

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-21

Petition of Babson College
89 Map Hill Drive (Tennis Courts)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Tuesday, February 16, 2017, 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 XVII and Section XXV of the Zoning Bylaw for a Major Construction Project which involves a change in the outside appearance of the premises at 89 Map Hill Drive, including grading or regrading of land to planned elevations, and/or removal or disturbance of the existing vegetative cover over an area of five thousand (5,000) square feet for construction of eight new tennis courts, southwest of Van Winkle Hall and Coleman Parking Lot, northeast of the Boston Sports Club & Babson Skating Center, and northwest of the Olin College of Engineering campus, and under Section XIVE for construction within a Water Supply Protection District. The property is located in an Educational/Educational B District.

On January 4, 2017, 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 of Capital Projects & Planning, Babson College. Also present were Jonathan Charwick, Activitas, Inc., Tennis Courts designer and Civil Engineer, and Stephen Langer, Esq.

Mr. Grissino said that the project involves relocation of the eight existing tennis courts. He said that a few years ago, Babson did a Campus Wide Master Plan where athletic programs were looked at in great detail. He said that Babson has a strong history of organized varsity sports. He said that the success of the varsity teams has put a lot of pressure on the already heavily used facilities. He said that varsity requirements have left the recreational athlete at a disadvantage. He said that there are not a lot of recreational opportunities for the students to get together after class to blow off steam. He said that they would like to create an environment for whole health and well-being in addition to educational learning. He said that was identified as an important part of the College's future physical growth.

Mr. Grissino said that they will be expanding the existing Webster Center where eight existing tennis courts are located. He said that they needed to find a new home for the tennis courts on a flat surface on a very hilly campus that is surrounded by many woodlands and wetlands. He said that they looked at a number of options over the past year. He said that the Master Plan called for locating the tennis courts directly along Wellesley Avenue. He said that, for a variety of reasons, they did not think that would be the most appropriate location. He said that they found a location that is ideal in many ways. He said that

the courts will be located behind the ice rink, Boston Sports Club and Van Winkle Hall. He said that the area is called Map Hill and is an upper classmen residential area. He said that it is adjacent to many of their other athletic facilities as well as the clustering of the upper fields. He said that there is logic to how it works with the other athletic facilities. He said that the existing tennis courts are located approximately 600 feet to the closest neighbor along Wellesley Avenue. He said that they will be moving the tennis courts no closer to the residents on Skyline Drive than the existing tennis courts are, a distance of 1200'. He said that the topography and setting between the proposed tennis courts and the Skyline Drive neighborhood will be similar to existing conditions.

Mr. Grissino said that Babson expects that the level of activity will remain substantially the same for varsity, recreational and public use for the foreseeable future. He said that Babson runs summer programs. He said that they have currently about ten men's and women's varsity matches over the course of a year. He said those matches are typically over by 6:30 pm due to failing light. He said that they are proposing to light the new courts but that will not affect the varsity use because they do not want to change from daylight to artificial lighting. He said that varsity is the most intense use of the courts. He said that they are hoping to extend the hours of use for recreational athletes. He said that they anticipate that the tennis court lights will have a similar cut off time as the upper fields at 10 pm. He said they reviewed a couple of different lighting strategies with the Design Review Board (DRB) that included a series of lower lights on 20 foot poles. He said that they would need many more poles to light the courts efficiently. He said that they settled on a strategy to use 40 foot poles, which is approximately half the height of the poles on the existing fields. He said that they submitted a Photometrics Plan to the Board that shows that the light spill off is very contained to the courts themselves. He said that they will be using a high quality Musco Lighting System that will allow for flexibility of operation and shielding. He said that they spoke with the DRB about options to light only portions of the courts when they are not being used.

Mr. Grissino said that there will be two spectator areas with the main seating within the body of the courts themselves. He said that because they will be cutting into the hill behind Van Winkle Residence Hall, it gave them an opportunity to create an area for Adirondack chairs or benches for more informal spectators on the north side, close to the Residence Hall.

Mr. Grissino said that access to the courts will remain as it is today. He said that athletes will arrive at the Webster Center and make their way via paths across the upper fields down to the courts. He said that the pathways that come down to the courts are fully accessible. He said that there are eight existing accessible parking spaces in the Coleman Lot, which is immediately to the northeast of the project.

Mr. Grissino said that the courts will be surrounded by a ten foot high chain link fence that will have an attached screen to provide branding and visual screening.

Mr. Grissino said that the Sudbury Aqueduct Trail is located along the southern edge of the project. He said that they have taken great care not to impact the trail during construction or with the end use. He said that there are wetlands at the bottom of the hill, immediately to the south. He said that while they are under construction, there will be minor disturbance to the 100-foot buffer zone. He said that while they will not have any permanent impact on the 100-foot buffer, they need to be able to move equipment around to construct the courts. He said that they met with the Wetlands Protection Committee in December and received a Negative Determination of Applicability.

Mr. Grissino said that Babson hosted a neighborhood meeting where some concerns were raised regarding drainage and impacts to the areas to the south and the wetlands. Mr. Charwick said that they worked carefully with DPW and through that process have developed a good system that addresses drainage issues. He said that they met with the Health Department to be sure that they would not be creating opportunities for mosquito breeding. He said that Activitas designed the project to meet all of the standards for that as well. Mr. Grissino said that after the meeting Babson received word from a resident on Skyline Drive who was unable to attend the meeting. He said that they met with the neighbor and listened to their concerns that were centered around noise that will be generated from the courts. He said that the Architect then engaged Acentech, an acoustical consulting company based in Cambridge, to try to understand a little more about the sound levels created by tennis play, its attenuation and what happens at a quarter of a mile from the source. He said that the information that they got from Bob Berens at Acentech is that typical racket hitting a ball is about 65 decibels. He said that some of the grunting that occurs during play exceeds 100 decibels. He said that at a distance of a quarter mile of open air, it reduces down to about 30 decibels, which is about the level of sound of a refrigerator. Mr. Grissino handed a physical copy of the information from Acentech to the Board.

Mr. Grissino said that DPW wanted to make sure that they received information about the stormwater exfiltration basin maintenance. He said that Babson provided to DPW a revision to the Operation and Maintenance (O & M) Manual for the Stormwater System dated 2/6/17 that will require Babson to send maintenance reports to Wellesley DPW annually, which is what they currently do for the Town of Needham.

A Board member said that he was unable to find the fence and the benches on the plans. He asked if any details had been included in the plans. Mr. Grissino said that they went through two different design iterations, one that had a retaining wall that you could sit on and one with a gentle slope with a level area to place moveable benches. He said that the second option provides greater flexibility and easier maintenance. He said that when you are on the court level, there is a four foot high retaining wall and a six foot fence. He said that area slopes up and levels off so that you can sit and then continues up a gentle slope to the Residence Hall. Mr. Charwick said that Plan L2.1 shows a section at court level and the grade difference. Mr. Grissino said that, instead of a very expensive retaining wall, they will use the moveable benches. He said that the trend on campus is to use more informal seating. He said that all of the outdoor furniture on campus is taken in and stored for the winter. He said that they have not selected the type of bench yet. He said that the campus standard is a metal frame with a wood slat. He said that they just used them at the new Residence Hall. He said that the benches have not weathered very well, so they are debating whether to find a more durable material. He said that it will be part of a whole series of standardized elements that will be part of the overall campus. He said that when they come back for discussions about the Webster Center, they may have a lot more information. He said that they will be doing something similar in some open space areas where they will be removing the existing tennis courts.

Mr. Charwick discussed the location of the fence. He said that there will be gates at the four corners and a few smaller gates for leaf debris removal. He said that Babson will have the ability to secure the site but, in general, the courts will be open for use. A Board member confirmed that there will not be a ten foot high fence on the side facing the Residence Hall. He said that it may end up at the same elevation as the rest of the fence because it will start at a higher elevation point. Mr. Grissino said that they wanted to tuck the courts down a little bit to minimize the visual impact from the Residence Hall.

A Board member asked about a storage area for the intercollegiate sports. Mr. Grissino said that the ability to operate out of the Webster Center will primarily drive this. He said that the existing courts are asphalt and the proposed courts will be post-tension concrete. He said that the strategy of having two banks of four with the area in the middle provides space for utilities to run through and a place for seating and moveable storage elements. He said that they will be installing a hydration station. He said that they will pull water to feed it from the Residence Hall. He said that they will bring the existing aluminum bleachers down and there will be room for more. Mr. Charwick said that the bleachers are four rows of approximately 20 feet long., approximately five to six feet off of the ground. Mr. Grissino said that they will sit outside of the fence line now and will be brought down to the facility when it is complete.

Mr. Charwick described the rainwater collection system, distribution and dissipation. He said that Activitas dealt with two conditions, one of which was an existing drainage swale that collects water from the existing driveway at Van Winkle Hall. He said that the first thing that they did was to tie a new drain line into the system in the driveway, knowing that the swale had to go away to make way for the tennis courts. He said that they are collecting the water at the drain manhole and sending the water in a 15-inch pipe underneath the courts. He said that they reviewed that with DPW and that DPW staff were generally comfortable with it. He said that the water will still be collected through the existing system. He said that there will be a new system with a French drain that runs along the south side of the court. He said that the high end of the courts is to the north and pitches to the south. He said that the French drain will collect all of the water and circulate it into a detention area to the east. He said that they have an outlet control structure so that water that does not infiltrate has a way to release down into a level spreader and then either infiltrate into the soil or make its way down the hill during heavy rain events naturally as it currently does. He said that there is about a foot grade change from the high to the low end of the tennis courts.

The Board asked about cut and fill. Mr. Charwick said that geotechnical investigations by McPhail Engineering determined that the site has generally 12 inches of topsoil and below that is about a foot of subsoil that has some organics and silts. He said that they did calculations for all pavement and fill areas. He said that they need to remove the topsoil and the subsoil because those soils are not conducive to build a structure on top of it. He said that they will strip the material and use the sub-grade to cut and fill to balance the material as best as possible. He said that the goal is to reuse topsoil in landscape areas, as necessary. He said that there will be some material that will have to be exported off-site. He said that he would have to check the numbers for the approximate amount expected to be exported.

The Board asked if DPW suggested that the construction traffic routing should be through Needham. Mr. Grissino said that they have had a number of projects on campus. He said that they will continue to route trucks from Route 95 to Route 9, Cedar Street, Hunnewell Street, Wellesley Avenue and the main gate. He said that everything will come in and out of the main gate at 231 Forest Street. The Board said that it is primarily out of the student traffic areas. Mr. Grissino said that when they do the Webster Center project, they will be accessing that site via Babson College Drive. He said that access to this Project will turn off before you get to the heart of the campus and will go along Map Hill Drive.

Mr. Grissino said that they hope to start construction in Spring 2017 when the weather breaks, depending on permitting and the weather. He said that, ideally, they will complete the work before the weather turns Fall 2017. He said that there is some complexity with how long the concrete must sit. He said that the

coatings need to cure. He said that they do not want to put themselves in a position where the cooler temperatures affect that. He said that the goal is to have the bulk of the work that involves tree and dirt removal done in the summer when the campus is at its quietest. He said that when they head back into the school year, the concrete pour will have been completed and they will do some of the finer work. He said that the existing courts will go offline in September, depending on permitting for the main building project. He said that the goal is to keep the existing courts operational for the summer programs. He said that recreational tennis play will be impacted in the fall.

A Board member asked if the access ways are just for pedestrians. He asked about access for emergency vehicles. Mr. Grissino said that the access ways will be eight feet wide, so they will be able to get a vehicle down there. He said that the utility drive will remain. He said that there are a limited number of parking spaces. He said that families live in the Residence Hall as administrators of student life. He said that there are multiple accesses that are wide enough to allow for access for public safety and maintenance vehicles.

The Board asked about routing of heavy equipment for site preparation. Mr. Grissino said that they will be pulling down a number of parking spaces in the Coleman Lot and will lay down construction vehicle access. Mr. Charwick said that the construction wheel wash will be located at the entrance. He said that there will be a chain link fence along the line of work. Mr. Grissino said that the fence will be there during construction to provide a safe site. He said that the people who live in the Residence Hall will not be there for the summer. He said that the hope is to have the fence line adjusted and brought back down to allow access to the rear unit by September. A Board member said that there is currently a sign there letting people know that it is not a place to park.

A Board member asked if there is any upgrading or modification needed for the existing curved road. He said that he had seen it earlier in the day and it looked like it might need some attention. Mr. Grissino said that they had not talked about the pavement surface there. He said that his guess is that when construction is complete, they may want to resurface it. He said that it will stay in the same location.

Mr. Grissino said that they will be using lighting that is similar to what they have at the upper fields. He said that it has full shielding and cutoffs. He said that the Photometrics Plan shows how quickly the light drops off once you leave the courts. He said that they provided that information to the DRB and received approval. He said that they will be using high end sports lighting fixtures to get a lot of control over where the lights goes, the level of the light and the ability to turn the lights on and off. He said that minimizing the number of fixtures was seen as a positive by DRB. He said that the pole heights are about half of the height of the existing poles on the upper athletic fields. He said that they are currently working with Athletics about the possibility of timers. He said that there will be no lighting on the tennis courts after 10 pm. He said that the difference between the proposed lights and the Athletic Field lights is that the Athletic Fields lights are on only when there is activity. He said that the hope is to have the courts available for recreational play for a couple of months in the fall and the spring. He said that it is nice to have the flexibility to not have to have all eight courts lit. He said that they would like to start out with turning the lights on at 4 pm and off at 10 pm. Mr. Charwick said that the control panel will be located at Van Winkle Hall but they will have the ability to work from a laptop or cell phone for overrides.

A Board member said that with some of the previous Site Plan Approvals that came before the Board, residents had concerns about light pollution. He asked how this will compare to the existing tennis courts.

Mr. Grissino said that it will be the same number of courts. He said that there is no lighting on the existing courts. He said that having lights on the courts will allow them to expand the recreational use. The Board member asked about the possibility of motion sensitive lights. Mr. Grissino said that he was not sure if Musco lighting operates that way. Mr. Charwick said that lighting for the courts is designed for 75 foot candles. He said that will drop to approximately 5 foot candles outside the fence line at about 10 to 15 feet. He said that thereafter, at 10 to 20 feet, it will be a half of a foot to two foot candles. He said that the Photometrics Plan does not take into account the vegetation and slopes. He said that the calculations are based on a completely flat site. He said that along the walkway they will have 10 foot high poles for pedestrian lighting, similar to what is on campus. He said that they will project one to one and a half foot candles for safe travel along the path. He said that the intent is that the walkway always be lit, even when tennis court play is not occurring. Mr. Grissino said that all of the fixtures will be dark sky compliant. A Board member asked if the photometrics take into account the scrim on the fence. Mr. Charwick said that it does not. He said that the scrim will help to dissipate light as well. He said that there will be a blue light emergency phone connecting to the pathway.

The Chairman said that the Board received a letter from DPW saying that they were satisfied with the plans. Mr. Grissino said that the DPW had questions about the drainage system. He said that they spent a lot of time designing the system, modifying the exfiltration basin, the sizing of the pipes, and how the existing flow is captured. He said that DPW had concerns about the Maintenance Program for the basin. He said that it is a very low maintenance system that requires someone getting out there a couple of times a year to take care of the grasses and the mix that sit in the basin. He said that DPW wanted them to take care of it in a way that is going to allow it to continue to operate properly. He said that they were able to work with DPW to develop a system that meets their needs. Mr. Charwick said that they also added a few cleanouts to some of the structures. He said that the biggest conversation concerned the detention basin and the existing slope. He said that a concern was to build the detention basin on a flat area on the south. He said that they needed to make sure that the slope was stabilized in case of wash out. He said that some of the pipes slope to prevent that. Mr. Grissino said that they also addressed the concerns of the Health Department that the system would be able to drain fast enough so that it did not become an issue of mosquito control.

A Board member said that the retaining wall at the edge of the court will be padded. He asked about the retaining wall further up the hill that is identified as a 17 inch seat wall. He asked if it will be exposed concrete. Mr. Grissino said that there will be two different wall systems. He said that there are a series of two retaining walls of less than four feet between the northeast corner and the parking lot. He said that they are looking at a couple of options for them. He said that right now they look like fieldstone. He said that the seating wall area has been re-graded so that it is now a flat area and will have moveable benches. The Board member said that Plan L2.1 shows a seating wall. Mr. Grissino said that was the original plan. He said that now the retaining wall is not there and the slope is regulated so that is surrounded by two sloped areas. He said that they did not need to retain the 17 inches of earth in order to create a seat wall. He said that the surface will be asphalt. He said that there will be areas set outside of the six foot area so that the bench will sit in a little bit of a pocket so that the six foot area is clear. He said that they wanted to make sure that there is plenty of maneuverability for people who do not want to take the accessible route to the bleacher area. He said that the design without the 17 inch retaining wall was presented to the DRB.

Mr. Grissino said that, during construction, the construction fence line will be immediately north of the pathway. He said that there will be no interruption of the use of the pathway during and after construction. He said that the disturbance in the wetlands buffer sits further in the site inside the fence line.

Mr. Grissino said that Babson just completed a Signage Master Plan for the whole campus. He said that they re-did all of the signs on campus over the past summer. He said that the signage for this facility has not been designed yet. He said that it will follow the guidelines and will be submitted at a later date. He said that the wind screen will have some type of branding that will face internal to the courts.

A Board member confirmed that there will be no PA systems or amplification. He said that on Page 17 of the application, it says that security cameras and public address speakers will be located on tennis court lighting poles. Mr. Grissino said that is not accurate. He said that the security cameras will be mounted for public safety. The Board confirmed that during championship play there will be temporary sound systems. Mr. Grissino said that it is his understanding that it will operate as it has in the past.

The Board asked about public use of the courts. Mr. Grissino said that they will continue to operate them the same way they do now. He said that Babson has a history of being open to the public at times when they have the availability. He said that heavy use by the summer programs is expected to continue. He said that the summer programs are primarily for younger people. Mr. Charwick said that the programs are run by Babson coaches. Mr. Grissino said that Babson's Director of Summer Programs manages the programs.

Fern Wirth, 21 Skyline Drive, said that she submitted a letter with her concerns. She said that they have been neighbors to Babson for 20 years. She said that they have seen its growth and are proud of its accomplishments. She said that she does think that there might be some oversights in this project in terms of sound, noise and light pollution. She said that the plan that shows the existing tennis courts being the same distance to the community on Skyline Drive does not show that sound is shielded by the buildings that exist and the topography of the land is such that the existing tennis courts are nestled within the buildings. She said that their homes are level with the height of the buildings. She said that noise is well contained from the facility. She said that the original siting for the new tennis courts was along Wellesley Avenue, which has a lot of foot traffic and a lot of noise and light. She said that it was much to their surprise that Babson decided to relocate the proposed courts to the new location with a 35 foot elevation from the ground to the top of the hill, completely unobstructed, with no sound barriers and the opportunity for all that noise and light on 40 foot poles to angle down into the neighborhood. She said 100 decibels is the sound of a leaf blower and that does not include the sound of the teams being cheered on from the benches that will be directly facing the neighborhood. She said that she is concerned that there is a sound system at Van Winkle. She said that she appreciated the Board's questions about users. She said that the neighborhood is located near the Center for Executive Education as well. She said that there have been numerous instances where sound was traveling aggressively. She said that those events have been relocated to the inner court at the Center. She said that she was concerned that the character of the neighborhood remain intact. She said that she hoped that the sound and light concerns can be addressed. She said that if this does turn out to be the site, it will be like beacons in the middle of dark wetlands.

Mr. Grissino said that it is not evident in the aerial view and may not have been evident in the plans that the parking deck is at the same level as the courts. He said that the campus sits in a saddle. He said that

Skyline Drive comes up from Great Plain Avenue. He said that they did reach out to get professional advice.

The Chairman said that the light fixtures have after-installation controls to control the shielding.

A Board member asked if the Boston Sports Club has an outdoor pool. Mr. Grissino said that there is a rink and a pool that is operated by the Boston Sports Club. He said that he was not sure but thought that it is primarily daytime use. Ms. Wirth said that Boston Sports Club does have an outdoor facility. She said that the lights are not visible from her neighborhood. She said that it sits much lower than the proposed location of the tennis courts. She said that the parking garage shields the existing tennis courts.

The Board asked if the swimming pool is used for summer camps. Mr. Grissino said that it is but is operated out of the Sports Club. He said that the pool and the Sports Club are tenants. The Board asked about use of the tennis courts by the Sports Club. Mr. Grissino said that Babson does have relationships with the Boston Sports Club. He said that all of the opportunities that exist today will continue. He said that he did not have information regarding the number of users from the Sports Club.

Ms. Wirth said that if you look at the configuration of the Sports Club, it is a horseshoe shape. She said that it does contain the sound. She said that there are no proposed sound barriers in this plan. A Board member said that unless you have specific sound deadening barriers, materials such as solid piece of glass or masonry does not deaden sound. He said that the sound bounces off. He said that the fact that the buildings may be containing some of the elements does not directly translate into it deadening or reducing the amount of sound transmission.

Mr. Grissino said that, with the exception of the retaining wall modification, the plans reflect what is going to be built. He said that they are the same plans that were submitted to DPW. The Chairman said that the date on the plans should be revised. The Board said that there should no inconsistency between the application and the use of sound amplification. The Board said that an engineered drawing of photometrics and a cut sheet for the lighting fixture should be submitted. The Board said that there shall be no public amplification and the tennis court lights shall be shut off by 10 pm.

Submittals from the Applicant

- Application for Site Plan Approval, dated January 4, 2017
- Site Plan Approval Review Plans and Submittal Checklist
- Project Team
- Project Overview, 1/4/17, Revised Page 17, 2/17/17
- Plans and Submittals
- Site Lighting and Utilities
- Landscape and Parking
- Geotechnical Information
- Stormwater Management
- Evaluation of Existing Municipal Systems
- Infiltration and Inflow Reduction
- Water Conservation

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Petition of Babson College
89 Map Hill Drive (Tennis Courts)

- Traffic Management Plan and Site Logistics
- Wetlands Protection Committee
- Stormwater Pollution Prevention Plan – Draft – dated 12/29/16, prepared by Activitas, Inc.
- Stormwater Report – Tennis Court Relocation Project, dated 12/29/16, stamped by Megan Buczynski, Professional Civil Engineer
- Electrical Narrative for New Tennis, Courts, dated 12/5/16, stamped by Michael J. Foley, Professional Electrical Engineer
- Operation and Maintenance Plan, dated 12/19/16, prepared by Activitas, Inc.
- Geotechnical Engineering Report, dated 10/28/16, prepared by McPhail Associates, LLC
- New England Roadside Matrix Upland Seed Mix, New England Wetland Plants, Inc.
- Plumbing Narrative, to Timothy Mansfield – C7A, from Jimmie W. Ng, Fire Protection P.E., dated 1/3/17
- Traffic Management and Construction Management Plan, dated 12/19/16 revised 2/6/17, prepared by Stephen Duvel, VP, Gilbane
- Memorandum to David Hickey & George Saraceno, DPW/Engineering, from Megan Buczynski, PE, dated 2/28/17, re: Update/Revisions to Stormwater and Utility Design

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	1/4/17	Activitas, Inc.	2/17/17
Sv-1	Existing Conditions Plan of Land	12/8/16	VHB	1/31/17
Sv-2	Plot Plan	12/8/16	VHB – Russell Bousquet, PLS	2/17/17
SP1.1	Site Preparation Plan	1/4/17	Activitas, Inc.	2/17/17
L1.1	Layout and Materials Plan	1/4/17	Activitas, Inc.	2/17/17
L2.1	Grading and Utility Plan	1/4/17	Activitas, Inc.	2/17/17
L3.1	Planting Plan	1/4/17	Activitas, Inc.	2/17/17
L3.2	Tennis Court Photometric	2/1/17	Ryan Marsh, LC	2/17/17
L4.1	Enlargement Sheet I	1/4/17	Activitas, Inc.	2/17/17
L4.2	Enlargement Sheet II	1/4/17	Activitas, Inc.	2/17/17
L4.3	Detail Sheet III	1/4/17	Activitas, Inc.	2/17/17
L5.1	Detail Sheet I	2/17/17	Activitas, Inc.	
L5.2	Detail Sheet II	2/17/17	Activitas, Inc.	
L5.3	Detail Sheet III	2/17/17	Activitas, Inc.	
E0.1	Legend, Abbreviations and Notes	1/4/17	Activitas, Inc.	2/17/17
E0.2	Specifications Sheet 1	1/4/17	Activitas, Inc.	2/17/17
E0.3	Specifications Sheet 2	1/4/17	Activitas, Inc.	2/17/17
E1.0	Tennis Court Lighting and Power Plan	1/4/17	Activitas, Inc.	2/17/17
E1.1	Tennis Court Medium Voltage Routing Plan	2/17/17	Activitas, Inc.	

E2.0	Medium Voltage Site One-Line	2/17/17	Activitas, Inc.	
E2.1	Electrical Schedules	2/17/17	Activitas, Inc.	
E2.2	Electrical Details	2/17/17	Activitas, Inc.	

On December 1, 2016, the Wetlands Protection Committee reviewed the project and issued a Negative Determination of Applicability dated 12/21/16.

On February 6, 2017, Captain DiGiandomenico, Wellesley Fire Department reviewed the petition and recommended approval.

On February 15, 2017, the Design Review Board reviewed the petition and voted unanimously to approve the project.

On February 15, 2017, the Planning Board reviewed the petition and recommended approval.

On February 15, 2017, George Saraceno, DPW Engineering Division submitted comments regarding the proposed project.

DECISION

The Board voted unanimously to grant a Site Plan Approval for the Project as a Major Construction Project. 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.

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CONDITIONS

1. By accepting this Site Plan Approval and the Special Permit for construction in the Water Supply Protection District, the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval and Special Permit shall expire two years 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 and Special Permit for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on March 23, 2017.
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 shall establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

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).
6. The Project shall be designed and constructed on the Site in accordance with the plans, drawings, and data submitted with the Application for Site Plan Approval and for the Special Permit for construction in a Water Supply Protection District, 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.
7. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Board of Health, the Fire Chief, the Town Engineer, or any other applicable local inspector or board. Construction of the Project shall be subject to on-site compliance inspections by the Building Department in the customary manner.

Construction Conditions

8. The Applicant shall implement its Traffic Management and Construction Management Plan as specified in its submittal dated December 29, 2016 and revised on February 6, 2017, as modified or clarified by these Conditions.
9. 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 travel route that has been coordinated between the Applicant and the Wellesley Police Department prior to its use.
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 4:00 pm and Saturday no earlier than 8:00 am and no later than 4:00 pm. Construction work 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 Saturday commencing not earlier than 8:00 am and completing not later than 6:00 pm. Any work before 7:00 am or later than 6:00 pm shall only take place in case of emergency with the permission of the Police.
11. During the period of construction, on-site parking for construction equipment and parking for construction workers at the south end of what is known as the Trim Parking Lot is specifically permitted. No vehicles of construction workers and no construction equipment shall be parked on any other public way of the Town. Construction vehicles waiting to access the site shall shut off engines when not in use, or when idling time exceeds five minutes. If a truck comes early, there shall be a plan as to where the truck may wait with its engine shut off.
12. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash to prevent mud and debris from falling into the street abutting the site. The Applicant shall cause the street abutting the site to be swept as frequently as required to ensure that dust, dirt, and debris not completely removed by the truck wash are not deposited onto the street.
13. All construction waste shall be kept in dumpsters. The dumpsters shall be kept covered and only picked up during normal working hours, Monday through Friday, 7 am to 4 pm.
14. A sign on the outer fence shall have all contact information for the contractor and the Department of Public Works Engineering Division.

Use Conditions

15. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.

16. After completion of construction and installation of the lighting system, the Applicant shall recalibrate the light fixtures as needed to minimize off-site light pollution.
17. Lighting of the tennis courts shall not continue past 10:00 pm. The Applicant shall make every effort to turn off or minimize the use of lighting both when the courts are in use (consistent with safety concerns and applicable college standard) and when they are not. When in use, the easternmost courts and associated lighting are to be prioritized to minimize light pollution in a westerly direction.
18. There shall be no voice or sound amplifiers installed on the Site other than temporary sound systems used during championship play that shall also be limited to daytime hours.

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ZBA 2017-21
Petition of Babson College
89 Map Hill Drive (Tennis Courts)

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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.



David G. Sheffield, Acting Chairman



Robert W. Levy



Walter B. Adams

cc: Planning Board
Inspector of Buildings
lrm