



## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2017-23

Petition of Wellesley Country Club  
300 Wellesley Avenue

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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 Babson College requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District, at 89 Map Hill Drive, in an Educational/Educational B 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.

The Petitioner is requesting a Special Permit for a major construction project in a Water Supply Protection District in conjunction with Site Plan Approval, ZBA 2017-22.

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 8<sup>th</sup> and 9<sup>th</sup> 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 8<sup>th</sup> fairway. He said that, depending on the storm, it can trip over to the 9<sup>th</sup> 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.

**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 <sup>th</sup> & 9 <sup>th</sup> 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.	

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

On March 16 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

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a major construction project in a Water Supply Protection District.

It is the opinion of this Authority that the Design and Operation Standards in Part F for Safeguards, Disposal, Fill, Spill Containment, Monitoring, On-Site Recharge and Grade Reduction are adequately satisfied and not otherwise prohibited in Part D.1 of Section XIVE of the Zoning Bylaw.

A Special Permit for a major construction project in a Water Supply Protection District for the construction of 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.

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CLERK OF THE BOARD

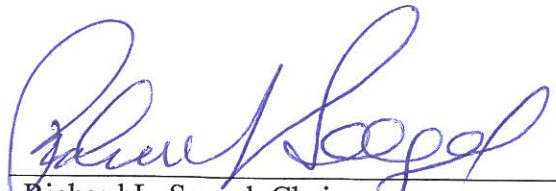


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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

  
Richard L. Seegel, Chairman

  
J. Randolph Becker

  
David G. Sheffield

cc: Planning Board  
Inspector of Buildings  
lrm