



ZONING BOARD OF APPEALS

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ZBA 2017-35
Petition of Babson College
231 Forest Street

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. 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 231 Forest Street, 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.

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 2017-34.

Submittals from the Petitioner in Conjunction with ZBA 2017-34 (Site Plan Approval)

- 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
- 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	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

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. Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, in accordance with the following conditions.

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

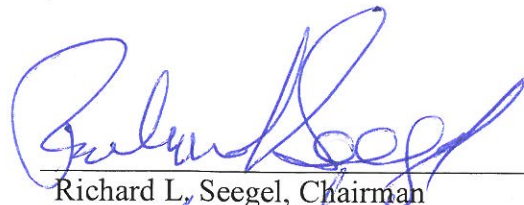
13. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of September 18, 2014.
14. Landscaping shall be in conformance with the Landscaping Plans, L1.0, Site 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.

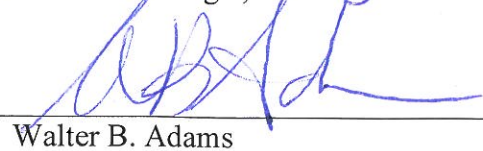
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ZBA 2017-35
Petition of Babson College
231 Forest Street

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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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