

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2017-34
Petition of Babson College
231 Forest Street

Project Location: Webster Athletic Center, 3 Babson College Drive

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 20, 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 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 231 Forest Street, 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 alteration and expansion of an existing physical education facility (Webster Athletic Center). The Project includes the renovation of 17,500 square feet of existing interior space and a 69,500 square foot addition. The program includes new recreation fitness rooms, multi-purpose rooms, new and renovated locker rooms, new and renovated athletic offices, a sports medicine center, and a new recreation space with three basketball courts. The site for the expansion is directly to the west of the existing Webster Center building where eight existing tennis courts are currently located. The eight existing courts will be demolished as a part of this project. The property is located in an Educational District.

On March 8, 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 were David Grissino, Director of Capital Projects and Planning, Babson College, and Stephen Langer, Esq.

Mr. Grissino said that the project involves renovation and expansion of the Webster Athletic Center. He said that a Master Plan for the campus was done in 2012 that envisioned renovation and expansion of the Webster Center to deal with a significant gap between the needs for recreational athletics and what facilities Babson had on campus. He said that Babson's varsity programs are very strong and have taxed the amount of space and time that is used in the facility. He said that the programs have squeezed out opportunities for pickup games, yoga, dance studios and a lot of activities that take place in the Center. He said that Babson is striving to have lots of things for students to do on campus. He said that it is a very intense academic environment, so it important that the students have places to get together and blow off steam after class. He said that looking for ways to increase the recreational capabilities is what is driving this project.

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Mr. Grissino said that the building was last renovated in 1989. He said that a number of things have been deferred that they would like to fix. He said that some of the spaces in the building when they are done will be multi-purpose spaces, fitness, cardio, weight rooms, and new locker rooms to support recreational as well as varsity athletes. He said that the centerpiece of the project is a three court basketball center that will be striped for a variety of activities. He said that there will be no spectator seating in the addition. He said that competitions will continue to take place in the existing arena.

Mr. Grissino said that the expansion project will allow Babson to enhance its open space. He said that the existing Webster Center site has eight asphalt tennis courts that will be relocated to another site on the campus. He said that the addition will stretch itself out along College Drive. He said that they will open up about half of the tennis court space for new green open space. He said that the south lawn will be a place for students to spend time outdoors.

Mr. Grissino said that a small portion of the existing facility will be demolished to make room for the new addition. He said that the exterior design of the building is meant to reflect the traditional neo-Georgian red brick architecture that is on the campus. He said that a goal of the Trustees is to unify the campus and preserve the richness and variety. He said that Babson has worked hard with the Design Review Board (DRB) to develop a design that takes a long building and breaks it into smaller parts. He said that they looked at different windows, cornices and entry height. He said that they started working with DRB last October, well in advance of this process. He said that they received DRB approval recently.

Mr. Grissino said that removal of the tennis courts will allow them to make some improvements to how the site functions with respect to stormwater management and maintenance. He said that the large impervious area will be replaced with a building that will have internal drainage controls to direct the water and there will be open space with planted lawn and a bioswale. He said that by developing the site, they will decrease the amount of stormwater runoff. He said that water will now go through filtration systems. He said that they will reduce the overall flow and what is leaving, is leaving cleaner. He said that stormwater will make its way into a system down College Drive to outflow in an area on campus and eventually make its way into wetland areas.

Mr. Grissino said that there are a number of trees around the perimeter of the site. He said that they will make their best efforts to preserve the mature old trees.

Mr. Grissino said that they worked with the DPW to come up with a plan that they were comfortable with for stormwater and sewer. He said that during the PSI process they identified a small increase in sewer outflow, which they agreed to offset. He said that they will be doing a fairly robust program of monitoring and following a program with the DPW so that by the time the building opens in 2019 they will have identified a strategy and implemented improvements that will offset the 12,800 gallons per day that the project would have added to the municipal system. He said that the numbers are dictated by the Code and they will abide by those numbers. He said that they installed some flow monitors in January in a number of locations just off campus. He said that they were similar to ones that they installed in 2013, so they had a good sense of them as a baseline. He said that they used the data that they got from them to identify eight new locations, some of which are on campus and some off campus. He said that some of the data showed that there may be some tree roots breaking up the pipes and causing groundwater to get into the system, where it should not be. He said that they are looking at eight new locations to refine that

program. He said that they are confident that relining and replacement of some of the pipes on campus will have a huge impact downstream. He said that they did some pipe relining in the Academy Brook trunk line and when they went back out this past January, it showed improvement. He said that they do not think that there is an issue with drains being put in the wrong place. He said that they are confident that some of the techniques that they used at the Academy Brook trunk will address the issues at the Fuller Brook trunk as well. The Board asked if the mitigation required by PSI will all be on campus. Mr. Grissino said that their preference is to do it on campus.

Mr. Grissino discussed Construction Management. He said that it is a large project. He said that construction duration will be two years. He said that they looked at the protocols that they had in place for projects over the past and will be following a lot of them. He said that they will only use the main gate for construction and will use similar truck routes coming in from Route 9 and all of the circulation through the town that has worked well in the past. He said that protocols for construction parking on site and hours of operation will be the same as in the past. He said that there will be some times when there is heavy truck traffic, most noticeably when they are doing excavation and concrete pours. He said that they will utilize the same kinds of systems that they have used in the past. He said that they use the Trim Parking Lot for staging. He said that if there are a number of concrete trucks queuing up, they will stage them on campus and bring them along College Drive internally. He said that there have been very few problems with construction management for the larger projects that they have done over the years.

Mr. Grissino discussed the existing and proposed Webster Center. He said that it is a traditional red brick building along College Drive. He said that they will be emulating that vocabulary in deference to it. He said that the rain garden will be along the edge at the parking lot and will help make up the difference in the grade level between the south lawn and the parking lot. He said that the Webster Parking Lot is the primary place where people will come in and drop off. He said that they will not be changing the existing parking lot except for a portion for construction. He said that they will utilize some of the spaces along the edge. He said that they will put up some jersey barriers to create a lane for trucks to circulate. He said that the parking lot can remain as turnaround. He said that the parking spaces will be replaced after construction is complete. He said that they will re-stripe another area for accessible parking spaces in the Webster Lot to make up for the spaces that are being displaced.

A Board member said that they will be removing a lot of fill and that will generate a lot of trips that will impact on and off campus. He asked if there will be any traffic assistance. Mr. Grissino said that during those intense times they will work closely with their Safety Office to make sure that they have details out and available. He said that there are a number of safe crossings that most people do not use. He said that they will work with Public Safety to make sure that the students are aware. He said that there will be some temporary signage up. He said that he did not anticipate any need for assistance from the Town's Public Safety offices. He said that they have not needed assistance in the past.

Mr. Grissino said that there will be more truck traffic in the fall. He said that they do not anticipate really getting started until the end of the summer. The Chairman said that Wellesley Country Club has a year and a half project going on to modify the 8th and 9th holes. He said that they will be using the same route to get to Brookside Road. He said that Babson may want to coordinate the number of trucks. Mr. Langer said that the Park Manor West Residence Hall Project took place at the same time as the Wellesley Country Club Pool Renovation Project. He said that it was a similar situation with truck traffic and they will be able to deal with it.

Mr. Grissino said that they looked at using the fill at other places on campus but it is not good soil to build on. He said that it is a very hilly campus and it is very difficult to create level building sites. He said that they will have to remove the fill from the campus.

Mr. Grissino said that there are a number of trails systems that cross the campus. He said that the Sudbury Trail makes it way up from the tennis court area, hooks across the corner of the Webster Center Site and then makes it way down College Drive. He said that during construction they will relocate the trail and bring it to the other side of the street and have people come down the other side of College Drive. He said that they worked out some diagrams that they shared with the Natural Resources Director, Brandon Schmitt, who thought that it was an appropriate approach to create safe passage around the construction site. He said that they may construct a temporary sidewalk on the other side to get people out and around the construction site. The Board said that the construction site will be fully fenced, so people cannot just wander in.

Mr. Grissino said that one of the advantages of the new three court facility is that they will be able to relocate some other activities on campus to the new site. He said that they currently use the Pepsico area for all of the freshmen to take their final exam at the same time. He said that it has poor lighting and ventilation and there is no air conditioning. He said that they have Spring Concert in that area. He said that there is a whole range of events that are held at outdoor and indoor venues that could be improved. He said that the new facility will have air conditioned space and proper lighting. He said that the recreation center will have very large windows. He said that they currently use Knight Auditorium to welcome incoming students and their families in the fall. He said that they have to do that in shifts and there is no air conditioning. He said that in addition to Babson activities, there are also a lot of community activities. He said that this gives them the opportunity to do it in better space. He said that the primary goal is recreational athletics. He said that they looked at a number of configurations for this space and this one, in its simple form, really gives them the most flexibility to use it in a variety of ways.

Mr. Grissino said that the fundamental traffic issue that was discussed during the PSI process was that the traffic counts be consistent. He said that they have a number of trends on campus in terms of numbers. He said that a lot of their graduate activities take place in downtown Boston. He said that there is some balancing of how the students are coming to the campus. He said that there will be no change in enrollment because of this project. He said that the drivers for trip generation have remained stable over the years. Mr. Langer said that the way that the structure is being built and used is geared internally toward the campus. He said that there will not be any spectator seating. He said that it will not bring a large number of people to the campus. He said those facilities are already in the existing part of the gym. He said that the new facility will allow for some existing activities to be done in a better way. He said that the College's Traffic Consultant and BETA Engineering were comfortable with no net increase.

Stefan Bold, Architect, Cambridge Seven Associates, Inc., said that there are architectural guidelines for the campus. He said that the buildings are brick neo-Georgian with white entrances. He said that this will be a large building that is broken up into different areas. He said that they accentuated different areas by height and length and broke them up with an entrance with a different material, all in cohesion with the existing campus. He said that Peavey Hall is a traditional two-story building with brick and white window mullions. He said that the grade slopes up along College Drive. He said that it will be a one story building at the back side. He said that they will replace Peavey in kind at roughly the same height.

He said that there will be a new main entrance. He said that they will upgrade the finishes in the existing building. He said that the pool and the Field House will remain. He said that they will slightly reconfigure the lockers and will supplement them with new lockers to accommodate the new facility.

Mr. Bold said that the new building will be fully separated from the existing building. He said that fire alarm is combined between the two buildings. He said that there will be long span bar joists over the basketball courts. He said that the new entrance will allow for better internal circulation. He said that currently this is sort of a dead end of campus. He said that this will feel more energetic along College Drive. He said that there will be a spine going through the building for way finding. He said that the intention is to not block connection with a giant building but to have an internal street with an external street going around it.

Mr. Bold said that there is a campus standard for street lighting. He said that they may slightly relocate some existing street lighting. He said that they have done some calculations and there will be no spill. He said that there will be no exterior building lighting except for what is required by Code. He said that lighting will be dark sky compliant.

Jessie Yarmarkovich, Nitsch Engineering, said that there will be a reduction in impervious area. She said that they will reduce runoff volumes by approximately 5 percent. She said that as a result of that, they are not required to do a sub-surface detention system. She said that they will provide a bio-retention system by the parking lot that will collect some of the impervious area and treat it for TSS removal and water quality volume for that area. She said that downstream of there as you go toward Babson College Drive, there is a water treatment structure that meets the code of 80 percent TSS removal and Phosphorous removal. She said that the system will be below the surface. She said that they will reduce the rate and volume and clean for sediments and Phosphorous. A Board member said that there will be drainage underneath the new court structure. Ms. Yarmarkovich said that there will be an underslab and perimeter drain that they will connect to the storm drain system.

The Chairman said that one of his concerns is that there have been water problems created in the past that have affected some neighbors. He said that one of the neighbors wrote to the Board. He asked if this project will in any way increase the flow of water into the wetlands or cause sheeting of water in a heavy storm towards the neighbors. Mr. Grissino said that they have worked closely with Mr. Walsh. He said that they recognize his concerns and know that there is some history there. He said that water in the area will be improved by the project by keeping more of it on the site, directing it into a cleaning system and into the stormwater system. He said that some of the work that was done over the years preceded the Stormwater Management Study. He said that the improvements that they made in 2010 showed that some of the off-campus impacts were not being generated by the campus but were generated by the hydrology of the area. He said that understanding the area and how it works has been part of the responses in what they have done on campus and the techniques that they have used for the improvements. He said that there has been recognition that there have been improvements to some of those issues over the years.

Mr. Grissino said that the entire campus is located within the Water Supply Protection District.

The Chairman said that the plans state that each sub-contractor will be responsible for washing down their own trucks. He said that there will be many trucks going in and out of there. He said that they will be excavating and will be full of mud. He asked if there should be an individual responsible rather than

leaving it up to each sub-contractor. Mr. Grissino said that Figure 2 in the CMP showed a wheel wash location. He said that the vehicles will come in, circulate through the staging area and then exit. He said that once they get through the wheel wash, the trucks have a long way to go before they come to the public streets. He said that they will be doing a lot of sweeping on campus. Ryan Hutchins, Gilbane Building Company, said that Gilbane, as Construction Manager, will be responsible for making sure that any vehicle leaving the site has had their wheels washed. He said that each sub-contractor will be responsible for making sure that if a truck delivers their own materials or from another vendor delivering materials to them, the wheels are washed on the way out. He said that Gilbane is ultimately responsible to make sure that happens. He said that it will be a rip rap station with hose and bib that will be maintained by a Gilbane superintendent. He said that concrete truck drivers usually wash their own wheels. He said that there is usually a laborer responsible for wheel wash for trucks that bring materials off site.

The Chairman said that we have been in a severe drought for several years. He asked if the tests were done before we had a lot of rain over the past several months and if the drought has affected the groundwater levels. Ms. Yarmarkovich said that the geo-technical tests were done on June 2, 2016, which was approximately the height of the drought. Ms. Yarmarkovich said that what they found was pretty consistent with what they found at other sites that Babson has been developing. She said that the soil types are pretty consistent. She said that the Geo-Technical Report concluded that because of the glacial till it was perched groundwater as opposed to reflective seasonal high groundwater. She said that she did not think that it would have much effect on the findings. Mr. Hutchins said that is partially why the design has the underslab drainage system. He said that they will at least have a backup system. The Chairman said that he understood that they cannot do any water recharging but wanted to know if the system was designed when the groundwater level was low. He questioned whether there would be natural groundwater buildup. Ms. Yarmarkovich said that in terms of the building, if groundwater elevations were higher, it would be collected by the underslab drainage system. She said that from what they saw in the Geo-Technical Report, they are not expecting a lot of water to be picked up by the underslab drainage system.

A Board member asked if the campus currently has any groundwater monitoring wells or program. Mr. Grissino said that there is none that he is aware of. He said that they are currently in the midst of a comprehensive update to Babson's Stormwater & Sewer Master Plan. He said that they will be doing a lot of monitoring of the sewer system. He said that if there are systems, they will be revisited. He said that the campus sits in a saddle and there are a lot of surrounding wetlands. He said that he was unsure if there were issues in other locations on campus in the past.

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

Submittals from the Applicant

- Project Overview
- Application for Site Plan Approval, dated 3/8/17
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus, dated 3/8/17
- Traffic Management and Construction Management Plan, dated 3/3/17, prepared by Gilbane Building Company

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- Sewer System Impact Analysis Memorandum, dated 12/12/16, from Joshua Alston, PE, Nitsch Engineering
- Electrical Details Memorandum, dated 1/25/17, from Daniel Hurley, WSP Parsons Brinkerhoff
- Fire Flow Demand Memorandum, dated 11/30/16, from Jimmie Ng, PE, WSP Parsons Brinkerhoff
- Water Conservation Measures Memorandum, dated 2/7/17, from Jimmie Ng, PE, WSP Parsons Brinkerhoff
- Groundwater & Recommended Foundation Drainage System Memorandum, dated 12/28/16, from Chris Erikson, PE and Benjamin Downing, PE, McPhail Associates, LLC
- XIVE Water Supply Protection District Memorandum, dated 3/2/17, from Joshua Alston, PE, Nitsch Engineering
- Effects of Side Cuts on Groundwater, dated 3/2/17, from Chris Erikson, PE and Benjamin Downing, PE, McPhail Associates, LLC
- Stormwater Management and Utility Revisions Memorandum, dated 2/2/17, from Joshua Alston, PE, Nitsch Engineering
- Stormwater Management Plan, dated 3/8/17, from Joshua Alston, PE, Nitsch Engineering
- Foundation Engineering Report dated 10/5/16, prepared McPhail Associates

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	3/8/17	Cambridge Seven Associates	
G1.0	Existing Site Features Plan	3/8/17	Russell Bousquet, PLS	
G2.0	Plot Plan	3/8/17	Russell Bousquet, PLS	
C0.0	Civil Notes, Legend and Abbreviations	3/8/17	Joshua Alston, PE	
C1.0	Site Erosion Control Plan	3/8/17	Joshua Alston, PE	
C1.1	Site Erosion Control Details	3/8/17	Joshua Alston, PE	
C2.0	Site Utility Demolition Plan	3/8/17	Joshua Alston, PE	
C3.0	Grading and Drainage Plan	3/8/17	Joshua Alston, PE	4/7/17
C3.1	Site Utility Plan	3/8/17	Joshua Alston, PE	4/7/17
C3.2	Drainage Profile Sheet I	3/8/17	Joshua Alston, PE	4/7/17
C3.3	Drainage Profile Sheet II	3/8/17	Joshua Alston, PE	4/7/17
C3.4	Drainage Profile Sheet III	3/8/17	Joshua Alston, PE	4/7/17
C4.0	Site Utility Details Sheet I	3/8/17	Joshua Alston, PE	
C4.1	Site Utility Details Sheet II	3/8/17	Joshua Alston, PE	
C4.2	Site Utility Details Sheet III	3/8/17	Joshua Alston, PE	

L1.0	Site Preparation and Demolition Plan	3/8/17	Stephen Stimson, RLA	
L3.0	Materials and Layout Plan – Materials Plan	3/8/17	Stephen Stimson, RLA	4/7/17
L4.0	Grading Plan	3/8/17	Stephen Stimson, RLA	4/7/17
L5.0	Soils Plan and Soil Details	3/8/17	Stephen Stimson, RLA	4/7/17
L5.1	Planting Plan	3/8/17	Stephen Stimson, RLA	4/7/17
L5.2	Planting Details	3/8/17	Stephen Stimson, RLA	
L6.0	Site Sections	3/8/17	Stephen Stimson, RLA	
L6.1	Site Sections	3/8/17	Stephen Stimson, RLA	4/7/17
L7.0	Site Details – Paving, Edging and Stains	3/8/17	Stephen Stimson, RLA	
L7.1	Site Details – Walls and Furnishings	3/8/17	Stephen Stimson, RLA	
A1.0	Floor Plan Basement	3/8/17	Timothy Mansfield, RA	
A1.1	Floor Plan Level 1	3/8/17	Timothy Mansfield, RA	
A1.2	Floor Plan Level 2	3/8/17	Timothy Mansfield, RA	
A1.3	Roof Plan	3/8/17	Timothy Mansfield, RA	
A2.1	Exterior Elevations	3/8/17	Timothy Mansfield, RA	
A2.2	Enlarged Exterior Elevations Sheet I	3/8/17	Timothy Mansfield, RA	
A2.3	Enlarged Elevations Sheet II	3/8/17	Timothy Mansfield, RA	
A4.1	Exterior Wall Section and Elevations	3/8/17	Timothy Mansfield, RA	
A4.2	Exterior Wall Section Sheet I	3/8/17	Timothy Mansfield, RA	
A4.3	Exterior Wall Section Sheet II	3/8/17	Timothy Mansfield, RA	
A4.4	Exterior Wall Section Sheet III	3/8/17	Timothy Mansfield, RA	
	Site Lighting	3/3/17	Illuminate	

On March 2, 2017 and April 19, 2017, George Saraceno, DPW Engineering Division submitted comments regarding the proposed project.

On April 5, 2017, the Design Review Board reviewed the petition and voted unanimously to approve the project.

On April 12, 2017, the Wetlands Protection Committee reviewed the project and stated that there are no wetlands or other resource protected by the Wetlands Protection Act or municipal wetlands protection bylaw on the project site.

On April 19, 2017, the Planning Board reviewed the petition and recommended approval.

DECISION

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.

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 May 22, 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. 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 establish a website or telephone number, 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 to 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). 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 Plan as specified in its submittal dated March 3, 2017, titled, Traffic Management and Construction Management Plan, prepared by Gilbane Building Company. The Applicant shall not use the West Gate to access Wellesley Avenue.
7. 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.
8. During the period of construction all construction equipment and materials deliveries shall be coordinated with the construction concurrently being implemented at the Wellesley Country Club.
9. 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 6:00 p.m. Exterior construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. and on Saturdays commencing not earlier than 9: a.m. and completing not later than 5:00 p.m. There shall be no work on Sundays.
10. 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.

11. 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.
12. 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.
- 12.5 A copy of the final Stormwater Pollution Prevention Plan shall be submitted to the Town Engineer for review and comment prior to construction.

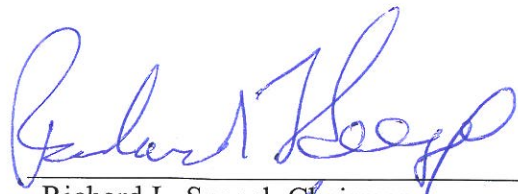
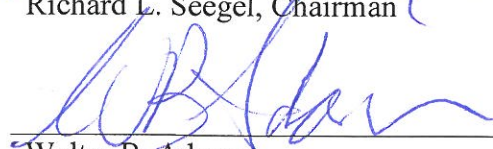
Use Conditions

13. 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" in effect as of September 18, 2014.
14. Landscaping shall be in conformance with the Landscaping Plans, L1.0, Site Preparation & Demolition Plan, dated 3/8/17 and L3.0, Materials & Layout Plan, dated 3/8/17, revised as Materials Plan, dated 4/7/17, and shall be maintained, repaired, or replaced as needed by the Applicant.
15. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.
16. The Applicant shall provide to the Town Engineer inspectional and maintenance of the new Stormwater Management System as stated in the "Babson College Webster Center O & M Plan, dated March 8, 2017.
17. The Webster Athletics Center will continue to maintain its current facility use as a campus athletics facility and other ancillary educational uses such as, but not limited to; student assemblies and gatherings, student final exams, student orientations and parent gatherings. Uses of the Project by community organizations, camps, and clinics, such as the summer camps, CAP Barton Road Program, and Wellesley Police 5K, consistent with past practices and with the Project's PSI submission is hereby authorized.

ZBA 2017-34
Petition of Babson College
231 Forest Street

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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
Walter B. Adams
Derek B. Redgate

cc: Planning Board
Inspector of Buildings
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