



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 96-53

Petition of Town of Wellesley/Department of Public Works
Recycling and Disposal Facility
169 Great Plain Avenue

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 25, 1996 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of the TOWN OF WELLESLEY/DEPARTMENT OF PUBLIC WORKS requesting a Special Permit for Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to allow construction of 8,770 square feet of new footprint and the same amount of floor area to be added to the following buildings at the RECYCLING AND DISPOSAL FACILITY at 169 GREAT PLAIN AVENUE, in a Single Residence District:

- | | |
|-------------------------|-------------------------------|
| 1. Incinerator Building | 7,200 square feet |
| 2. Transfer Station | 1,490 square feet |
| 3. Attendant Booth | 80 square feet (new building) |

New construction will include a 60 foot by 100 foot canopy attached to the southern end of the incinerator building to be used to cover the Book Exchange. An additional 99,470 square feet of drives and parking to include 113 new parking spaces, and associated landscaping will also be added.

On July 3, 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 was Steve Fader, Town Engineer, who was accompanied by Tim Bailey, Director of the DPW, and Steve Wright, Project Manager, from SEA Consultants. Mr. Fader explained that the project included improvements to four basic areas: the recycling area; the recycling shed and existing incinerator building, which will house a bailing operation for the recycling; new drive-through trash compactors; and a small addition to the transfer hall building, which will house improved facilities for the employees.

Mr. Fader said that the project started several years ago when the Engineering Department was asked to study the recycling area in regard to improving the traffic congestion and the overall handling of materials especially during the "peak hours" from 10 a.m. to 2 p.m. on Saturdays. The project was later expanded to encompass the handling of trash in general, with particular focus on the elimination of some of the existing operations.

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PROJECT: 94-033-01

Solutions have involved doubling the number of containers allotted to handle recyclables, with a certain number to be used under normal traffic flow conditions and an additional number to be used during peak hours. The installation of 5 drive-through trash compactors, each of which will be capable of handling 4 vehicles at a time, will alleviate traffic congestion and eliminate unnecessary trash handling operations.

The dual aims of the project were to maintain the existing traffic flow throughout the facility and to eliminate as much of the waste stream as possible as the resident moves through the site. At the Wellesley RDF, recycling is predominant. Using a copy of the submitted Existing Conditions Plan, Mr. Fader proceeded to walk the Board through the various stations and the procedures at the RDF. The first stop is the recycling area, then the "take it or leave it" area, the yard waste area, and the final stop will be the trash compactor area.

The first half of the recycling wall will handle normal traffic. The second half of the wall, which will duplicate the first half, will only be used during the peak period. The recycling shed to be constructed will house the bailing operation, as will the lower level of the existing incinerator building. Bailed recyclables are more financially lucrative than unbailed recyclables. Paper, cardboard, aluminum and steel will all be bailed. The existing employee facilities that were in the incinerator building will be moved to the addition to the transfer building.

Commercial trash will be handled in the transfer building, and will not be handled in any of the facilities open to the residents. Handicap parking and ramps will be provided at each of the recycling and disposal stations. The book exchange will remain in its present location.

The footprint of the site will remain the same. The RDF contains about 80 acres of which only 25-30% is used for the recycling and disposal operation.

The Board asked if there would be any differentiation in the yard waste between brush and grass. Mr. Fader said that new, clearer signage will be installed, and initially, additional policing of the area as well as an educational program will be in place.

The Board noted that the location of the "put and take" area seemed to be sited more for "putting" than "taking", as the trash compactors are the last stop, and it would be difficult to pick up a bulky item with a car full of trash. Mr. Fader responded that there are two traffic loops, and that one might have to enter the second loop to return to this area. However, additional parking spaces will be available for browsers.

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A discussion followed regarding liability and the budget in regard to the work done on the site by Town employees. The Board also noted that the submitted plans lacked benchmarks and elevation data.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 169 Great Plain Avenue, in a Single Residence District, on a 72.45 acre parcel bounded on the north, east and west by Single Residence dwellings and on the south by the Needham town line. Access to the site is from Great Plain Avenue.

The petitioner is requesting a Special Permit for Site Plan Approval to allow the construction of 8,770 square feet of new footprint and the same amount of floor area. The incinerator building will have an addition of 7,200 square feet; the transfer station will have an addition of 1,490 square feet and a new 80 square foot attendant booth will be constructed. Also included in the project will be a 60 foot by 100 foot canopy attached to the southern end of the incinerator building to cover the Book Exchange. An additional 99,460 square feet of drives and parking will include 113 new parking spaces and associated landscaping.

The following site plans were submitted: Existing Conditions (C-1), dated 2/16/96, revised 7/2/96, drawn by Douglas R. Stewart, Professional Land Surveyor, and Steven S. Fader, Registered Professional Engineer; Site Layout Plan (C-2), dated 11/16/95, drawn by Robert M. Brandon, Registered Architect; Site Grading Plan (C-4), dated 2/4/96, drawn by Paul C. Showstead, Registered Professional Engineer; Utility Plan (C-5) dated 2/2/96, drawn by Paul C. Showstead, Registered Professional Engineer; Plot Plan (Z-1), dated 6/30/96, revised 7/2/96, drawn by Douglas R. Stewart, Professional Land Surveyor, and Steven S. Fader, Registered Professional Engineer; Landscape Plan (L-1), dated 6/24/96, drawn by Leonard Williger, Registered Landscape Architect; Electrical Site Plan (E-0.1) dated Jan., 1996, drawn by Paul C. Showstead, Registered Professional Engineer.

The following architectural plans were submitted: Standard Sheet/Legend & Details (A-0.1); Recycling Shed/Lower Floor Plan (A-1.1); Recycling Center Shed/Upper Floor Plan (A-1.2); Recycling Center Shed/Elevations (A-1.3); Recycling Center Shed/Elevations (A-1.4); Recycling Center Shed/Building Sections (A-1.5); Recycling Center Shed/Roof Plan (A-1.6); Transfer Station/Floor Plan (A-2.1); Transfer Station/Elevations (A-2.2); Transfer Station/Roof Plan & Details (A-2.3); Attendants Booth/Plan & Elevations (A-3.1); Book Exchange/Plan & Elevations (A-4.1). All architectural plans are dated 2/13/96 and are drawn by Robert M. Brandon, Registered Architect.

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An unsigned plan titled Recycling Center Shed/Fire Protection Lower Floor Plan (SK 1A), dated 2/13/96 and an unsigned Revision Sketch (Sk-1B) titled Hydrant Location/East Building Elevation, dated 7/17/96 were also submitted.

The following written documents were submitted: Official Development Prospectus; Design Basis Document; Addendum 1 (Certificate of the Secretary of Environmental Affairs on the ENF); Addendum 2 (Order of Conditions-Town of Wellesley/Wetlands Protection Committee); Addendum 3 (Hydrology Report prepared by SEA Consultants, Inc.)

On February 8, 1996, the Wetlands Protection Committee voted to issue the aforementioned Order of Conditions (DEP 324-217).

The Design Review Board reviewed the project on July 1, 1996, and voted to approve the project as presented and to waive Final Design Review. Copies of all submitted plans and documents 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 in the office of the Board of Appeals. The Planning Board reviewed the project on July 23, 1996, and voted to recommend no objection to the granting of the Special Permit.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The petitioner's proposed construction of 8,770 square feet of new footprint at the Recycling and Disposal Facility at 169 Great Plain Avenue, constitutes a Major Construction Project because it involves construction of 2,500 or more square feet of gross floor area.

It is the opinion of this Authority that the proposed plans for the RDF project, as listed 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 public and private ways, and insure adequate protection for water, sewerage and drainage. Furthermore, the plans insure compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

A Special Permit is hereby granted, as unanimously voted by the Board of Appeals at the Public Hearing, and Site Plan Approval is given by this Authority pursuant to Section XVIA and Section II of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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Kendall P. Bates, Acting Chairman

Robert A. Bastille

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
Tim Bailey, Director/DPW
Inspector of Buildings
edg

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. 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.
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. The Order of Conditions (DEP 324-217) is hereby incorporated into this decision.