

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2018-43
Petition of Babson College
16 Babson College Drive
Centennial Park

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 14, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Babson College requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw and a Special Permit for a major construction project in a Water Supply Protection District pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a project that consists of refurbishment and relocation of the Babson World Globe and the Fountain of Flags to an existing open space that will be modified to accommodate them and also serve as a new gathering space, at 16 Babson College Drive. New building construction will consist of an underground concrete bunker that houses the mechanical equipment that enables the Globe to spin and rotate, earthwork and utilities necessary to provide power to the Globe, site lighting, landscaping, new pathways, and a raised crosswalk across College Drive.

On May 9, 2018, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was David Grissino, Director, Capital Projects & Planning, Babson College, who said that this is Babson's fifth time before the Board in the past two years, as part of a series of projects leading up to their centennial which begins in 2019. He said that the project before the Board tonight is for Centennial Park. He said that also present at the public hearing were representatives from Finegold Alexander Architects, H.W. Moore Engineers, Lee Kennedy Co., Inc., and Stephen Stimson Associates, Landscape Architects.

Mr. Grissino said that that origins of this project go back to the late 1940's to early 1950's when Roger Babson, in an effort to highlight his view that his students should have a broad view and understand their place in the world and their opportunity to improve it, constructed the Babson World Globe. He said that since the early 1950's the College has had an interest in global perspective and has had an increasing international presence on campus. He said that, in addition to the globe, the Fountain of Flags that sat in front of the Horn Library also symbolized Babson's global interest and represented the diversity of the campus. He said that over 83 countries are represented in the student body. He said that the previously approved project for an addition at the Horn Library required that the Fountain of Flags be relocated. He said that the globe has sat in a deteriorating state for many years and has not spun for a long time. He said that the exterior is bleached out by the sun. He said that the intention is to take these two symbols and

bring them to a single prominent location on campus. He said that the site that was selected is a major pedestrian crossroad and a vehicular threshold on the campus.

Mr. Grissino said that they began disassembling the globe in March. He said that they lifted the 25 ton sphere off of its base and it is now sitting in the Trim Parking Lot where it is awaiting restoration. He said that they will remove the rest of the components in an underground bunker that houses all of the mechanics that make the globe spin and will refurbish them. He said that after it is refurbished, the globe will be moved to the center of the park where there will be space around it for gathering and activities. He said that there will be three large landscape berms, some historic markers that line a walkway, and a bronze statue of Roger Babson. He said that the existing Fountain of Flags has only 16 flagpoles, so they are rotating the flags every few weeks so that everyone can see their flag flying. He said that in the new design, every flag for a country that is represented will have its own flagpole. He said that there will be 100 flagpoles. He said that some of the flagpoles will be used to celebrate other things such as diversity and other groups on campus that have their own flags.

Mr. Grissino said that it is a complex process to move the globe. He said that it takes a very large crane because of the weight. He said that they will need to do tree clearing and site prep. He said that they will take down 35 existing trees on site but the end plan will replace them with 41 new trees that are a mix of taller trees and understory trees to compliment the new layout.

Mr. Grissino said that there will be very little utility infrastructure. He said that the only construction will be to rebuild the concrete bunker that houses the mechanics that make the globe spin and some electrical service to power the globe. He said that there will be a sump pump in the mechanical space.

Mr. Grissino said that an underground detention system is intended to improve surface runoff.

Mr. Grissino said that there is a lot of ongoing construction on campus. He said that the hope is to begin construction on this project in the fall so that they can have the concrete bunker completed before the weather turns. He said that they hope to put all of the mechanics back in and move the globe back in the winter so that the surface can be restored. He said that the Weissman Center will be complete by that time and most of the heavy trucking will be complete for the Horn Library. He said that the trucking routes that have been used for all of their other projects will continue to be used for this project because they have been successful. He said that trucks will come in from Route 128 and follow Cedar and Hunnewell Streets to the campus main gate. He said that they do not use the west gate for any construction activity except when absolutely necessary.

Mr. Grissino said that they will have to excavate a hole for the concrete bunker, level the plaza and create berms. He said that the site will need about 700 cubic yards of fill to be imported. He said that any cut will remain on the site but they will need a little bit more brought in. He said that they can use fill from other projects on the campus.

Mr. Grissino said that they met with various boards and the Department of Public Works (DPW). He said that they had several meetings with the Design Review Board (DRB) and received final approval from them last night, subject to follow up on a couple of issues concerning lighting design for the globe and the flagpoles. He said that the intention is for the globe serve as a landmark and beacon on campus. He said

that at the top of every fourth or sixth light pole, there will be a fixture that will light the flagpoles in the immediate area. He said that there will be a special fixture in the landscape berms that sit around the globe to wash it with an even glow. He said that the DRB was interested in Babson following up with final details and putting some parameters on the scale of the fixtures.

Mr. Grissino said that the area around the globe and the plaza is a combination of granite and brick. He said that it is a complicated geometry that the DRB was interested in knowing more about.

Mr. Grissino said that they met with the DPW on many occasions and they granted approval with some minor conditions. He said that DPW would like to understand more about where the globe has been since 1952. He said that Babson is currently in the process of removing the carriage and the access that the globe has been sitting on so that those components can be refurbished. He said that the plan is to demolish the existing concrete bunker, remove it, fill the hole, cover, seed, and sod it so that it is a blank canvas. He said that Babson is in the process of coming up with a vision for that space. He said that they hope to demolish the bunker and have it covered before the students arrive in the fall.

Mr. Grissino said that DPW asked to see a bar scale on the plans.

Mr. Grissino said that the hope is to begin site preparation in the fall so that they can construct the bunker, reinstall the refurbished components of the globe and move the globe over the winter. He said that they will finalize restoration of the globe and finish the landscaping in the spring, with the hope of having the globe operational for the centennial celebration at commencement in 2019. He said that it will coincide with the dedication of the library addition.

The Board asked if there are any hydraulics, oils or hazardous wastes involved when the mechanics are removed. Mr. Grissino said the mechanics are primarily electrical. He said that a chain drive that made the globe work has not worked in 20 years. He said that they do not anticipate anything significant in terms of removal other than grease for the bearings. He said that they brought in specialists to help with dis- and re-assembly. He said that the closest comparison they could find for the engineers was moveable bridges. He said that they do not anticipate any significant environmental issues with disassembly.

Mr. Grissino said that the concept for this park is a little different. He said that there will be monolithic granite slabs in the berms that create benches for seating. He said that in the winter when the park is empty, the monolithic granite benches will become a sculptural element. He said that there will be a monolithic granite base for the Roger Babson statue and historic markers along the major pathway that cuts across the site. He submitted renderings that had been submitted to the DRB.

A Board member asked about the razor edge on the retaining wall described in Detail #3 on Plan L 801. He said that he was concerned about skateboarders using them. Mr. Grissino said that there will be concrete retaining walls on the backside of the berms for retention. He said that those walls are not for sitting. He said that the area around these walls will be landscaped on both sides.

A Board member asked about tree removal. He asked if this project will be subject to the Tree Bylaw. Mr. Grissino said that this project will not cross any of the thresholds in the Tree Bylaw. He said that the Building Inspector has determined that the campus is the lot. He said that there will be no construction

for occupation, just the underground mechanics. He said that as Babson exits the expansion phase, they are mindful of the next phase for creating landscapes around the buildings that can fill in over time. He said that they will try to put back as many trees as possible around the campus.

The Chairman confirmed that there will be no Norway Spruces planted.

Mr. Grissino said that there will be ten historic markers in the park along a walkway that is the major connection between the freshmen /sophomore quadrangle to the dining hall. He said that the markers will celebrate the first 100 years of the college. He said that bronze plaques that sit on granite bases will occur at regular intervals across the park. He said that there will be some interpretive signage about the college's history. He said that there will likely be a plaque at the base of the Roger Babson statue as well as something at the globe to mark its history. He said that there was interpretive signage at the old site but they do not anticipate putting all of that back. He said that they are trying to figure out how they can best convey the history of the globe. He said that they may choose to do that along the historic walk. He said that there will not be a sign that says, "Centennial Park" with the address because there will not be any occupied space that the Fire Department needs to find.

The Chairman said that the project is subject to a special permit for a major construction project in a Water Supply Protection District (WSPD). He asked how the requirements will be addressed. Jim White, H.W. Moore Associates, said that they designed the stormwater system in accordance with State and Town regulations. He said that the system will mediate all peak runoff. He said that stormwater will infiltrate at the rate and quantity that is required. He said that a stormwater treatment device will initially remove more than 80 percent of Total Suspended Solids (TSS). He said that runoff will then go to a detention system that is designed to capture and infiltrate the required volume of water. He said that infiltration system will clean the water further so that there will be 90 percent TSS removal, which far exceeds the requirements. He said that the system has been reviewed by the Town's Engineering Department and was found to be acceptable.

Mr. Grissino distributed a plan for the Lighting Approach – Flags and Globe. He said that instead of having a light on each and every flag, there will be a cylinder of light at the top of every fourth to sixth pole that will light the immediate flags around it. He said that the flags must be visible to meet the regulations for lighting flags at night. He said that the light source on pole fixtures around the globe will be 18 feet off the ground to hit the equator of the globe for an even wash of light. He said that there will be a light ring under the globe that will shine up. He said that the light ring will be smaller than the circumference of the globe and will be dark sky compliant. A Board member asked if the fixtures will dimmable. He said that there could be issues with direct glare. Mr. Grissino said that the DRB wants to see the final size. He said that the intent is that the lighting be unobtrusive in the landscape. He said that there will be a couple of fully shielded down lights that will illuminate the Roger Babson statue.

The Board asked about rotation of the globe. Mr. Grissino said that they are looking at technology to vary the speed. He said that the mechanics to spin the globe are complicated but the technology is not. He said that the globe was an educational tool that was never designed to be outside. He said that there was supposed to be a pavilion built around it. He said that the porcelain tiles on the original globe deteriorated and were replaced with vinyl when the globe was restored in the 1990's. He said that the globe originally showed national boundaries. He said that they are now having a campus conversation about whether to

go with natural boundaries or topography. He said that they found a company that will hand paint the globe. He said that they will be able to easily repair it or make changes. He said that there will be a maintenance program to keep it looking good.

A Board member said that there does not appear to be construction mitigation issues with a lot of workers and vehicles over a period of time. Mr. Grissino said that the biggest issue will be the site work when they dig the hole for the globe and create the berms. He said that a lot of the globe restoration work will be done by small crews and some of it will be done off site. The Board confirmed that Babson will be using its standard Construction Management Plan (CMP). Mr. Grissino said that they will be using the same team as the Horn Library, who know the rules and how to work.

The Chairman asked if there is a Photometric Plan. Mr. Grissino said that there is no plan. He said that they will work with the lighting company so that there are no impacts. He said that he had a conversation about the lighting with David Walsh, who is a neighbor, and assured him that the globe will not be visible from off campus.

There was no one present at the public hearing who wished to speak to the petition.

Submittals from the Applicant

- Project Team
- Project Overview
- Application for Site Plan Approval and for a Special Permit for a Major Construction Project in a Water Supply Protection District
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Foundation Engineering Report, dated 3/27/18, prepared by McPhail Associates, LLC
- Storm Runoff Analysis and Operation and Maintenance Plan, dated 3/27/18, revised 5/2/18, stamped by James M White, P.E., H.W. Moore Associates, Inc.
- Centennial Park Final Site Plan Approval – Structural Narrative
- Traffic Management and Construction Management Plan, prepared by Lee Kennedy Construction
- Lighting Approach - Flags and Globe (Sides) & Lighting Approach – Globe (Bottom) and Statue
- Centennial Park Historic Markers
- Centennial Park View from Globe Plaza

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	5/8/18	Finegold Alexander Architects	
G002	Drawings, Symbols and Abbreviations	5/8/18	Ellen K. Anselone, RA	

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Sv-1	Existing Site Features Plan	5/8/18	Russell J. Bousquet, PLS	
Sv-2	Plot Plan	5/8/18	Russell J. Bousquet, PLS	
C100	Civil Notes	5/8/18	James M. White, PE	
C200	Site Preparation Plan	5/8/18	James M. White, PE	
C300	Site Development Plan	5/8/18	James M. White, PE	
C400	Site Grading & Drainage Plan	5/8/18	James M. White, PE	
C500	Site Utility Plan	5/8/18	James M. White, PE	
C600	Site Details	5/8/18	James M. White, PE	
C601	Site Details	5/8/18	James M. White, PE	
C602	Site Details	5/8/18	James M. White, PE	
L100	Site Prep and Demo Plan	5/8/18	Stephen C. Stimson, RLA	
L300	Materials Plan	5/8/18	Stephen C. Stimson, RLA	
L400	Grading Plan	5/8/18	Stephen C. Stimson, RLA	
L501	Planting Plan	5/8/18	Stephen C. Stimson, RLA	
L502	Planting Details	5/8/18	Stephen C. Stimson, RLA	
L800	Details	5/8/18	Stephen C. Stimson, RLA	
L801	Details	5/8/18	Stephen C. Stimson, RLA	
A101	Basement Level Plan	5/8/18	Ellen K. Anselone, RA	
A102	Ground Level Plan	5/8/18	Ellen K. Anselone, RA	
A301	Building Sections	3/8/18	Ellen K. Anselone, RA	
P0.1	Plumbing Legend and Notes	5/8/18	Kenneth R. Beck, PE	
P1.0	Plumbing Floor Plan	5/8/18	Kenneth R. Beck, PE	
H0.1	HVAC Schedules, Details & Notes	5/8/18	Kenneth R. Beck, PE	
H1.0	Basement Level Plan	5/8/18	Kenneth R. Beck, PE	
E0.1	Electrical Legend and Notes	5/8/18	John C. Pierga, PE	

E0.2	Electrical Riser Diagrams & Schedules	5/8/18	John C. Pierga, PE	
E0.3	Electrical Details	5/8/18	John C. Pierga, PE	
E1.0	Electrical Level 1 Electrical Plan	5/8/18	John C. Pierga, PE	
E2.0	Electrical Basement Level Electrical Plan	5/8/18	John C. Pierga, PE	

On June 13, 2018, Deputy Chief DiGiandomenico, Wellesley Fire Department, reviewed the project and approved the plans.

On June 13, 2018, the Design Review Board reviewed the project and voted unanimously to approve the project, subject to conditions.

On June 13, 2018, George Saraceno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project requested that Site Plan Approval be subject to conditions.

On June 14, 2018, the Planning Board reviewed the project and submitted recommendations.

DECISION

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below. The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District, subject to a condition that the Applicant shall establish, apply, and maintain a reasonable procedure under which appropriate members of the Babson College faculty, with the Director of Facilities Operations and the Director of Public Safety, shall review and approve a program for the delivery, use, storage, and disposal of any toxic or hazardous materials.

CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.

2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on June 14, 2018. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will maintain a website and telephone number during the duration of site construction activities, to provide access to the most current scheduled activities.

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

6. The Applicant shall implement its Traffic Management and Construction Management Plan as specified in its submittal, titled, Traffic Management and Construction Management Plan, prepared by Lee Kennedy Construction
7. The Applicant shall not use the West Gate to access Wellesley Avenue
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to Wellesley Avenue to Forest Street; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.

9. During the period of construction, all construction equipment and materials deliveries shall be coordinated with any construction concurrently being implemented on the Babson College campus.
10. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 am and no later than 6:00 pm. Exterior construction may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 6:00 pm and on Saturdays commencing not earlier than 9:00 am and completing not later than 5:00 pm. There shall be no work on Sundays.
11. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on Wellesley Avenue, Forest Street or any other public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
12. All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District onto the streets of the Town. The Applicant shall cause Forest Street to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck wash are deposited on Forest Street.
13. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District.
14. Exit ways and exterior circulation routes related to Centennial Park shall be maintained and clearly identified during construction in order to insure public safety.

Use Conditions

15. Operation and maintenance of the stormwater runoff and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" as currently in effect.
16. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.

General Conditions

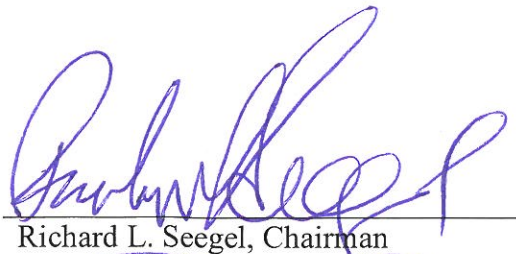
17. A copy of the final Stormwater Pollution Prevention Plan shall be submitted to the Town Engineer for review and comment prior to construction.
18. Plans shall show the proposed drain lines/inverts connected with the infiltration system proposed for the project.
19. Plans shall show proposed demolition of the existing bunker for the Globe.
20. Civil Drawings shall show bar scales.
21. The proposed infiltration system shall be labeled A-4.
22. The flag pole light shall be as small as possible, and no greater than 18 inches.
23. The Design Review Board requires further study to examine the transition between the granite and brick coursing.

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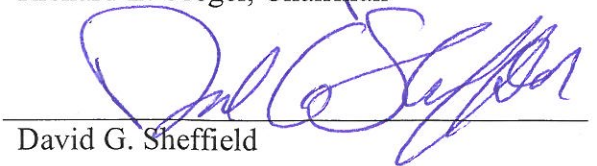
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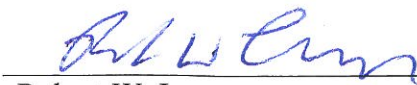
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



David G. Sheffield



Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm