



TOWN OF WELLESLEY

MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-22
Petition of Wellesley Country Club
300 Wellesley Avenue

Pursuant to due notice, the Special Permit Granting authority held a Public Hearing on Tuesday, March 21, 2017, at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the petition of Wellesley Country Club requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project which involves a change in the outside appearance of the premises at 300 Wellesley Avenue, 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 drainage improvements. The property is located in a Single Residence 30,000 District.

On February 6, 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 Phil Cordeiro, P.E., Allen & Major Associates, Inc., representing Wellesley Country Club, the Petitioner. He said that the request before the Board is for permission to install a sub-surface drainage field on the southerly side of Wellesley Avenue in the vicinity of the 8th and 9th fairways on the golf course. He said that there is an exposed culvert that releases water that is picked up from Wellesley Avenue on the northerly side of Wellesley Country Club. He said that it free discharges to the lower portion of the 8th fairway. He said that, depending on the storm, it can trip over to the 9th fairway. He said that they are looking to do water management to take the water off the surface, put it below grade and allow it to recharge into the groundwater system and ultimately continue to flow easterly towards the isolated wetlands system at Brookside Road.

Mr. Cordeiro said that under the bylaw, Site Plan Approval is required because they are modifying more than 5,000 square feet of terrain. He said that, in this case, the alteration will be temporary. He said that it will involve excavation, installation of the pipe and a rebuild of the terrain as it exists today. He said that there will be no permanent structures, lights, buildings, impervious surfaces or tree removal associated with this project.

Mr. Cordeiro said that the bulk of the excavation will be 7,500 square feet for the sub-surface drainage field. He said that they will install a manhole that will intercept the water as it comes out of the culvert. He said that there will be no change to the culvert itself. He said that the culvert is entirely MWRA owned and controlled. He said that Wellesley Country Club will put a drainage structure directly in front of the culvert to take the drainage below grade and put it through a recharge system. He said that the overflow from the recharge system will run north and to the right. He said that perforated pipe embedded in sand will allow and promote water recharge below the fairways. He said that at the end in the upper right corner of the plan, there will be another drain. He said that if the system was to reach capacity, the

free drain at the end will allow the water to come back up out of the ground and then surface discharge to the wetlands system as it does today. He said that it is a relief valve for the system.

Mr. Cordeiro said that they are looking for near 100 percent reduction in the lower storm events. He said that it will be approximately 95 percent for a 10-year event, 50 percent for a 25-year event and 25 percent in a 100-year event. He said that there will still be water on the fairways for 24 hours in the higher end events. He said that the intent is to make the course more manageable for the average daily storms with an inch or two of rain that saturates the fairways. He said that there are really good draining sands underneath the course. He said that they are trying to speed up the drainage process by having the water bypass the loam layer.

Mr. Cordeiro said that any excavated materials will not leave the site. He said that they will strip the topsoil temporarily, stage it off to the side, and put it back after completion of installation of the pipes. He said that the below-grade material will come out to allow for installation of the pipes and the drain system itself. He said that the excavated soil will be replaced with stone and pipe. He said that excavated material will be stored on-site at the Turf Maintenance Facility and will be used for landscaping on the course. He said that the only import will be the stone that will support the pipe to allow the perforations to do their job to recharge, the pipes and the catch basin structures.

Mr. Cordeiro said that they submitted a Construction Traffic Management Plan. He said that the operations for this project will come in off of Brookside Road at the gated access that was created for the Short Course construction. He said that they would like to reuse that entrance and the wash down area. He said that the trucks will come in at that entrance, deliver the materials to the project site and then exit via the same entrance. He said that they will coordinate and consolidate all of the deliveries, as they did with the Short Course project. He said that they anticipate bringing in approximately 700 cubic yards of stone. He said that, depending on the size of the truck, there will be between 30 to 50 trucks.

Mr. Cordeiro said that they anticipate a construction timeline of three weeks, as outlined in the Construction Management Plan (CMP). He said that there will be a few days of preparation, a week to a week and a half for excavation, and then maintenance and cleanup. He said that there will be three weeks of machinery doing the work. He said that the plan is to do the work in November when the course is off line. He said that when the course comes back on line in April of 2018, everything will be re-vegetated. He said that the re-establishment of the turf will take a little longer. He said that will be done entirely by the groundskeeper.

Mr. Cordeiro said that, because of the size of this project, they piggy backed work on the 15th hole on the northerly side of Wellesley Avenue as you approach Oakland Street. He said that they will be removing a section of existing cart path on the westerly side and replacing it with a different section of cart path on the easterly side of the hole. He said that the cart path will not connect to anything. He said that it will connect ultimately, but not in its present form. He said that there are some additional modifications that they would like to make around the 15th hole but those changes will require a Conservation filing that Wellesley Country Club is not prepared to make yet. He said that they will come back before the Board if that requires Site Plan Approval.

A Board member said that there will be a lot of weight with the loaded 18-wheelers. He asked if any road repair is anticipated. Mr. Cordeiro said that there had been a lot of concern about Brookside Road with

the Short Course Project. He said that one of the conditions of approval was to conduct a video and photographic survey of the roadway pre-construction. He said that they laid out about 800 linear feet from the intersection of Wellesley Avenue to the entrance on Brookside Road. He said that when they were done with the major excavation and hauling activities, they found no appreciable difference in the cracks in the road. He said that DPW had gone out and was filling some potholes in areas that did not exhibit signs of breakage before. He said that they were not relegated to the Short Course. He said that they do not anticipate that the few trucks will adversely impact Brookside Road. The Board said that 18-wheelers full of gravel will be heavier than the trucks that were brought in for the Short Course. The Board said that the trucks will have an impact on the grass areas. Mr. Cordeiro said that they may have to temporarily remove some of the loam and repair it afterwards. He said that the trucks cannot drive on the course if it's wet. The Chairman said that it would be a good idea to video the road before and after this project.

Mr. Cordeiro said that they met with DPW several weeks ago, prior to submission to the Board. He said that Wellesley Country Club received a comment letter from Mr. Saraceno that outlined a handful of requested changes to the plans. The Chairman said that one of the items that Mr. Saraceno requested was a Site Plan, which was not included in the submittal package. He said that the Site Plan needs to have three benchmarks, preferably triangulated. The Board said that it would be helpful to show the gate on a plan and where the construction vehicles will be parked.

The Chairman said that heavy equipment parked overnight will be leaking oil. He said that the site is located a little bit further than 200 feet from Brookside Road and the wetlands area. He asked what will be put down under the construction vehicles to prevent oil and grease from getting into the ground. Mr. Cordeiro said that it will only be an excavator and a small bobcat left overnight. He said that all of the hauling will be daytime activities and the vehicles will leave the site. He said that they will stage the equipment in the area of the work, far away from the wetlands to protect them. He said that they can put down a gravel pad so that if there is any leakage it will be onto a compacted base and not free flowing into the ground.

The Chairman said that the site is located near several houses. He said that he did not want any construction equipment working before 8 am. He said that construction equipment work would not be allowed before 9 am on Saturdays. He said that deliveries can be at 7:30 am.

A Board member said that the long term O & M Plan for the facilities is the responsibility of Wellesley Country Club. He asked Mr. Cordeiro how the Country Club intends to implement it. Mr. Cordeiro said that the sub-surface field must be inspected twice a year. He said that Allen & Major has been involved with recent projects at Wellesley Country Club. He said that the newer systems have similar O & M Plans for inspections and annual cleaning of the catch basins. He said that he does not know what the maintenance requirements are for some of the older systems at the Clubhouse. The Board said that it would be useful to have something, along with the plans, that says that Wellesley Country Club is going to coordinate this O & M Plan with their existing O & M Plans. A Board member said that a requirement for the platform tennis and the turf maintenance area is that Wellesley Country Club has to submit data to the DPW. He said that it would be logical to do the same thing here.

The Chairman confirmed that there will be a wheel wash at the construction entrance. He said that the wheels should also be washed when the trucks exit to prevent dirt going out onto Brookside Road.

A Board member said that the CMP speaks strongly to the activities occurring south of Wellesley Avenue. He said that they will be removing some paving materials and bringing in new paving materials north of Wellesley Avenue. Mr. Cordeiro said that the excavated pavement will be taken off-site. He said that the 15th hole is deep into the site. He said that access will be through the Clubhouse area, following the cart paths. He said that it will involve small machine work. He said that they will probably use a bobcat to scrape up the asphalt surface and spread the materials. He said that a sidewalk paver will pack the area down. He said that they may be able to navigate a 10-wheeler through there but they prefer not to. The Board said that using smaller equipment is an advantage to the neighborhoods. The Board said that, according to the notes on the plans, there will be no change to the drainage in that area. Mr. Cordeiro said that they will be taking up 3,550 and putting down 4,100 square feet of material.

April 13, 2017

Mr. Cordeiro said that there were a handful of items from the previous hearing that they wanted to incorporate into the documents and the Operation and Maintenance Plan to address comments in a DPW letter. He said that a letter from Mr. Saraceno stating that his comments had been addressed was submitted to the Board.

A Board member said that the Board had discussed a requirement for photo documentation of the condition of Brookside Road prior to construction. Mr. Cordeiro said that a letter dated March 24, 2017 was submitted to the Board that enumerated and acknowledged the Board's conversation about the photo documentation of Brookside Road.

A Board member said that there was something in the comments that talked about coordinating with Spectra. Mr. Cordeiro said that they have an obligation to obtain a permit from Spectra Energy because of the proximity to the gas line easement. He said that permit is well on its way.

A Board member said that the preamble talks about improvements at the 8th hole that really should say the 15th hole.

The Chairman said that the March 24, 2017 letter from Allen & Major will be incorporated in the decision.

The Board said that the approved drawings are dated March 16, 2017 and revised March 22, 2017. Mr. Cordeiro said that the Cover Sheet has a typo. He said that the date on the plans in the title blocks is March 22, 2017.

Submittals from the Petitioner

- Application for Site Plan Approval, dated 2/6/17
- Site Plan Approval Plan Checklist
- Development Prospectus
- Abutters List
- Letter dated 1/31/17, from Phil Cordeiro, P.E., Allen & Major Associates, Inc.

- Drainage Report, dated 1/24/17, prepared by Allen & Major Associates, Inc.
- Stormwater Management Operation and Maintenance Plan, dated 1/24/17, revised 3/22/17, prepared by Allen & Major Associates, Inc.
- Construction Traffic Management Plan, dated 1/24/17, revised 3/22/17, prepared by Allen & Major Associates, Inc.
- Existing HydroCad Worksheets, dated 1/24/17, revised 3/22/17, prepared by Allen & Major Associates, Inc.
- Proposed HydroCad Worksheets, dated 1/24/17, revised 3/22/17, prepared by Allen & Major Associates, Inc.

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	1/24/17	Allen & Major Associates, Inc.	
C-1	Drainage Improvements Plan 8 th & 9 th Holes	1/24/17	Allen & Major Associates, Inc.	3/22/17
C-2	Cart Path Modifications	1/24/17	Allen & Major Associates, Inc.	3/22/17
DET-1	Details	1/24/17	Allen & Major Associates, Inc.	3/22/17
DET-2	Details & Notes	1/24/17	Allen & Major Associates, Inc.	3/22/17
WS-1	Watershed Plan	1/13/17	Allen & Major Associates, Inc.	3/22/17

On February 22, 2017, the Design Review Board reviewed the project and submitted a recommendation.

On March 16, March 21 and March 31, 2017, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On March 17, 2017, Dick Joyce, Director, Wellesley Municipal Light Plant, reviewed the project and submitted comments.

DECISION

Based on the application and other information described in this Decision, the Board found that the proposed Major Construction Project is otherwise in compliance Section XIVE, Section XVI A and Section XXV of the Zoning Bylaw. The project involves a change in the outside appearance of the premises at 300 Wellesley Avenue, 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 drainage improvements. The property is located in a Single Residence 30,000 District.

The Board voted unanimously to grant a Special Permit and Site Plan Approval for a major construction project in a Water Supply Protection District, having found that the Design and Operation Standards are adequately satisfied and not otherwise prohibited.

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

Site plan approval and a Special Permit for construction in a Water Supply Protection District for the construction of the drainage improvements along the eighth and ninth holes to mitigate flooding issues and site improvements at the fifteenth hole located at the Wellesley Country Club at 300 Wellesley Avenue are granted, as voted unanimously by the Board at the Public Hearing, pursuant to Section XXV and Section XIVA of the Zoning Bylaw; subject to the following conditions (the "Conditions"):

General 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 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 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, general bylaws, and all the rules and regulations of the Planning Board and the Board of Health generally applicable to a project approved on June 12, 2017. 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. The Project shall be designed and constructed substantially in compliance with the 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 modified by these Conditions.
4. 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.

Use Conditions

5. Property entrances at Brookside Road and Gate #5 will be gated and normally locked and will be used for intermittent access (not more than three times per month during the golf season) and emergency access only.
7. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan submitted by the Applicant. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations".

Design Conditions

8. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

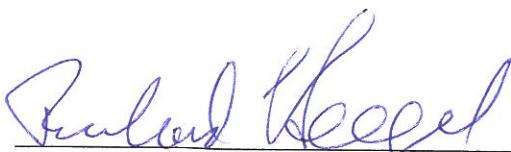
9. The Applicant shall implement its "Construction Traffic Management Plan" as specified in its submittal dated January, 2016, as modified or clarified by these Conditions.
10. During the period of construction, all construction equipment and material deliveries shall utilize: (1) Route 128/I-95 to Route 9 to Cedar Street to Wellesley Avenue to Brookside Road to the site entrance; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use, provided that the construction entrance shall be on Brookside Road.
11. The Club will provide for traffic control measures, including a police detail and traffic warning signs at the Wellesley Ave-Brookside intersection and, including a flag person and traffic warning signs for northbound traffic, at the site entrance from Brookside Road during hours in which construction traffic utilizes those intersections.
12. Insofar as is reasonably practicable, the Club will cause the deliveries of equipment and material and/or the removal of material to be consolidated and coordinated such that the total time for such traffic during any day is minimized, and such that the total number of days during the construction process for such traffic is also minimized.

13. The Club will install and use the truck wheel wash detailed on the Plans to prevent traffic from importing materials into the Water Supply Protection District as well as to prevent materials on-site from being carried off-site.
14. Prior to acceptance at the site, fill materials imported to the site (whether loam for finished surfaces or common fill) will be tested for solid waste, toxic or hazardous material, or hazardous waste, and no fill containing such components shall be placed on-site. Documentation demonstrating that the fill complies with these requirements will be maintained on-site during the work, and will be retained in the project records for two years after completion of the drainage improvements.
15. During the period of construction, on-site parking for construction workers is specifically permitted in the paved, marked area adjacent to the turf maintenance facility, and no vehicles of construction workers and no construction equipment shall be parked on any public way of the Town. The Applicant may park construction vehicles on-site in the areas shown on its Plans incorporated into its Construction Management Plan. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
16. 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 a.m. and no later than 5:00 p.m. Construction work may be performed on the site Monday through Friday commencing not earlier than 8:00 a.m. and completing not later than 6:00 p.m. In the event that the Applicant determines that construction work is required to be performed on Saturday, such work may be performed between the hours of 8:00 a.m. and 3:00p.m., provided that the Applicant notifies the Inspector of Buildings at least three days prior to such work, and the Inspector of Buildings, in conjunction with the Wellesley Police Department, consents to such work. No work shall be permitted either on Sunday or on a legal holiday in the Town of Wellesley.

ZBA 2017-22
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300 Wellesley Avenue

Planning Board
Wellesley Country Club
300 Wellesley Avenue
Wellesley, MA 02481
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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

Richard L. Seegel, Chairman


J. Randolph Becker


David G. Sheffield

cc: Planning Board
Inspector of Buildings
lrm