

**ZONING BOARD OF APPEALS**

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WALTER B. ADAMS
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August 17, 2023

Remote

7:30 pm

Zoning Board of Appeals Members Present:

J. Randolph Becker

Robert W. Levy

Walter B. Adams

PUBLIC HEARING**ZBA 2023-41 TENACRE COUNTRY DAY SCHOOL, 78 BENVENUE STREET**

Present at the public hearing were Keri DiLeo, Mike Gentile, John Harden, David Himmelberger, Esq., and Steve Martorano.

Mr. Becker said that the hearing was continued from July 20, 2023.

Mr. Himmelberger said that the majority of changes are responses to questions or comments from the town's Engineering Department.

Ms. DiLeo said that they made updates to the Construction Management Plan (CMP) and added more detail about the traffic flow in and out of the site and put together information on site lighting and photometric plans as it relates to light levels at the property line. She said that the Bohler team spent time with the Department of Public Works (DPW) to address their concerns. She said that they determined with the utility company that they cannot tap into on site utilities but will have to go into the scenic road, which will trigger a hearing for a Scenic Road permit. Mr. Himmelberger said that the matter will be taken up by the Planning Board next Monday. He said that the only changes for work within the scenic road layout is to open the road to get at the utilities. He said that the Planning Board issued a permit for a neighboring property at their last meeting to do the same thing, so there is good reason to believe that this will be approved.

Mr. Martorano said that there was a remnant note on the Demolition Plan that said that they would be taking down a piece of the historic wall. He said that they clarified with DPW that they will not be touching it and added notes saying that they will protect it. He said that they spent time with DPW to run through their long list of comments and came to agreement with them. He said that a majority of the changes are in the current plan set. He said that he has not seen a response from DPW to the Applicant's response.

Mr. Matorano said that the Photometric Plan shows that there is proper lighting throughout the area. He said that a light level of 0.5 is typically considered a good one. He said that they focused on lighting at the crosswalks. He said that there will be no spillage off the property. He said that the project is not located near the abutters. He displayed the location of the fixtures and a photograph of the fixture.

Mr. Matorano discussed responses to the DPW memo including the CMP's Site Logistics Plan with truck routing. He said that they will use the right access for the construction entrance. He said that the other driveway to the school will remain open. He displayed the location of the construction fence, materials area and contractor parking.

Mr. Adams said that there is a double gate at the back of the construction fence. He asked if any construction vehicles will be allowed to go beyond the gate and circle around to use the other driveway as a way out. He asked if there will be a clear separation between all construction vehicles and staff and students. Mr. Gentile said that there will be a separation. He said that the intent on most construction sites is that you need to keep egress in and out in case something happens on the other side. He said that the majority of traffic will come off of Benvenue Street.

Mr. Adams asked if the school has a police person on staff or anyone monitoring what is going on. Ms. DiLeo said that they have had conversations with the school about pick up and drop off and coordination of deliveries. Mr. Adams said that it needs to be clear whose responsibility it is to maintain the separation safely.

Mr. Adams said that the existing building is wood frame. He asked about the new building. Ms. DiLeo said that it will be wood, steel or hybrid. Mr. Adams asked about the size of the delivery trucks. Ms. DiLeo said that there will be some 10 wheelers. She said that they can control and limit the way that they travel by looping around. She said that most of the regular deliveries will be box trucks and pickup trucks. She said that once they determine what the deliveries will be, they can coordinate with the people on site to make sure that they are doing them at appropriate times. She said that they are trying to focus the deliveries on mid-day. She said that the kids do not currently use this part of the campus.

Mr. Levy asked how long the project is expected to take. Ms. DiLeo said that it should take a year. Mr. Levy said that the uses on the site are different for winter and summer. Ms. DiLeo said that Tenacre has a somewhat quiet summer program. She said that the summer program uses the same traffic pattern. Mr. Gentile said that drop off is at the rear of the building. He said that the traffic goes out the same way.

Mr. Becker asked about the traffic at the intersection Benvenue and Grove Streets and the interplay between the school day and the work day. Ms. DiLeo said that drop off is between 8 and 9 am. She said that all of the construction personnel will already be on site. She said that end of the day dismissal can be different, depending on after school activities. She said that they got it worked out so that the school's busy time is not the same as when the construction personnel are going in and out. She said that this is a relatively small building, so the number of workers on site is not large. She said that there will be dozens, not hundreds of workers.

Mr. Adams asked if the two buildings will be phased. Ms. DiLeo said that they have to phase them. She said that they will have to move Appledore before they can get the site for the Design Center. She said that they will do the renovations to Appledore while the Design Center is under construction. She said that the renovations are minor and should not increase the number of workers on site significantly. She said that the foundations will most likely be done at different times.

Mr. Becker confirmed that the general flow of traffic for the school is from Grove Street through the site to Benvenue Street. Ms. DiLeo said that the route allows for all queuing off of the main road. She said that there is only a handful of buses.

Mr. Becker said that the DPW will send a final sign off on the project.

Mr. Martorano said that DPW asked for a special calculation to show the right amount of phosphorus removal. He said that Bohler's other comments were summarized in a letter. He said that they agreed to everything that the DPW recommended or worked the changes into the plans. He said that the note about demolishing part of the wall was taken off of the plan, notes were updated regarding federal highway signage, replacing the sidewalk along the frontage within the work area, added detail for existing ADA parking spaces, new granite transition curbing on Benvenue Street, concrete driveway apron added, Erosion Control Plan shows protective fencing along the stone wall, CMP was reviewed, curb detail and concrete added to Landscape Plan, more up to date ADA parking symbol, number of spaces clarified including ADA, temporary parking for construction, construction fence on the CMP with entrance and egress, existing drywell in front of the headmaster's house to be removed, replaced and upgraded as part of a new stormwater system, details of the proposed water service including shut off valve, note added about future video inspection of the sanitary sewer line at the beginning of construction, detail on proposed 2 inch service connection from 6 inch fire protection service, note on back flow preventer, notes that the Town has the ability to inspect water system and connections.

Mr. Matorano said that there will be no new fire hydrants. He said that DPW asked for a statement from Wellesley Fire Department that it meets the State Fire Code. He said that they will provide that. He said that will be part of the Building Department review.

Mr. Adams asked when the latest information was provided to DPW. He said that the Board has not heard back from them. Mr. Becker said that he spoke with Dave Hickey, Town Engineer, today. He said that the Board should hear back from them tomorrow.

Mr. Martorano said that they addressed DPW's comments about stormwater. He said that they added a note that they did synthetic storm events for 2, 10, 25 and 100 years, realigned one of the water quality units and relocated catch basins, added a note for the contractor to video the connection lines, no overflow external connection to the town's system, so they will be internal to the other on-site systems. He said anything greater than the 100 year storm can overflow to the orchard. He said that they disconnected a little further from the town.

Mr. Becker said that one issue comes from a couple of different places. He said that it relates to whether Cartwright Road can accept more stormwater and the fact that, while DPW is worried about accepting more stormwater, there will actually be less stormwater. He said that what he heard is that is resolved by taking away the overflow from their system and take care of it on site. Mr. Martorano said that there is a large underground detention and infiltration system that take the water away. He said that they confirmed that the system works for each storm event without the overflow. He said that the system works for a 100 year storm event.

Mr. Adams asked if a connection with the town system will remain. Mr. Martorano said that there is a connection elsewhere on the property. He said that they will remove one existing direct connection to the town to reduce the flow to the town's system in a storm event. He said that they will disconnect the overflow pipe as well.

Mr. Matorano said that they moved a catch basin from a grass to a paved area, added a detail about flush mounted curbing with a 6 inch reveal, inlet protection included in the contractor requirements, Stormwater Operation and Maintenance (O & M) Plans for during and post construction, phosphorus removal, TSS removal, inspection ports and maintenance ports on each of the systems, note for deep sump catch basin basins and hoods to trap gasoline and oil drippings from the roads and driveways. He said that the drainage connection to Grove Street is existing. He said that they added a note on the landscape plans about the trees

that will come down, and added a tree protection detail at the edge of the construction zone. He said that they will provide under separate cover a copy of landscape plans prepared by the Park and Tree Division regarding tree protection. Ms. DiLeo said that they got a list of native species from the town.

Mr. Adams asked that the Applicant show the Board the area of the work being done for relocation of the house and construction of the new building. He said that he would like to see the exterior walkways and two ways of accessibility out of the buildings. Mr. Martorano displayed a landscape plan.

Mr. Adams asked if there is a way to walk in from the street to get to the buildings. Mr. Martorano said that there is a path that connects to the new building. He said that there is a circuitous route to get to the Admissions Building or you could come up the driveway. He said that the new building will have an upper and a lower level that have different ADA accesses. He said that the connection had to be a little bit longer due to the slope. He said that pedestrian can come up the gated driveway to get to a ramp system to the lower level. He described access to the Admissions Building and the accessible routes to the new building.

Mr. Martorano displayed the drainage plan. Ms. DiLeo said that the original comment from DPW was that they did not know where the outflow went to. She said that Bohler had some historic documents that showed that the Applicant can do what they plan to do. She said that they showed that the plan is to slow the water down and make the existing situation better. Mr. Martorano said that the connection does not go into the street but goes into the catch basin at the curb line. He said that it shows a reduction in any flows for each of the storms, so is an improvement over what is happening today. He said that the pipe will still go to Benvenue Street. He said that they provided documentation and some additional calculations to the storm events to get everyone comfortable that this will have a positive impact on the town's drainage system. He displayed the location of the drainage system. He said that there will be phosphorus removal that does not exist today. He said that they will capture all of the water and treat it, which benefits the town and the state. Mr. Becker questioned if there will be two systems for parking lot runoff and one for roofs. Mr. Martorano said that the roof runoff does not need to be treated before it goes into the infiltration system. He said that the parking lots run through a catch basin and a second filter that takes out sand and pollutants and traps grease and oil. He said that the roof runoff is captured as well.

Mr. Becker said that one of the biggest construction process here is moving Appledore. He asked about the noisy parts parts of it. He asked if there is any non-building construction related to it. He asked what the impacts of the process might be on the rest of the traffic, whether school or construction traffic, and the impacts during construction on stormwater management. Ms. DiLeo said that they will cut and cap the utilities in the existing building and detach the existing ties to the outside. She said that they will jack the building up and put it on cribbing. She said that they will have to strip the top soil. She said that they will relocate the building and then form and pour the foundation. She said that they will excavate and put in a traditional footing around the perimeter of the building, pour concrete, move the building into place, remove the cribbing, and then hook up the utilities. She said that before they do all that, they will bring the utilities in. She said that there will be no basement under Appledore, just a crawl space. She said that once the building is set back down, all of the renovations will be inside. She said that noise should be typical drills and jacks. She said that the small crew will be contained in the fenced area. She said that moving a house is a slow process. She said that a large tree will have to come down before they move the building but there are no overhead lines and they will not be going near the road.

Mr. Martorano said that the existing Appledore building conflicts with the new building, which is why they have to move the house first.

Mr. Becker asked if there are any hazardous materials in the existing Appledore building. Ms. DiLeo said that there is nothing significant. She said that the pipe wraps are in good shape. She said that there may be some lead paint but because this will be a commercial use, the regulations will not be triggered. She said

that the building has been renovated a number of times over the years. She said that it is currently gas fed, so there are no oil tanks.

Mr. Levy said that a concern would be exterior lead paint get into the ambient air, especially around children. Ms. DiLeo said that the top soil will be stripped and any debris that might fall from the building will not be on the surface. She said that the students will be kept away during construction by the fence.

Ms. DiLeo discussed additions to the CMP. She said that the biggest concern had been that there was no clear direction for site traffic. She said that they added narrative around that. She said that they do not have a lot of options with the site because they have to allow the school traffic to continue as it has been and have construction stay in the box that was depicted.

Mr. Levy asked that signage with a phone number be provided. Mr. Gentile said that was added to the narrative.

Mr. Adams said that there will be earth movement and possibly some removal. He asked about a wheel wash. Ms. DiLeo said that a wheel wash is shown on the plan.

Mr. Martorano said that they added detail to Stormwater Operation & Maintenance Plan (O & M). He said that the O & M Plan, the CMP and the Logistics Plan have cohesive instructions for the contractor.

Mr. Becker said that a first draft of conditions was distributed to Board members today. He said that the Board is waiting for DPW comments.

The Board discussed continuing the hearing.

Mr. Adams said that DPW comments is the biggest missing piece. Mr. Himmelberger confirmed that the Board's expectation is that it will hear back from DPW tomorrow.

Ms. DiLeo discussed the project timeline.

Mr. Becker asked if any member of the public wished to speak to the petition.

Mr. Levy moved, Mr. Adams seconded the motion, and the Board voted unanimously to continue the hearing to September 7, 2023.

Mr. Levy voted aye.

Mr. Adams voted aye.

Mr. Becker voted aye.

As there was no further business to come before the Board, the hearing was adjourned at 8:47 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary