



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

JUN 13 10 41 AM '96

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ZBA 96-37

Petition of Health Development Corp./Babson College
The Wellesley Center/150 Great Plain Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 30, 1996 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 HEALTH DEVELOPMENT CORP./BABSON COLLEGE requesting a Special Permit for Site Plan Approval pursuant to the provisions of Section XVIA, XIVE and Section XXV of the Zoning Bylaw to allow the following construction at THE WELLESLEY CENTER (BABSON RECREATION CENTER) at 150 GREAT PLAIN AVENUE in an Educational B District and a Water Supply Protection District:

1. Construction of new footprint totalling 1,438 square feet to include an entry rotunda, vestibule, exterior stair and landing, and spa entry.
2. Construction of new floor area totalling 6,608 square feet including all of the above, second floor infill and partial second floor.
3. Also included are graded walkways, landscaping, parking lot alterations, and a request to landbank 14 new parking spaces of which 13 are required.

On May 1, 1996, the petitioner filed a request for 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 Gary Graham and Gigi Bainbridge of Graham/Meus, the architectural firm; Paul Couturier, President of Health Development Corp.; George Giunta of Needham Survey Associates, Inc., the engineering firm for the project; and Jonathan Moll, attorney for Babson College.

Mr. Graham said that the project is planned for the former Babson Recreation Center. Previously, the Board of Appeals granted and later renewed a Special Permit for a much larger project, which has been abandoned. The new plan has been significantly scaled back, with most of the improvements being made to the interior of the building. Only minor additional space is required for the two new entries.

Using enlarged graphics of the floor plans, Mr. Graham explained that the building has two tennis sheds; one has two courts and the other has four courts. The swimming pool is indoor between the court areas. The tennis court to the right of the pool is being eliminated, and the space will be used to create locker rooms on the first floor. A second floor will be added above

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the locker rooms to create space for health and cardio-vascular equipment. A new entrance will be provided for this area, as well as a new entrance to the spa.

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Mr. Graham stated that the new proposal has been scaled back so that only 7 additional parking spaces will be required. However, the 6 spaces, which will be eliminated to construct the new entry area, must be replaced. The 13 required spaces, plus an additional space, will be landbanked with the approval of Babson College, the property owner. The previous Special Permits also included landbanked parking spaces.

No other person present had any comment on the petition.

Statement of Facts

The subject property, owned by Babson College and managed by Health Development Corp., is located at 150 Great Plain Avenue on a 26.76 acre parcel, in an Educational B District and a Water Supply Protection District. It is bounded by the Town of Needham, Babson College and a Single Residence District.

Pursuant to the provisions of Section XVIA and Section XIVE, the project constitutes a Major Construction Project, as it involves construction of 2,500 or more square feet of gross floor area and is located in a Water Supply Protection District.

In March, 1993, the Babson Recreation Center appeared before the Board requesting a Special Permit for Site Plan Approval for additional footprint totalling 46,050 square feet. The Board granted the Special Permit (ZBA 93-19). In March, 1995, the petitioner again appeared before the Board requesting a two-year extension of the Special Permit, which had not been exercised and was due to lapse. The Board agreed that there were sufficient reasons for an extension, and granted a two-year renewal of the Special Permit (ZBA 95-22).

Since 1995, Health Development Corp. has taken over the management of Babson Recreation Center and changed its name to The Wellesley Center. The previous project for which the Special Permit was granted and extended has been abandoned.

The petitioner is now requesting a Special Permit for Site Plan Approval for construction of new footprint totalling 1,438 square feet including an entry rotunda, vestibule, exterior stair and landing and spa entry. New floor area to be constructed will include all of the above, a second floor infill, and a new partial second floor above the remodelled locker room area. The project also includes additional graded walkways, landscaping, and parking lot alteration.

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The petitioner further requests permission to landbank 14 parking spaces, of which 13 are required pursuant to Section XXII of the Zoning Bylaw.

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The following plans were submitted: Cover Sheet; Site Plan/Existing Condition (L.O) dated 4/2/96 drawn by Gary Graham, Registered Architect; Site Plan (L.1) dated 3/7/96, drawn by Dan K. Gordon, Registered Landscape Architect; Partial Plan: Limit of Work and Buffer Zone (L.2) dated 4/2/96, drawn by Gary Graham, Registered Architect; Existing Conditions/First Floor Plan (AO.0); Existing Conditions/Second Floor Plan (AO.1); Partial Plan/First Floor (A1.1); Partial Plan/First Floor (A1.2); Plan/Second Floor (A1.3); Exterior Elevations (A2.1); and Building Sections (A2.2). All of the "A" series plans are dated 4/29/96 and drawn by Gary Graham, Registered Architect.

An Official Development Prospectus and a Drainage Analysis Before and After Proposed Building Modifications dated March 27, 1996, prepared by James H. Lynn, Registered Professional Engineer, were also submitted.

On April 18, 1996, the Wetlands Protection Committee issued an Order of Conditions (DEP 324-222) for the proposed activities at 140-150 Great Plain Avenue.

The Design Review Board held a Preliminary Review of the project on February 22, 1996, and a Final Review on April 11, 1996, at which time, the Design Review Board voted to approve the design and site work of the project as presented.

All submitted plans and materials were also sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, and the Fire Chief as required pursuant to Section XVIA of the Zoning Bylaw. Written responses from each of the above were received and are on file in the Board of Appeals office. On May 21, 1993, the Planning Board voted to recommend no objection to the project.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The project constitutes a Major Construction Project pursuant to Section XVIA of the Zoning Bylaw as it involves the construction of 2,500 or more square feet of gross floor area and because it is located in a Water Supply Protection District.

It is the opinion of this Authority that the proposed plans for the construction at 150 Great Plain Avenue, as shown on the submitted plans noted in the foregoing Statement of Facts, comply with the Zoning Bylaws of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in the public and private ways, and insure adequate protection

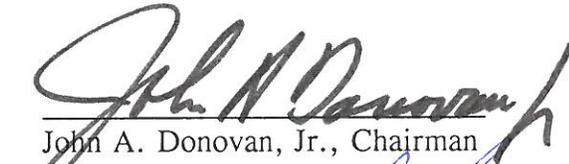
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for water, sewerage and drainage. Furthermore, they insure compliance with Section XVI, Section XXI, and Section XXII of the Zoning Bylaw.

At the Public Hearing, this Authority voted unanimously to allow the landbanking of the 14 parking spaces, and to grant the requested Special Permit. Therefore, a Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XIVE, and Section VIIIA of the Zoning Bylaw, subject to the 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.

cc: Planning Board
Wetlands Protection Committee
Inspector of Buildings
Paul Couturier
David Carson
edg


John A. Donovan, Jr., Chairman

Kendall P. Bates


Robert A. Bastille

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ADDENDUM A

1. All work shall be performed in accordance with the 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 and installed and maintained at no cost to the Town of Wellesley.
5. Upon completion of the project, a complete set of site 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.
7. All requirements of the Wetlands Protection Committee shall be complied with, including the Order of Conditions (DEP 322-222) issued for the project.

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