

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2019-28
Petition of Dana Hall School
45 Dana Road
(Athletic Field)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 7, 2019, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Dana Hall School requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw to convert an existing natural grass field to synthetic turf and re-align the entry drive. The project will disturb more than 5,000 square feet of vegetated cover. The Petitioner is requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for signage with less than required setbacks, and the number of signs will exceed the maximum number allowed and the maximum area allowed by right in an Educational District at 45 Dana Road.

On January 22, 2019, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were David Himmelberger, Esq., Joshua Atkinson and David Nardone, Stantec, and Charles Breslin, COO, CFO, Dana Hall School.

Mr. Himmelberger said that the request is for Site Plan Approval (SPA) and a special permit for signage. He said that although no structures are associated with this project, there will be more than 5,000 square feet of vegetated surface disturbed as the school seeks to reconfigure its playing fields on Grove Street, enlarging one to a fuller sized field and converting it to synthetic turf. He said that they will move the main entrance 85 feet down Grove Street towards Wellesley Square. He said that as part of moving the driveway, the school seeks to construct two stone entry walls with signage on them. He said that a special permit is required because the signs will exceed the number of signs allowed by right, the total area of 36 square feet will exceed the maximum area of 25 square feet that is allowed by right, and the signs will have less than required setback from the road. He said that the signs will serve to frame and make more clear the main entrance to the school.

Mr. Himmelberger said that the Project went before the Design Review Board (DRB), who approved the special permit for signage and made several suggestions with regard to the SPA, all of which were implemented. The Board confirmed that the revised plans submitted to the Board on March 7, 2019 have all of the design considerations from DRB and all of the correspondence updated from the Department of Public Works (DPW). Mr. Himmelberger said that the Town Engineer provided a detailed list of comments and issues to Dana Hall and they were responded to. He said that over the last two days there

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WELLESLEY, MA 02482
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has been back and forth between Mr. Saraceno and Stantec. He said that they do not have Mr. Saraceno's final statement but they do have emails from him that show that all but three items have been satisfied. He said that the issues that were raised by Engineer could be subject to a condition.

Mr. Atkinson said that the existing field is natural grass. He said that to get a National Federation of High School standards field for field hockey, they need to extend the field to make it larger, which will require relocation of the entry drive. He said that the school wanted to make a more pronounced entrance from Grove Street. He said that they also wanted to have more pedestrian friendly access on campus.

Mr. Atkinson said that the DRB recommended plantings behind the signage at the entrance to give more of a backdrop to the stone wall. He said that the DRB made suggestions about placing boulders on the seating berms. He said that with the conversion from natural grass to the synthetic field, a lot of topsoil will be removed, which they will use to make informal seating berms along the field.

Mr. Himmelberger said that the DRB suggested that the chain link fence be terminated at the corner of the field rather than extending it to both sides of the driveway, and that was done as well. He said that the eight foot wide crosswalk in the driveway was relocated.

The Chairman said that a lot of things come together at the southwest corner of the site with the relocated road and the reduced width path that widens out to touch the road at the corner. He asked about protection to separate pedestrians on the path from traffic on the road. Mr. Breslin said that they will be adding a pathway from the Library/Science building across campus and joining an existing pathway, which will be an improvement to the pedestrian walkway on the campus. He said that there will be curbing along that area. He said that traffic typically comes in off of Grove Street. He said that a campus safety officer is at the crossing during drop offs and pick ups. He said that there is not a lot of traffic flow except during the afternoon when athletics are going on. He said that most of the pedestrian traffic is located further up on the site between Beveridge Hall and the Student Center.

Mr. Atkinson said that Phase 1 of the project will involve relocation of the entry drive and putting in the new stone wall. He said that Phase 2 will involve installation of the synthetic turf field. A Board member said that the plans show stockpiling of materials to the left of the proposed field. He asked if moving heavy equipment on the new road will be an issue. Mr. Atkinson said that they will coordinate with the contractor. He said that they will keep the existing drive functional during installation of the new road. He said that they can move the stockpiles within the site.

Mr. Nardone discussed the Construction Management Plan (CMP). He said that construction vehicles will come to the site on Grove Street. He said that there will be an access and parking in front of the Shipley Center. He said that currently there is a turnaround to the right of the field that the contractor will be allowed to use. He said that all contractor parking will be on the site. Mr. Himmelberger said that construction traffic will be directed out through Dover, not down Grove Street to Wellesley Square.

Mr. Atkinson said that Phase 1 is anticipated to start on June 1, 2019. He said that Phase 2 may coincide with Phase 1 as one whole project or be pushed out to September of 2019 or next year.

Mr. Atkinson said that there will be a total export of 330 cubic yards of cut on 27 truckloads and import of 553 cubic yards of fill on 46 truckloads.

The Chairman asked about noisy construction operations with stone work. Mr. Atkinson said that trucks will drop off the drainage stone materials and it will then be graded out. Mr. Nardone said that they will roll the sub-grade and then a smaller roller is used on the finishing stone.

Mr. Atkinson said that nothing is anticipated for re-fueling construction vehicles on the site. Mr. Nardone said that the construction equipment will be brought off the site and back again. He said that construction equipment will be parked within the work limits.

Mr. Atkinson said that there will be a construction fence around the whole site with erosion control on the down side. He said that wheel washing will be located along the entrance during Phase 1 and will be located right after leaving the field during Phase 2.

Mr. Nardone said that stone deliveries will be spaced out so that there will be no queuing on Grove Street. He said that the contractors who were invited to bid on the project specialize in athletic field work and schools, so they are familiar with working on active campuses.

A Board member said that the Board received a comment from an abutter across Grove Street, who asked that some additional plantings be considered for screening. Mr. Atkinson said that the landscaping along Grove Street will stay the same as it currently exists. He said that there will be updated plantings at the entryway with evergreen trees to serve as a backdrop for the new signage.

A Board member said that the Board likes to see the emergency contact information posted at the site so that neighbors will know who to call if they have any issues during construction.

Mr. Atkinson said that there will be lighting for the drive and the walkway but not for the athletic field. He said that existing LED light poles will be relocated along the entry drive. He said that they are proposing pedestrian lighting that will match what is already on the campus. He said that all of the proposed lights will be set at a 90 degree angle going straight down with no light shed to the street. He said that the entry signs will have up lights facing each sign.

A Board member asked if any existing trees will be removed. He asked if any trees will be jurisdictional under the tree bylaw. Mr. Atkinson said that all of the trees will be within the site.

A Board member asked about a retaining wall on the school side of the field. Mr. Atkinson said that the intent for the stone wall is for athlete seating. He said that it will be approximately 18 inches high and will only retain a small amount behind it. He said that there will be larger berms on both sides of the wall.

Mr. Atkinson said that there is currently a four foot fence along Grove Street. He said that they will use the same size along the perimeter of the field along the north, west and south sides. He said that there will be athletic ball netting at the end lines of the field to stop the soccer balls. He said that the netting will be

ZBA 2019-28
Petition of Dana Hall School
45 Dana Road
(Athletic Field)

on a pulley system and will be removable in the winter. He said that there will be nothing on Grove Street other than the four foot high wall.

Mr. Atkinson said that the school wanted to have an entry sign that is visible from both directions on Grove Street. He said that they chose a fieldstone type of wall that is similar to what is at the Riding Center to keep the rural character of the campus. Mr. Nardone said that there are several entrances to the campus but none that really announce arrival at the school. He said that the walls with the signs offer a welcoming gesture to the campus. Mr. Himmelberger said that there is an existing single blade sign at the entrance but it does not set it off from any other driveway into the campus. He said that this will look like the main entrance. He said that the signage is tasteful and will allow for visibility.

Francis Manguso, 75 Grove Street, asked if the utilization of artificial turf rather than natural turf is a zoning issue. The Chairman said that the reason that the Site Plan Approval is before the Board is because more than 5,000 square feet of vegetated surface will be disturbed. He said that the kind of turf is not regulated under the Zoning Bylaw.

Mr. Breslin said that they will not be lining the turf. He said that the field will look like grass when it is not being used.

Submittals from the Applicant

- Memorandum to Zoning Board of Appeals, dated January 7, 2019, from Josh Atkinson, RLA, ASLA, Stantec, re: Zoning Board of Appeals Submission for Dana Hall School Athletic Field and Entry Drive Improvements
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Cut Sheets: 1) Athletic Ball Netting; 2) Light Fixtures (for Drive/Path and Sign); 3) Stone Wall Example
- Stormwater Report, dated January 8, 2019, prepared by Stantec Planning and Landscape Architecture, P.C.
- Construction Management Plan – Entry Drive and Athletic Field Improvements, dated March 6, 2019

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet with Locus Map	12/21/18	Stantec	3/5/19
CP-1	Construction Access Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19

ZBA 2019-28
Petition of Dana Hall School
45 Dana Road
(Athletic Field)

EX-1	Existing Conditions	12/21/18	Joshua P. Atkinson, RLA	3/5/19
OSP-1	Overall Site Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19
SP-1	Site Preparation Plan - Phase 1	12/21/18	Joshua P. Atkinson, RLA	3/5/19
SP-2	Site Preparation Plan – Phase 2	12/21/18	Joshua P. Atkinson, RLA	3/5/19
SP-3	Site Preparation Details	12/21/18	Joshua P. Atkinson, RLA	3/5/19
L-1	Layout and Materials Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19
L-2	Grading Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19
L-3	Utility Plan	12/21/18	Frank Holmes P.E.	3/5/19
L-4	Planting Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19
EL-1	Electrical Photometric Plan	12/21/18	Joshua P. Atkinson, RLA	3/5/19
EL-2	Electrical Details	12/21/18	Joshua P. Atkinson, RLA	3/5/19
D-1	Site Details	12/21/18	Joshua P. Atkinson, RLA	3/5/19
D-2	Site Details II	12/21/18	Joshua P. Atkinson, RLA	3/5/19
D-3	Site Details III	12/21/18	Joshua P. Atkinson, RLA	3/5/19
D-4	Civil Details 1	12/21/18	Frank Holmes P.E.	3/5/19

On January 10, 2019, the Design Review Board reviewed the Site Plan Approval project and unanimously recommended, subject to conditions.

On January 10, 2019, the Design Review Board reviewed the Special Permit Sign Application and unanimously recommended approval, as presented.

On January 28, 2019, the Planning Board reviewed the project and recommended approval of Site Plan Approval and a special permit for signage, subject to conditions.

On January 30, 2019, David Allen, Supervisory Electrical Engineer, MLP, reviewed the project and stated the MLP has no outstanding issues that should delay the approval of the project.

On March 6, 2019, Deputy Chief DiGiandomenico, Wellesley Fire Department, reviewed and approved the plans for the proposed project.

ZBA 2019-28
Petition of Dana Hall School
45 Dana Road
(Athletic Field)

On March 7, 2019, George Saraceno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project.

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.

It is the opinion of this Authority that installation of two standing signs where one standing per lot is allowed by right, that will exceed the maximum area of 25 square feet that is allowed by right, with less than the required setback of 15 feet, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

Therefore, a Special Permit is granted for installation of two standing signs where one standing per lot is allowed by right, that will exceed the maximum area of 25 square feet that is allowed by right, with less than the required setback of 15 feet, in accordance with the submitted plans.

CONDITIONS

1. This Site Plan Approval shall expire two years from the date hereof unless construction has begun by that date. The Petitioner 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 Petitioner shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on March 19, 2019.
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.

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Design Conditions

4. 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

5. During the period of construction, all construction equipment and materials deliveries shall utilize (1) Grove Street or (2) any other such route as the Petitioner shall agree with the Wellesley Police Department prior to its use.
8. 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. 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 Saturday commencing not earlier than 8:00 am and completing not later than 4:00 pm. No work is allowed on Sundays or on legal holidays in the Town of Wellesley.
9. 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 Benvenue Street, Grove Street, Hampden 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.
10. The Petitioner shall cause Grove Street to be swept as frequently as required in the event that dust, dirt and debris from the site are carried over by the truck traffic and are deposited on Grove Street.
11. 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.

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Use Conditions

12. The Petitioner shall implement its "Operation & Maintenance Plan, Dana Hall School Entry Drive and Synthetic Turf Field" as specified in its submittal dated January 8, 2019, as modified by these 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 March 7, 2019.

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ZBA 2019-28
Petition of Dana Hall School
45 Dana Road (Athletic Field)

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.

J. Randolph Becker
J. Randolph Becker, Chairman

Robert W. Levy
Robert W. Levy

Walter B. Adams
Walter B. Adams

ZBA 2019-28
Applicant Dana Hall School
Address 45 Dana Road (Athletic Field)

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In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm