

WELLESLEY PLANNING BOARD

MUNICIPAL FACILITIES BUILDING PSI-06-02

AMENDMENT TO

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Wellesley Planning Board (“the Board”), acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, Section XVIA., part C, Project of Significant Impact (“PSI”), opened a duly advertised public hearing on June 14, 2010 on an application by the Town of Wellesley Municipal Light Plant (MLP). Present for the Planning Board were Stephanie Wasser, Rose Mary Donahue, Jeanne Conroy, and Neal Glick. Vice Chair Wasser conducted all sessions of the hearing due to Don McCauley, Chair, recusing himself from the proceedings. The public hearing was continued on June 28, 2010. After comments were concluded the Planning Board moved, seconded and voted unanimously (4-0) to close the Public Hearing. Both sessions of the hearing were held in the Wellesley Town Hall, 525 Washington Street, Wellesley.

PROJECT DESCRIPTION

Projects subject to review under Section XVIA. Project Approval include phased or segmented projects where a series of two or more projects on a single parcel for which application for building permits are filed within a three-year period is made. A Project of Significant Impact Special Permit decision was issued on May 9, 2006, PSI-06-02, for the construction of the following:

- a 16,209 square foot garage connected to the existing DPW Highway Building;
- a new 18,000 square foot two-story building; and
- a 23,970 square foot MLP building to be located on the site of the existing MLP garage, which is to be removed;

A building permit for the MLP construction was issued on January 3, 2008.

A second segment of the project, the construction of a 7,800 square foot administration building to be located adjacent to the recently completed garage and warehouse building and connected to the existing substation, was presented to the Planning Board within three years of the permit for the subject project issued January 3, 2008.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on May 12, 2010 in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and revised November 27, 2001. The submission was sent to the Board of Selectmen, the Department of Public Works, the Municipal Light Plant and the Fire Chief for review.

The Planning Board received the impact reviews as follows:

Fire Chief, June 9, 2010;

Municipal Light Plant, May 20, 2010;
Department of Public Works, June 9, 2010, June 28, 2010;
Board of Selectmen, June 24, 2010.

Applicant's Submitted Plans:

Wellesley Municipal Facility, 455 Worcester Street, Wellesley, MA, "Overall Site Plan"; 1"=60'; 2/24/06; revised 08/17/07 by Stephen S. Fader, P.E., Town Engineer.

Wellesley Municipal Facility, 455 Worcester Street, Wellesley, MA, "Site Plan"; 1"=60'; May 12, 2010 AECOM, 38 Chauncy Street, Boston, MA 02111

Wellesley Municipal Facility, "MLP Addition Schematic Site Plan"; 1"=30'; May 12, 2010 AECOM, 38 Chauncy Street, Boston, MA 02111

Wellesley Municipal Facility, AECOM, 38 Chauncy Street, Boston, MA 02111

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| 1. MLP Addition First Floor | May 12, 2010 |
| 2. MLP Addition Second Floor | May 12, 2010 |
| 3. Roof Plan | May 12, 2010 |
| 4. MLP Addition Rendering | May 12, 2010 |

Wellesley Municipal Light Plant, 2 Municipal Way, Wellesley, MA 02481 "Proposed Site Plan"; 1"=20'; June 22, 2010 AECOM, 38 Chauncy Street, Boston, MA 02111 prepared by Kathleen Schaeffer

Wellesley Municipal Light Plant, 2 Municipal Way, Wellesley, MA 02481 "Proposed Utility Plan"; 1"=20'; June 22, 2010 AECOM, 38 Chauncy Street, Boston, MA 02111 prepared by Kathleen Schaeffer

Additional Reports and Correspondence Received:

- 5/12/10 **Submission** Application for Project of Significant Impact; Town of Wellesley Municipal Light Plant Administration Building, 2/4 Municipal Way, Wellesley, MA May 12, 2010.
- 5/20/10 **Memo** from Francisco Frias, MLP, Review of PSI.
- 6/4/10 **Letter** from Joe Duggan, Water and Sewer Systems Impact Analysis, Water and Sewer Division.
- 6/8/10 **Letter** from Kien Ho, Beta Engineering, RE: PSI-06-02- Traffic Impact Evaluation.
- 6/9/10 **Report** from Steve Fader to Meghan Jop, Re: Review of PSI Application.
Report from Capt. Fitzpatrick to Michael Zehner Re: Fire Dept. Review.
- 6/11/10 **Email** from Laura St. John-Dupuis to Michael Zehner and Meghan Jop, Re: From the desk of Steve Fader- PSI Municipal Light Plant Administrative Comments.
Email from Michael Zehner to Steve Fader, Re: Responding to prior email.
Email from Steve Fader to Michael Zehner, Re: Responding to prior email.
- 6/23/10 **Memorandum** from Ray Porfilio to Meghan Jop, Re: MLP PSI-06-02 Supplemental Materials:
Drainage Calculations, dated June 23, 2010;

Water Capacity Analysis, Revised June 23, 2010;
Fire Sprinkler Reports, dated June 21, 2010;
Plumbing Fixture Cut Sheets; and
Water Meter Readings for Garage/Warehouse, Revised June 23, 2010.

6/24/10 **Email** from Steve Fader to Meghan Jop, Re: Revised Materials.

FINDINGS

Based on the completion of the project in accordance with the plans and other documents submitted by the applicant, the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, and other submitted documents referenced herein, the Wellesley Planning Board:

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **WATER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing municipal water flow characteristics off site to fall below the standards adopted by the Department of Public Works;

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **SEWER CAPACITY** is sufficient to meet the flow demands of the proposed use without causing surcharge in those sewer lines which serve the project and consistent with the standards adopted by the Department of Public Works;

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that **STORM DRAINAGE CAPACITY** is sufficient to meet the flow demands of the proposed development site in accordance with the standards of the Department of Public Works;

accepts the recommendations of the Wellesley Municipal Light Plant as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board;

accepts the report of the Wellesley Board of Selectmen as sufficient evidence that the level of service (LOS) of all roadways impacted by development **TRAFFIC** has been demonstrated to be at level "C" or higher for newly constructed floor area; and that **PEDESTRIAN AND BICYCLE CIRCULATION** will comply with recognized safety standards;

accepts the recommendations of the Wellesley Fire Department as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will comply with the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief; and

accepts the recommendations of the Wellesley Public Works Department as sufficient evidence that refuse **RECYCLING AND DISPOSAL SYSTEMS** have been provided for in accordance with the standards adopted by the Department of Public Works.

NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

The Negotiated Improvements and Special Permit Conditions of PSI-06-02, herein attached, shall apply.

For the purposes of this Special Permit Decision the term “Applicant” shall include successors and assigns of the Applicant.

DECISION

At its meeting on June 28, 2010, the Applicant assented to the above Negotiated Improvements and Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the Applicant’s Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the Applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore moved, seconded and voted 4-0, with Mr. McCauley recused from the proceedings, to issue this Special Permit in accordance with the conditions specified above.

This Special Permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there is hereinafter a material change to the project which generates an intensification of use as reasonably determined by the Planning Board, the Applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards would not continue to be met, based on additional impact generated by the project owing to the material change or intensification of use, or if any required negotiated improvements cannot be completed the Applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

Appeals from this decision, if any, shall be made pursuant to Massachusetts General Laws, Ch. 40A § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk.

WELLESLEY PLANNING BOARD

Donald S. McCauley, Chairman

Stephanie Wasser, Vice Chairman

Jeanne Conroy

Rose Mary Donahue

Neal Glick