Professional Engineer; and Site Utility Plan/Electrical (SU-2), dated 10/19/93, drawn by Francis Tommezski, Registered Professional Engineer; and Storm & Sanitary Profiles (SU-1.1) dated 11/15/93, drawn by Donald P. MacNeill, Registered Professional Engineer.

The following architectural plans were submitted: Floor Plan (A-5), dated 10/19/93, drawn by Martin A. Kretsch, Registered Architect, revised 10/28/93 by Ken DiNisco, Registered Architect; First Floor Plan Addition, dated 10/19/93, drawn by Martin A. Kretsch, Registered Architect; Exterior Elevations (A-7), dated 10/19/93, drawn by Martin A. Kretsch, Registered Architect; and Library Floor Plan & Elevations (unnumbered), drawn by Ken DiNisco, Registered Architect.

An Official Development Prospectus, Boring Logs, Drainage Calculations and Electrical Load Calculations were also submitted.

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On October 14, 1993, the Design Review Board held a Preliminary Review of the plans, and recommended a reconfiguration of the shape of the library and redesign of the traffic and pedestrian circulation patterns.

On October 28, 1993, the Design Review Board held a Final Review of the revised plans showing a reconfigured library design, and revised site plans showing elimination of three parking spaces, a continuous walkway around the edge of the driveway, and simplified courtyard landscaping. The Design Review Board voted to approve the revised library plan and site plan with the recommendation that further examination be made as to the feasibility of raising the grade of the sidewalk at the new handicap entry to eliminate extension of the existing concrete platform and construction of new stairs with railings.

All submission materials and plans were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and 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 reviewed the petition and voted to support the recommendations of the Design Review Board and the Wetlands Protection Committee, and to recommend approval of the Site Plan.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioners proposed one-story addition containing three classrooms and a library, with a footprint of 5,925 square feet, constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw because it includes construction of 2,500 or more feet of gross floor area. The project also contains plans for associated landscaping and the expansion of the existing 28 car parking lot into two defined parking areas with a total of 37 spaces.

It is the opinion of this Authority that the proposed plans for the addition and site changes to accommodate the additional parking spaces at the Hunnewell 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.

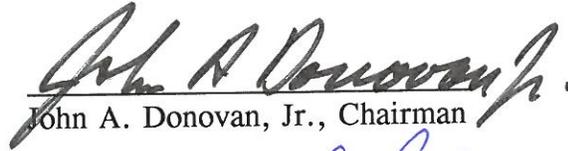
It is the opinion of this Authority that the provisions of Section XXI. Subpart 3. DEVELOPMENT STANDARDS have been met and that the plans also insure compliance with Section XVI, Section II-A-3, and Section XXII of the Zoning Bylaw.

ZBA 93-84

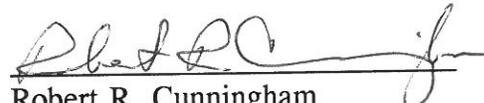
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Therefore, Site Plan Approval is hereby granted by this Authority pursuant to Section XVIA and Section XXV of the Zoning Bylaw subject to conditions attached hereto as Addendum A.

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.


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, Kretch & 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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