

WELLESLEY PLANNING BOARD

TEMPLE BETH ELOHIM PSI-08-02

#10 BETHEL ROAD

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 May 28, 2008 on the application of Temple Beth Elohim (AKA Temple Beth Elohim of Wellesley) #10 Bethel Road Wellesley, MA 02481.

The public hearing was continued on June 16, 2008. Both sessions of the hearing were digitally recorded, with the files retained at the Planning Board office.

After comments were concluded on June 16, 2008 the Planning Board moved, seconded and voted unanimously to close the Public Hearing. All sessions of the hearing were held in the Wellesley Town Hall, 525 Washington Street, Wellesley.

All five members of the Planning Board were present at both sessions of the hearing.

PROJECT DESCRIPTION

The project involves removal of the existing 24,000 square foot Temple building and construction of a new 42,184 square foot Temple building along with associated reconfiguration of the parking, walks and drives on the approximately 5.5 acre site.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on March 26, 2008, 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 impact reviews were received by the Planning Board as follows:

Municipal Light Plant, May 9, 2008;  
Fire Chief, May 13, 2008;  
Board of Selectmen, May 30, 2008;  
Board of Public Works, June 6, 2008.

Applicant’s Submitted Plans:

EX-1 EXISTING CONDITIONS PLAN SHEET 1 Dated July 18, 2006  
EX-2 EXISTING CONDITIONS PLAN SHEET 2 Dated July 18, 2006  
SP-1 SITE PREPARATION PLAN Dated March 25, 2008  
SP-2 EROSION & SEDIMENTATION CONTROL PLAN Dated March 25, 2008  
L-1 LAYOUT AND MATERIALS PLAN Dated March 25, 2008  
L-1.1 SCHOFIELD SCHOOL IMPROVEMENTS PLAN Dated March 25, 2008  
L-2 GRADING PLAN Dated March 25, 2008  
L-3 UTILITY PLAN Dated March 25, 2008, Revised May 27, 2008  
L-4 PLANTING PLAN Dated March 25, 2008  
L-5 SITE DETAILS Dated March 25, 2008  
L-6 SITE DETAILS Dated March 25, 2008  
L-7 SITE DETAILS Dated March 25, 2008  
L-8 UTILITY DETAILS Dated March 25, 2008  
A0.01 EVACUATION PLANS Dated March 25, 2008  
A1.00 FLOOR PLANS Dated March 18, 2008  
A3.00 BUILDING ELEVATIONS Dated March 18, 2008  
A9.00 EXTERIOR WALL TYPES Dated March 18, 2008  
A9.10 EXTERIOR WALL DETAILS Dated March 18, 2008  
A9.11 EXTERIOR WALL DETAILS Dated March 18, 2008  
A9.12 EXTERIOR WALL DETAILS Dated March 18, 2008  
*Traffic Impact, Access and Parking Study*, Vanasse Hangen Brustlin, Inc., March, 2008  
*Sidewalk Analysis*, Vanasse Hangen Brustlin, Inc., March 24, 2008  
*Temple Beth Elohim Renovation Peer Review*, BETA Group, Inc., May 2, 2008  
*Temple Beth Elohim Renovation Traffic Peer Review Responses*, Vanasse Hangen Brustlin, Inc.,  
May 9, 2008  
With Attachments: *Sight Distance Plan*  
*T-1 Traffic Circulation Plan*  
*Temple Beth Elohim Renovation Peer Review*, BETA Group, Inc., May 16, 2008

## Additional Reports/Correspondence Received

1/8/08           **Letter** from Harriet Warshaw to Neighbors, re: invite to an informational meeting  
3/24/08           **Maps** – Warrant Art. 23, Bethel road Discontinuance  
3/26/08           **Letter** from R. Brown to PSI review depts. Re: PSI submittal  
4/15/08           **Letter & Easement attachment** from Al Robinson to DPW & Schools, re: final agreement (driveway & parking ).  
4/17/08           **Public Hearing Notice – Sent to Townsman, Depts, abutters, etc**  
5/9/08            **Report** from MLP  
5/13/08           **Report** from Fire Chief  
5/27/08           Memorandum from Stantec to R. Brown Re: Project of Significant Impact – Response to Comments  
5/30/08           **Report** from Selectmen  
6/6/08            **Report** from DPW

## FINDINGS

Based on the herein referenced submittals from the applicant, other submitted documents and the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, 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 subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

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 subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

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 subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

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 subject to completion of the project in accordance with the plans and other documents submitted by the applicant;

accepts the **TRAFFIC** report of the Wellesley Board of Selectmen as sufficient evidence, based on the agreed-upon traffic and parking mitigation plan, that traffic systems will meet adopted Level of Service standards;

accepts the **PEDESTRIAN AND BICYCLE CIRCULATION** report of the Wellesley Board of Selectmen as sufficient evidence that in all cases: (i) sidewalks within a walking distance of 600 feet of the Project are presently available; and (ii) sidewalk connections within such radius to surrounding neighborhoods and to existing public transportation are presently available, in each case in a safe and convenient condition (except for the existing sidewalks on Bethel Road, which are to be reconstructed by Applicant consistent with standards of the Massachusetts Highway Project Development and Design Guide);

accepts the recommendations of the Wellesley Fire Department as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the applicant; 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 subject to completion of the project in accordance with the plans and other documents submitted by the applicant.

#### NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

The applicant has accepted the following improvements/conditions to meet minimum service standards:

##### WATER CAPACITY

All off-site and on-site work shown on the plans regarding the municipal water system shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

##### SEWER CAPACITY

New sewer pump station and other identified sewer work shall, prior to building occupancy, be completed to the satisfaction of Wellesley Public Works Department.

##### STORM DRAINAGE CAPACITY

The applicant shall complete storm drainage work prior to building occupancy. There is no connection to the Municipal Storm Drainage System.

##### ELECTRICAL CAPACITY

The applicant shall complete all on-site and off-site electrical work shown on the plans as referenced in the report of the Municipal Light Plant dated May 9, 2008, prior to occupancy, and prior to making application for final building inspection.

#### TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION

The applicant shall, perform and submit a traffic monitoring report with respect to the Cedar Street and Bethel Road intersection 12 months after occupancy of the building. This report shall contain and consist of data satisfactory to the Board of Selectmen to enable verification of the accuracy and validity of the applicant's original traffic analysis. The applicant shall also complete the improvements referred to in the April 15, 2008 Letter & Easement attachment (referred to above) from Al Robinson to DPW & Schools, re: final agreement (driveway & parking).

#### FIRE PROTECTION AND LIFE SAFETY

The applicant shall install and complete all off-site and on-site work shown on the plans regarding the municipal alarm system to the satisfaction of the Fire Chief prior to building occupancy.

#### REFUSE DISPOSAL SYSTEM

The applicant shall:

- a. dispose of site generated refuse via a private hauler or, if refuse from the site is taken to the Wellesley Recycling and Disposal Facility (RDF), such refuse shall be subject to customary applicable tipping fees;
- b. insure the provision and location of on-site containers for recyclables to facilitate their use;

For the purposes of this Special Permit Decision the term "applicant" shall include successors and assigns of the applicant.

#### DECISION

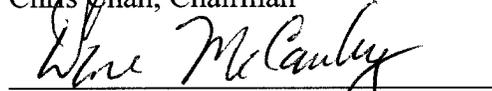
The Applicant has assented to the above listed Negotiated Improvements/Special Permit Conditions and, on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the applicant's Municipal Systems Impact Analysis, related submissions referenced herein, and the representations made by the applicant at the hearing, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore moved, seconded and voted 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 has been a material change or 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 are not 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.

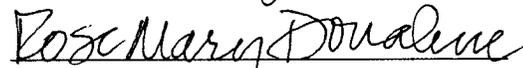
Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40a § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the town clerk.

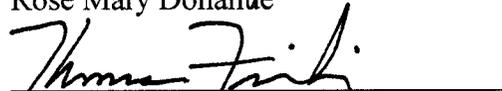
WELLESLEY PLANNING BOARD

  
Chris Chan, Chairman

  
Donald S. McCauley, Vice Chairman

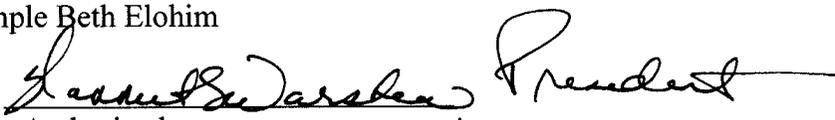
  
Barbara Lehmann, Secretary

  
Rose Mary Donahue

  
Thomas Frisardi

Negotiated Improvements ~ Special  
Permit Conditions acknowledged and  
agreed to by property owner

Temple Beth Elohim

By:  President  
Duly Authorized

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 16, 2008

Then personally appeared before me, the undersigned notary public, the above-named Chris Chan, as Chairman of the Wellesley Planning Board, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and in each capacity shown or indicated above, as his free act and deed.



Notary Public

Print Name: Stephen T. Langer

My commission expires



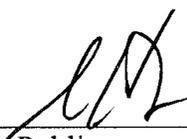
STEPHEN T. LANGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 23, 2012

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 16, 2008

Then personally appeared before me, the undersigned notary public, the above-named Harriet M. Warshaw, as President of Temple Beth Elohim, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily and in each capacity shown or indicated above, as her free act and deed.



Notary Public

Print Name:

My commission expires



STEPHEN T. LANGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 23, 2012