

**ZONING BOARD OF APPEALS**

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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

WALTER B. ADAMS
DEREK B. REDGATE
PETER COVO

September 21, 2023

Remote

7:30 pm

Zoning Board of Appeals Members Present:

Robert W. Levy
David G. Sheffield
Derek B. Redgate

PUBLIC HEARING**ZBA 2023-52 WELLESLEY COUNTRY CLUB, 300 WELLESLEY AVENUE**

Present at the public hearing were Paul Matos, Allen & Major Associates, Inc., Susan Hill, Chair of Greens Committee, Brian Lynch, General Manager and Bill Sansone, Director of Grounds, Wellesley Country Club, and Rob Bramhall, Architect.

Mr. Matos said that the request is for a special permit for a major construction project in a Water Supply Protection District (WSPD) and Site Plan Approval (SPA) for slope improvement. He said that the slope is located north of the clubhouse and is eroding. He said that the Country Club put temporary stabilization behind the comfort station. He said that the racquet facility and the pool are south of the clubhouse.

Mr. Matos said that the clubhouse is looking for a permanent solution for the slope erosion. He said that the proposal is for a tiered cast in place wall with a veneer finish. He said that they will plant low maintenance landscape in between the tiers. He said that there will be a stone paver area to park golf carts at the top of the wall. He said that they will redo the existing comfort station with a new bathroom facility. He said that they will improve the putting green with minor grading, resodding and a low retaining wall.

Mr. Matos said that there is a 30 foot drop in the slope. He said that rip rap is currently behind the comfort station.

Mr. Matos said that the project was approved by the Design Review Board (DRB) on June 28, 2023. He said that the Applicant submitted a report from Northeast Geotechnical and a Construction Management Plan (CMP) that was prepared by Allen & Major Associates.

Mr. Matos said that the Applicant received memos from the Department of Public Works (DPW) memos and the Board of Health (BOH). He said that the comments are minor and can easily be addressed as a condition.

Mr. Matos said that the Country Club would like to start construction in October or November of 2023 and be done by March of 2024 before the golf season starts. He said that there will be no impacts to the town's resources or utility systems. He said that it will just be slope stabilization. He said that there are no new connections or services proposed.

Mr. Matos displayed pictures of the existing conditions and renderings of the proposed conditions.

Mr. Levy asked about the area where the proposed cart parking will be. Mr. Matos said that they will expand the existing pavement and add stone pavers.

Mr. Sheffield said that he liked the solution. He said that it is a massive response to an erosion problem. He said that he would like to see a seating area to look at the new plantings. He said that the comfort station provides a place to sit down and rest. Ms. Hill said that the plan is to put tables and patio area at the top left where people can enjoy a view of the new landscaping. She said that the comfort station is for golfers to use the facilities down below.

Mr. Sheffield said that looking down at the area will not be as good as looking up at it. He said that it might be nice to have a place to sit while waiting for others in the comfort station. Mr. Bramhall said that the comfort station is a bathroom. He said that one of the impacts that the Club was addressing in that area was privacy on the first tee and not congregating a lot of people there. He said that there is a transition between people coming off the hole on the left and the first tee area. He said that the Club was trying to keep the circulation out of that area to keep quiet on the tee box. Mr. Sheffield said that the suggestion to have seating there for people to pause for a while is not a good idea. Mr. Bramhall said that people are transitioning between one hole and another and they are trying to maintain the pace of play.

Mr. Sheffield said that the new area will be very attractive.

Mr. Redgate discussed discrepancies between the application, the checklist and the plans provided. He said that one of the comments from the Town Engineers relates to existing conditions and a fairly large drain pipe that was not shown on the plan. He said that heading down towards the first tee, there are multiple drain manholes shown but the pipes that make the connection are not shown on the Existing Conditions Plan. He said that he could not tell if there are any underground utilities that should have been included in the plans. He said that it is relevant to the design since the slope is going to be an impactful construction undertaking and the chances of conflict need to be looked at. He said that was one of the comments from the Town's Engineering Department. He said that the existing conditions plan should be resubmitted. He said that the Applicant should make sure that the checklist has been completed. He said that one of the requirements in the checklist is that the Landscape Plan be stamped by landscape architect. He said that the plantings are more aesthetic but the walls, walkway and stairs are things that are typically laid out in detail by a landscape architect. He said that it is also part of the Board's site plan requirements.

Mr. Matos said that the landscape plan was prepared by a landscape architect. He said that it was stamped by Phil Cordeiro, who is a civil engineer. He said that they will get an updated package to the Board.

Mr. Redgate asked if the improvements to the putting green will require it to be entirely stripped of sod so that it will be in a state of no vegetation. Mr. Sansone said that the area will be stripped and the existing sod will be put back after the area is redesigned.

Mr. Redgate said that the project is located in the Water Supply Protection District (WSPD), so it would be appropriate to have stand alone pre-construction erosion control plan for this. He said that there are some details on different plans but no specific erosion control, pre-construction. He said that the plans should show that everything is buttoned up in case of a big storm and if there is a lot of erosion while the wall system is being built. Mr. Matos said that erosion control is shown on the Grading & Drainage plan. Mr.

Redgate said that having it on a separate plan before any construction is begun is standard for site plan reviews and is especially appropriate for this project because of the steep slope and in the WSPD. He requested that a stand alone Erosion & Sedimentation Control Plan that is reviewed by DPW be submitted.

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

Mr. Levy said that the Board received recommendations from the Engineering Division. He asked Mr. Redgate if the Board will need to see more submittals. Mr. Redgate said that the location of the work is isolated from private properties. He said that drainage is a big issue here. He said that it may impact and increase the scope and area worked in to solve the problem. He said that the Board could condition its approval subject to final approval from DPW.

Mr. Levy said that once the public hearing is closed, the Board cannot accept documents. He said that the Board can approve the project subject to a condition that it be approved by DPW. He said that the project will not have a big effect on the neighbors.

Mr. Redgate said that it is an isolated location. He said that there should be a condition that an updated set of plans that are stamped be submitted. He said that the checklist should be reviewed to make sure that what was checked was submitted. He said that any requested waivers should be noted. He said that there were a lot of inconsistencies with the plans, the application and the checklist and they need to be looked at one more time.

Mr. Levy said that the Board can condition approval upon the Engineering Division's approval, filing a stamped plan by the Landscape Architect and upon any other comments that the Engineering Division had.

Mr. Redgate said that because the Existing Conditions Plan did not include the underground utilities, the Board should continue the hearing and wait for resubmittal.

Mr. Lynch said that work about erosion control came up at internal meetings with the engineers. He said that it is a good idea to put it on a separate set of plans. He said that the Club is fine with the conditions. He said that timing is a concern because it is hard to predict New England winters. He said that the longer the winter goes, the more impact it has on reopening for next year. He said that any consideration towards schedule would be appreciated.

Mr. Levy said that the Board has no control over when an application is filed. He said that Site Plans usually go for multiple hearings. He said that any time constraints are self imposed. He asked how much time the Applicant will need to get the additional documents that the Board requested. He said that the Engineering Division will need time to review the plans. Mr. Matos said that two weeks should be sufficient time to get the landscape architect to sign the plans, update the Erosion Control Plan and show the utility drain line on the plans. Mr. Redgate asked that the Applicant look at the checklist and the application to confirm that the information matches the plans.

Mr. Redgate, Mr. Sheffield second the motion, and the Board voted unanimously to continue the hearing to October 12, 2023.

Mr. Redgate voted aye.

Mr. Sheffield voted aye.

Mr. Levy voted aye.

ZBA 2023-53, WELLESLEY COLLEGE, 106 CENTRAL STREET (HEALTH & COUNSELING CENTER)

Present at the public hearing were Justin Mosca, VHB, Kate Kennen, Landscape Architect, Offshoots, Michelle Callahan, P.E., Nitsch Engineering, Michelle Maheu, Director for Planning, Design and Construction, Wellesley College,

Mr. Mosca said that the request is for Site Plan Approval (SPA) and a Special Permit for a major construction project in a Water Supply Protection District (WSPD) for replacement of the existing Simpson Hall on campus which is currently largely vacant. He said that its most recent use has been a health center for the college that is managed by Newton Wellesley Hospital. He said that Health Services has been scattered over the years and this will provide a central home.

Mr. Mosca displayed a campus map and the location of the project area. He said that Simpson cottage will remain and Simpson Hall will come down. He said that Simpson Hall is about 19,000 square feet and the proposed building will be about 11,000 square feet, which is a reduction in square footage. He said that it will be specifically designed for health services.

Mr. Mosca said that there will be no growth in students, faculty or staff.

Mr. Mosca displayed photos of the existing conditions and the proposed construction. He said that the building will be constructed into the slope. He said that there will be a slope between the upper and lower plazas. He said that you can enter the building from both levels.

Ms. Kennen said that there will be an upper garden pervious terrace made out of bluestone where you enter the first level story. She said that is an ADA accessible path below that gets you to the lower garden courtyard that is also bluestone terrace. She said that the idea is to make the areas feel like gardens rather than urban plazas as a place for healing.

Ms. Kennen said that the Materials Plan shows the location of the light fixtures and the materials. She said that a rain garden will take a good amount of stormwater. She said that there will be low level bollard lighting along the side of the ADA path for low level safety lighting for students and staff entering the building at night.

Ms. Kennen said that there will be seating areas for areas of reflection with an eroded edge so that you feel like you are in a woodland context.

Ms. Kennen said that all lighting will be passive down lighting to protect the night sky. She said that it will be kept to low level for safety lighting.

Ms. Kennen said that the plant materials are an all native palette. She said that the large slope between the upper and lower courtyards is called Sassafras Hill and is composed of shrubs and perennials for a woodland feel. She said that everything was selected for habitat value. She said that they made sure to have plants for pollinators all year. She said that in the herbaceous understory, they made sure that the plants are drought tolerant and will withstand periods of inundation.

Ms. Callahan said that there will be two areas of coarse pavers close to the building that will allow water to penetrate through. She said that there is good soil for drainage. She said that the rain garden will take the roof runoff from the proposed building footprint. She said that overflow will go to a swale alongside that ADA path to a connection to a pipe in the closed drainage system on site. She said that in addition to the new sewer service for the building, the existing sewer line will be relocated. She said that video scoping was done and they found that some lines needed to be replaced. She said that they will reroute around the building to the plaza area and then connect into the existing sewer line. She said that two water services are proposed, a 4 inch domestic and 6 inch fire service. She said that a new hydrant is proposed close to the connection. She said that the sewer is gravity.

Mr. Mosca said that the project is located in a WSPD. He said that there was a comment from DPW about hazardous materials. He said that biohazards are standard for clinical spaces. He said that there are locked receptacles for sharps internal to the building and are picked up by a third party vendor for disposal. He said that, if needed, any imported fill will be free from hazardous content. He said that there is an O & M Plan for the campus system.

Mr. Mosca discussed the Construction Management Plan (CMP). He said that the target for construction is from November 2023 to September 2024, with proposed hours of 7 am to 6 pm, Monday through Friday, 8 am to 6 pm on Saturday, and Sunday is contingency only, subject to police approval. He said that they expect a maximum of 35 workers on site. He said that the truck route will bring everything from the west along Route 135 to College Road. He said that they will provide a wheel wash and sediment control. He said that the site will have an active NPDES CGP SWPPP.

Ms. Callahan said that the project will disturb less than an acre.

Mr. Levy asked if the Applicant has seen the recommendations from the Design Review Board (DRB) and the Planning Board and incorporated them into the plans. Mr. Mosca said that there was a comment about Best Management Practices for the biohazards, so a note was added to the plan about the third party vendor. He said that there was a comment about asking to make the walkway more meandering but Offshoots said that there were challenges with the topography. Ms. Kennen said that they wanted to keep all of the existing trees. She said that the path weaves through the trees. She said that due to the topography, it is the one good route to the front door. She said that they took out a wall and made adjustments to lighting that DRB had asked for.

Mr. Levy said that the Board received comments from the Health Department, dated September 20, 2023. He said that they asked about removal of concrete or asphalt and on-site storage of those materials. Mr. Mosca said that there will be temporary storage as the materials are removed. He said that everything will be hauled. Ms. Maheu said that they will be salvaging the existing foundation and slab, which will reduce the amount of waste to be taken away. She said that construction debris leaving the site will be more masonry, brick, interior materials such as sheet rock, and roofing materials. She said that all of that will be demolished and disposed of off-site.

Mr. Levy said that the Board received comments from the Town Engineer, dated September 20, 2023. Mr. Redgate said that the town has a new Pollutant Removal Worksheet that has to be filed.

Mr. Sheffield asked about the process for disposal of medical and hazardous waste. Mr. Mosca said that it is contracted through Newton Wellesley Hospital. He said that there will be a container for sharps and biohazards in the exam rooms. He said that his understanding is that a third party will dispose of the materials. Mr. Sheffield said that it is the scale of a medical office building. Ms. Maheu said that the facility will be staffed by Newton Wellesley, not Wellesley College. She said that the College will continue their current practice to have the waste end up in one place to be disposed of by a third party.

Mr. Sheffield asked about access to the building by emergency vehicles. Mr. Mosca said that there is a turnaround at the second level. He said that they can also use the driveway at the lower level. Mr. Sheffield asked if there will be a reserved space in case of emergency. Mr. Mosca said that there is no parking up there, so it is always open. Ms. Mahue said that there is existing red wayfinding signage from the main roads into the college to direct ambulances to the area.

Mr. Redgate confirmed that there is a campus wide O & M program. He said that the Town Engineer had a comment about regular inspections being submitted to the town. Ms. Maheu said that the College has a preventative maintenance program that is run through a work order system for flushing, filter changes, gutter

cleaning, or anything related to site or building maintenance. She said that it is pro-actively entered into their everyday system. She said that everything is tracked and measured in their recorder system, so they can generate a report that shows the preventative maintenance as well as the labor hours put against that. She said that the College has an Asset Management Program with all of the buildings entered with a bar code, which can then be tracked in the Preventative Maintenance Program. She said that if tracking and reporting is of interest to the town, she would want to include the College's Director of Operations, who is charge of the program. She said that they would want to meet the requirements campus-wide rather than just at this building.

Mr. Redgate said that Mr. Saraceno attached to his comments an ambitious program that the Town of Wellesley is trying to quantify for their MS4 Permit. He said that the Board can make it a condition of this project that annual campus wide reports be submitted to the Engineering Department for their reporting. He said that because Wellesley College is such a large landowner, that would be helpful. He said that he did not want to put an onerous condition for this project but if it is administered campus wide, it would probably be a positive outcome. He said that the Town is trying to report all of the improvements that they are making and how they manage stormwater, pollutants and its effects. He said that it is a big undertaking to report. He said that the Town Engineer included a worksheet in his comment letter. Ms. Maheu said that there are people on campus who work with the town on the new stormwater regulations and monitoring. She said that the College said that the process and collaboration is already in place. Mr. Mosca said that they can provide written responses to the Town Engineer's comments.

Ms. Maheu discussed concerns about having an open condition. She said that the College typically wants to close out conditions so that they do not have open orders that can be hard to manage for such a large institution.

Mr. Sheffield asked if other colleges and major landowners in town have had the same conversation with the town. Ms. Maheu said that she did not know that. She said that Wellesley College is aware and is in conversation.

Mr. Redgate discussed having condition to close the loop on the town engineer's comments so that he is satisfied. Mr. Mosca said that they can work with Mr. Saraceno to get to a point where both parties are in agreement.

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

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve the application for Site Plan Approval and make findings that the project meets the standards for a major project subject to conditions, including that the Applicant will address all of DPW's open comments and the Town Engineer will provide notice to the Building Inspector that he is satisfied.

Mr. Redgate voted aye.

Mr. Sheffield voted aye.

Mr. Levy voted aye.

Mr. Levy read the Planning Board and DRB recommendations. He said that the Planning Board suggested conditions regarding showing the location of the biohazard area and Best Management Practices for removing the materials. Mr. Mosca said that the location of the biohazard cabinet was added to the Site Plan between submission of the PSI application and the SPA application. Ms. Maheu said that the description of how it is handled was submitted.

Mr. Redgate moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to approve a special permit for a major construction project in a Water Supply Protection District, subject to the same conditions for the Site Plan Approval.

Mr. Redgate voted aye.
Mr. Sheffield voted aye.
Mr. Levy voted aye.

The Board discussed review of Site Plan Approval materials by other Boards.

As there was no further business to come before the Board, the hearing was adjourned at 8:54 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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