

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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Thursday, April 13, 2017, 7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman
J. Randolph Becker
David G. Sheffield

ZBA 2017-22, ZBA 2017-23, WELLESLEY COUNTRY CLUB, 300 WELLESLEY AVENUE

Presenting the case at the hearing was Phil Cordeiro, P.E., representing Wellesley Country Club. He said that there was a punch list for a handful of items from the previous hearing that they wanted to incorporate into the documents and the Operation and Maintenance Plan. He said that they needed to make sure that they satisfactorily addressed the DPW comment letter. He said that both of those have been achieved. He said that a letter from Mr. Saraceno was submitted to the Board.

Mr. Seegel said that he had no further comments. He said that he reviewed Mr. Becker's draft conditions.

Mr. Sheffield 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 date March 24, 2017 was submitted to the Board that enumerated and acknowledged the Board's conversation about the photo documentation of Brookside Road.

Mr. Becker 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.

Mr. Becker said that the preamble talks about improvements at the 8th Hole that really should say the 15th Hole. He said that in Item #8, he took out the middle portion that starts with "designed and constructed" because that is already covered in Item #3.

Mr. Seegel said that the Board is talking the March 24, 2017 letter from Allen & Major and incorporating it because it is an amendment to the CMP as well.

Mr. Cordeiro said that he reviewed the draft conditions with Wellesley Country Club and they had no objections.

Mr. Seegel said that the Board received a letter from George Saraceno, dated March 31, 2017, stating that he was satisfied.

Mr. Becker moved and Mr. Sheffield seconded the motion to grant Site Plan Approval for the application submitted by the Wellesley Country Club for drainage improvements at the 8th and 9th holes and site improvements at the 15th hole, subject to the draft conditions that were circulated plus that additions that were discussed at this public hearing. Mr. Sheffield 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. The Board voted unanimously to approve Site Plan Approval.

Mr. Becker moved and Mr. Sheffield the motion to grant a Special Permit for a Major Construction Project in a Water Supply Protection District for the construction of the drainage improvements along the 8th and 9th holes to mitigate flooding issues, as well as the site improvements at the 15th hole, subject to the conditions, as discussed. The Board voted unanimously to grant a Special Permit.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary