



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGEL

February 24, 2021

9:00 am

Remote Business Meeting

Zoning Board of Appeals Members Present: J. Randolph Becker
David G. Sheffield
Derek B. Redgate

ZBA 2020-64, WELLESLEY PARK LLC, 140-148 WESTON ROAD

Present at the Business Meeting was Victor Sheen, Wellesley Park, LLC.

The Board discussed revisions to the draft decision and conditions.

Mr. Redgate moved, Mr. Sheffield seconded the motion and the Board voted unanimously to grant Site Plan Approval, pursuant to Section 16A of the Zoning Bylaw.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve a Special Permit pursuant to Section 14E of the Zoning Bylaw for a major construction project in a Water Supply Protection District.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve a Special Permit pursuant to Section 22D of the Zoning Bylaw for height of retaining walls of four feet or greater within 10 feet of the property line, as shown on the plans.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve a Variance pursuant to Section 14F of the Zoning Bylaw for relief the height of the building in excess of the maximum allowed at 36 feet, as shown on the current approved plans.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to authorize the Executive Secretary to sign the decisions on behalf of the Board members.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

ZBA 2020-65 WELLESLEY COUNTRY CLUB, 300 WELLESLEY AVENUE (RACQUET FACILITY)

Present at the business meeting were David Himmelberger, Esq., Ruth Mallett and Brian Lynch, Wellesley Country Club, and Paul Matos, P.E., Allen & Major.

The Board discussed revisions to the draft decision and conditions.

The Board discussed plans for communicating with the public about the project. Mr. Himmelberger said that the Applicant was willing to have something posted on the Club's website. Ms. Mallett said that the Club has an existing online presence and they are able to have a public tab where they are hoping to keep the public up to date on what is going on with the project. She said that they will work with Stanmar to make sure it is updated periodically.

Mr. Himmelberger said that the Applicant had submitted a letter to the Board that requested allowance for Saturday work during hours that conform to the hours listed in the Town Bylaw. Mr. Becker said language in the draft decision allowed for work on Saturdays from 8 am to 5 pm, and prohibited Sunday or holiday work.

Mr. Matos discussed the date of revisions in the Table of Drawings. He said that those were the plans that were approved by George Saraceno, Town Engineer, in his review letter. Mr. Himmelberger said that the Plans starting with C-001 and running through L-501 were revised on January 4 2021. He said that a Site Lighting Photometric Plan, PH-1.1, dated January 5, 2021, should be added to the list of plans.

Mr. Becker said that he had not received the revised plans. Mr. Himmelberger discussed approval of the plans as they were subsequently updated. He said that the Building Inspector will question why the September 10, 2020 are not being used and whether the January 4th plans have been approved.

Mr. Matos said that the Board received a copy of the response letter, the Phosphorous Removal and the Construction Management Plan. He said that the plans were submitted electronically to Mr. Saraceno. Mr. Becker said that if the plans were received before the public hearing was closed, there is no problem with accepting them.

Mr. Himmelberger suggested that the Board vote the decision as it is currently revised and allow the Applicant to immediately follow up with the submittal plans with a request for determination that they are minor modifications are those minor modifications are approved by the Board.

Mr. Becker said that the plans have to be delivered to the Zoning Board of Appeals.

Mr. Himmelberger said that the public hearing was closed on January 21, 2021. Mr. Matos said that the plans were sent to Mr. Saraceno on January 6, 2021. He said that members of the Country Club Team were copied on the email.

Mr. Becker said that there is no issue with the status of the project. He said that if the Building Inspector ask that the Applicant come back before the Board, the Board can hold a business meeting to determine that the revised plans are a minor modification that does not require a public hearing.

Ms. Mallett said that Mr. Himmelberger said that the drawings were not forwarded to the Board, and that was an oversight. Mr. Himmelberger said that a response letter to George Saraceno was sent to the Zoning Office on December 10, 2020, with a link to the revised plans. Mr. Becker said that the link in the email did not work for the Board members or the ZBA office.

Mr. Redgate confirmed that the plans were dated January 4, 2021, which is before the close of the hearing. He said that the Board relies on Mr. Saraceno as an extension of the Board as a "staff" member. He said that the Board typically relies on Mr. Saraceno's opinion letter and his back and forth with the Applicant. He said that under those conditions, it would be adequate if the Board includes the date of final revisions, January 4, 2021, on the civil plans that were coordinated with Mr. Saraceno. Mr. Sheffield agreed with Mr. Redgate. Mr. Matos said that he will submit a hard copy of the plans and a link to the plans to the Zoning Board of Appeals office.

Mr. Becker said that the Board has agreed to rely on Mr. Saraceno as a staff member and include the plans that were revised on January 4, 2021.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to grant Site Plan Approval pursuant to Section 16A of the Zoning Bylaw for a major construction project for a Racquet Facility at Wellesley Country Club.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve a Special Permit pursuant to Section 14E of the Zoning Bylaw for a major construction project in a Water Supply Protection District.

Mr. Sheffield voted aye.

Mr. Redgate voted aye.

Mr. Becker voted aye.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to authorize the Executive Secretary to sign the decisions on behalf of the Board members.

Mr. Sheffield voted aye.
Mr. Redgate voted aye.
Mr. Becker voted aye.

As there was no further business to come before the Board, the business meeting was adjourned at 9:52 am.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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