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ZBA 2015-92

Petition of Town of Wellesley
494 & 496 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 19, 2015, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Town Of Wellesley requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of a 13,096 square foot Senior Center and associated parking, at 494 & 496 Washington Street, in a General Residence District. The Petitioner is requesting a Special Permit pursuant to the provisions of Section II A 8 i. of the Zoning Bylaw for a municipally owned or operated public parking lot or other public use.

On October 16, 2015, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Public Hearings

The Board conducted public hearings on November 19, 2015 and December 3, 2015.

Presenting the case at the hearing were Matt King, Permanent Building Committee (PBC), Richard Thuma, BH+A, Project Manager, and John Catlin, Architect. Also present were Jim DeVellis, Landscape and Civil Engineer, Gail Thieme, Director of the Council on Aging (COA), and Barbara Searle, liaison from the Board of Selectmen (BOS).

Mr. Catlin said that the building will be two-stories with a total of 13,096 square feet. He said that the project will meet all Zoning requirements.

Mr. DeVellis said that Washington Street is north of the site. He said that the building will sit in the left rear corner. He discussed traffic flow on the site. He said that there will be an outside patio area at the back left corner with open space and plantings. He said that there will be two five foot sidewalks for pedestrian access. He said that all of the utility services will be underground except for a transformer. He said that trash will be handled inside the building. He said that there will be landscaping in the front with some stone walls.

Mr. DeVellis said that it is a relatively flat site and meets all of the requirements for handicapped accessibility. He said that water will be serviced from a 10 inch water main on Washington Street. He said that there will be separate domestic, separate fire protection and a hydrant. He said that gas will also come into the building from Washington Street. He said that sewer will exit out the back of the building.

He said that there will be two connections from the building, one from a kitchen area with a grease trap and connections from the bathrooms. He said that it will connect to an existing pipe on the site. He said that they will tie into a new manhole and remove all of the other sewer that is on site.

Mr. DeVellis said that they spent a considerable amount of time on the drainage. He said that they were asked through the planning process to exceed the requirements and for green design. He said that the parking was graded so that it goes to the middle of the site to the rain garden and then is piped to an underground stormwater storage system that collects from the building as well. He said that traditional catch basins with sumps and hoods will capture all of the rain and put it into an underground infiltration system. He said that the entire site that used to go to Washington Street will be collected before it can go anywhere, be put underground and recharged into the ground. He said that it will far exceed the existing conditions. He said that there will be no water going off of the site. He said that the system was designed for a 100-year storm. He said that once the flow exceeds the design capacity, it will go into a manhole with a 12 inch pipe with a 4 inch opening.

Mr. DeVellis discussed the Planting Plan. He said that a Registered Architect looked at all of the requirements for the project. He said that all of the trees will be indigenous and designed to withstand drought and flooding. He said that it will be a mix of deciduous trees with maples and honey locusts throughout the site, and arbor vitae and fencing along the outskirts. He said that, as you come into the site, you will see street trees and plantings for the rain gardens and evergreens on the sides for screening.

Mr. Catlin discussed changes from the original plans that were submitted. He said that angled parking was added to reinforce the one way direction of traffic flow, which changed the layout of two parking spaces and relocated the transformer. He said that they lengthened the island drop off and planted two thinly foliated birch trees to allow for views through the island to the entrance of the building. He said that they added additional bollards. He said that there is a zero curb at the entrance for accessibility. He said that the bollards are there to prevent cars from going onto the sidewalk. He said that there will be a covered entry with benches on either side.

Mr. Catlin said that there will be LED lighting mounted on 16 foot poles. He said that it will be 14,160 lumens, which is equal to a 750 watt metal halide bulb. He said that the lights can be dimmed. He said that the fixtures will be mounted on 30 inch pre-cast concrete bases. He said that the lights will go on at sunset and automatically reduce down to 50 percent at 10:30 pm to provide for security at the site. He said that the lights will go off at sunrise. He said that they will review the plan with public safety to make sure that the Police are comfortable with the dimming of the lights.

Mr. Catlin said that part of the review process was to expand the glass at the entrance and to make sure that everyone knows that there is an interior bench for people to wait inside during inclement weather.

Mr. Catlin said that they reviewed snow storage on site with the Department of Public Works (DPW). He said that there is no plan for a generator at this time but there is space for it.

Mr. Catlin said that there will be directional signage on the site. He said that there will be a stop sign at the exit before leaving the site. He said that there will be a stop sign near the entrance at the traffic recycling area. He said that one way and do not enter signs will be posted. He said that there will be painted directional lines on the pavement.

Mr. Catlin said that turning at the exit onto Washington Street will not be restricted. He said that was heavily reviewed under Project of Significant Impact (PSI).

Mr. Catlin said that the arbor vitae will grow to be five to six feet tall and will stay green all year to screen the lights from the adjacent properties. He said that a low open fence was added to prevent movement across the site. He said that the fence at the rear is opaque to screen the neighbors and provide privacy for the outdoor patio area. He said that the opaque fence will allow for air movement but you cannot see through it.

Mr. Catlin discussed signage on the site. He said that out at the street will be identification for the building. He said that there is ongoing discussion about removal of the hyphen. He said that the sign will sit on a stone base that matches the building. He said that it will be 5.2 feet high by 5.4 feet long with a cap on it with two strips of LED lighting. He said that there is also a sign at the entrance with 8 inch laser cut powder coated aluminum letters.

Mr. Catlin said that there will be parking that faces the street at the front of the site, with a low wall to screen the cars and prevent headlight spillage. He said that the wall berm will have low plantings and some color for the summer.

Mr. Catlin said that the bollards will be 400 pound concrete bollards that sit on internal steel bollards that keep them from being moved around.

Mr. Catlin said that the building will be approximately 38 feet 2 inches high. He said that the high point of the chimneys will be 42 feet. He said that the fire connection will be next to the service entrance. He said that the final location will be reviewed with the Fire Department.

Mr. Catlin said that the outdoor café area will be accessed from the coffee area and the library area.

Mr. Thuma discussed the Construction Management Plan (CMP). He said that they anticipate that they will be bidding the job in January and February. He said that it will come before Town Meeting in March with an override vote to follow. He said that ideally the preliminary site and foundation work should begin in the spring and summer of 2016. He said that they will start to frame up the building in the summer and the exterior envelope in the fall. He said that interior construction would happen during the winter and following spring. He said that landscaping will be done in spring of 2017 and ideally, the seniors will move in during the summer of 2017.

Mr. Thuma said that this is a tight site. He said that they require a Staging Plan and Safety Plan from the contractor that will be reviewed to make sure that it is well understood. He said that staging will take place on site. He said that there will be signage at the entry. He said that there will be all of the requisite safety signs and OSHA compliance. He said that OSHA 10 cards will be required for all workers on site. He said that visitors will be allowed on site after checking in with the General Contractor's field office. He said that all of the proper attire issues including hard hats will be addressed. He said that all on site communication will be through the general contractor. He said that there will be periodic on site job meetings that will be attended by Mr. Thuma, the General Contractor, the Architect, and potentially a representative of the PBC.

Mr. Thuma said that there will be a six foot chain link fence with scrim. He said that there will be two 20 foot lockable gates. He said that the site will be secured at all times when there is not ongoing construction work. He said that there will be a lock box and keys for the Police and Fire Departments to be able to access the site during an emergency. He said that they will put a silt sock around the base of the fence for erosion control. He said that there will be two three foot lockable pedestrian gates.

Mr. Thuma said that materials storage will be on site, either sealed in locked boxes or neatly piled and covered with well secured tarpaulins. He said that flammables will be maintained in cabinets approved by the Fire Department. He said that construction waste will be through dumpsters. He said that it will be separated to minimize waste going to a landfill. He said that the dumpsters will be covered at night. He said that the dumpsters will only be picked up during normal working hours, Monday through Friday, 7 am to 3:30 pm.

Mr. Thuma said that worker parking will be on site. He said that they anticipate that there will be approximately 10 workers on site at any given time, along with supervisors, visitors and sub-contractors. He said that there will be some coordination in the early phase when the parking lot is being constructed but the expectation is that they will get the binder down in the summer of 2016, so they will have a good working surface for the parking to get through the winter. The Chairman said that off-site parking may be needed. He said that should be included in the bid documents.

The Chairman said that he would like to see more in the CMP with respect to how the workers intend to park, where the parking will be, where the materials will be stored, and all laid out specifically on the site so that the Board has a better understanding of how the traffic will flow during construction. He said that there was no mention of a wheel wash. He said that the Board would like to know what the proposed traffic will be, the truck routes for materials, and what the plans are to get materials to the site. He said that the Board would prefer to keep construction traffic off of residential streets if it can be avoided. He said that the Board has been requiring that the Police be contacted regarding routes for delivery of heavy construction vehicles.

A Board member said that the CMP discussed work before 7 am being reviewed by the Police. He said that the Noise Bylaw prohibits work before 7 am. Mr. Thuma said that they do not anticipate any work before 7 am unless there is some sort of emergency. He said that anything outside of the hours that are allowed in town will be reviewed with the Police.

Mr. Thuma said that he understood that there is a State law that prohibits truck idling. The Chairman said that the Board would insert a condition that there be no idling trucks at any time. He said that there should be a plan if a truck comes early. He said that trucks cannot sit on Washington Street.

Mr. Thuma said that the sign on the outer fence will have all contact information. He said that the Police and Fire Departments will have all of the information.

The Chairman said that St. Paul's School has closed. He said that the Traffic Study devotes a great deal of weight to the traffic generated by St. Paul's. He said that there should be some sort of an update that pulls St. Paul's out of the Traffic Study. Mr. Thuma said that the Traffic Study was completed before the school closed. He said that it will be an improvement in the numbers. He said that they do not know what the Church will do with the building.

The Chairman said that the Planning Board recommended having traffic reports done every 3 months. Mr. King said that they reviewed right versus left hand turns and sight lines from the site, proximity to intersections, and general speed of travel on Washington Street with the Police. He said that they spent a fair amount of time discussing that at the PSI hearing. He said that PBC does support a return visit as a sensible check that the projections are working. He said that they can submit an Executive Summary discussing the impact on traffic without St. Paul's School.

A Board member said that there should be a crosswalk between the angled parking and the entrance. Mr. Catlin said that the angled parking is a recent change. He said that it will be added to the plan.

A Board member said that the DRB made a comment about the exit door on the left side that has a small gable roof. He said that there is an adjacent form of an eyebrow roof that comes around the corner that could be continued to cover the door. He said that it is not a Zoning issue.

The Chairman asked about snow removal. He said that it was not clear how much snow could be stored and under what conditions snow will be removed. He said that he was particularly concerned about putting the snow between the rows of cars in the middle. Mr. Thuma said that he and Mr. Catlin met with Mike Pakstis and Dave Hickey at DPW and concluded that the areas where snow could be put are very limited. He said that with any substantial snow, there could be a few parking spaces where it is piled for 24 hours before DPW can come in with a front end loader and load it out. A Board member confirmed that the Town will handle snow removal.

A Board member said that the Board generally likes to see that the lights are turned off when the facility is not being used. Mr. King said that they will review lighting with the Police for their input on the extent of lighting that will be needed for public safety. He said that the policy has been to go as dark as possible at night, given that the property borders a residential area at the rear. He said that on the back side of the structure in the courtyard will be motion sensor activated lights. He said that they are looking to put those lights on the front of the structure as well. He said that the intention is to reduce light pollution at night and save energy. A Board member asked about the 10:30 pm closing time. Mr. King said that they are trying to pick up on events. The Chairman confirmed that there will be no light falling out of the site. Mr. King said that the LED lights are dimmable, which gives the ability to assess if there is reasonable lighting on the site. He said that they highlighted 100 percent capacity but they can trim it back.

The Chairman asked about the COA bus. He asked about the location of van parking on the site. Mr. Catlin said that it is marked on the plan.

The Chairman said that new plans that were submitted have the date on bottom changed rather than in the revision box. He said that the Board needs to see the original date on the plan and the revision dates. He said that the plans should call out the changes.

A Board member discussed a memo from Michael Grant, Building Inspector, regarding handicapped signage. Mr. Catlin said that they had given Mr. Grant preliminary materials for him to take a look at. He said that Mr. DeVellis' Plan C-4 calls out signage height and wording, both as painted on the pavement and on the site. He said that they are not in full working drawings yet. He said that it is difficult to see but on Plan C-1 the signs in the planting areas are not fully called out. He said that he spoke with Mr. Grant who agreed that they are indicated on the plan.

The Chairman asked about DPW comments, responses and a final letter from DPW. Mr. Thuma said that they will try to get responses back to DPW by next week.

A Board member said that the project is right up to the maximum lot coverage and rear setbacks. He said that they will need to be careful to not exceed the limits.

A Board member asked about PBC's response to DRB comments. Mr. Catlin said that PBC had responded to previous DRB comments and those changes are reflected on the plans. Mr. King said that PBC will have additional recommendations from the previous night's DRB meeting under consideration. A Board member asked about DRB's concern about the columns. Mr. Thuma said that it was a matter of personal taste. He said that they added columns at the front and at the patio.

A Board member said that the height to the ridgeline from average grade must be shown on the plan.

A Board member asked about the proposed colors on the exterior of the building. Mr. Catlin said that they looked at five different colors and the general consensus was for weathered gray, possibly one or two toned. A Board member said that could adjust the scale of the building. Mr. Catlin said that everything above a certain line will be shingled and everything below it will be clapboard.

The Chairman asked about compressors on the ground. Mr. Catlin said that there will be four or five low noise compressors. The Chairman said that the compressors must be shown on the site plan. Mr. Catlin said that he believed that they are shown on a plan but not in the rendering. A Board member said that the compressors cannot be within the setback.

Virginia Ghattas, 18 Atwood Street, said that she and her husband live behind the site. She said that she was very concerned about the height of the fence and the separation. She said that it will be a two-story building. She said that she was concerned about light and privacy. She said that a six foot fence will not give them privacy, especially from the second floor. The Chairman said that there is no fence high enough to prevent that. Ms. Ghattas said that she liked the idea of the dim lights. She said that they have had a lot of trouble with snow being pushed up against their fence. She said that it has been knocked over quite a few times. The Chairman said that snow will not be pushed up against that side of the building. He said that area will be landscaped. Ms. Ghattas said that she is concerned about the visual privacy there.

A Board member said that the maximum fence height allowed by the Zoning Bylaw is 8 feet and a fence at that height would not help any more. A Board member asked about the functions of building at that side. Mr. Catlin said that there will be a game room, classroom and storage space. He said that the roof is purposely designed to acknowledge the neighbors. He said that it was dropped down to reduce the overall massing across the back. A Board member said that eight windows will face the back. Mr. Catlin said that there is a reasonable amount of planting at the back. He said that trees and screening are planned. A Board member asked if the trees could be positioned to provide screening for the neighbors.

Robert Murphy, 11 Lilac Circle, said that this is the first opportunity citizens have had to make comments for activities on the site. He said that all of the other meetings so far have concerned off-site activities. He said that he was concerned about the building placement. He said that it will be fairly close to the Church. He said that there will be two large buildings close to another in a General Residence District. He said that there will be little distance between the building and the property line. He said that the

building will be 18 feet from the rear property line and 22 feet from the side property line. He said that those are less than the width of a traffic driving aisle. He said that those are fairly small dimensions for a fairly large building. He said that he endorsed the proposal to make the parking spaces nine feet wide, which is more than the required size. He asked that the Board make that a condition.

Mr. Murphy suggested that the site be changed by 180 degrees. He said that the building would be in the corner near Washington Street. He said that it is picking up on the thrust of the original proposal when the Town only owned the American Legion site. He said that if the building was placed there, it would have to be set further back to meet the front yard setback. He said that it would give an important and significant building a site that reflects its activity and prominence. He said that it would have a grass plot the full depth of the front setback from Washington Street. He said that it would have the side yard on the left with smaller buildings adjacent to it set further back. He said that the grass front yard setback and to the side and rear are examples of what the Town has done at the Police Station and the Library.

Mr. Murphy said that emergency service access to all four sides of the building is important. He said that they do not really have access to the St. Paul's side or the Atwood residence side if the building is put in the far back corner. He said that if the building site location was changed, there would be emergency access from Washington Street.

Mr. Murphy said that there would be interior advantages to shifting the building site. He said that the activity room/multi-purpose room is the notch at the bottom. He said that the café is to the left. He said that the plan, as proposed, has a small patio outside that is only 18 feet wide with a 23 foot side yard dimension. He said that those are small dimensions. He said that they could have a broader space at the front of the building. He said that there could be benches there, tables and a patio arrangement, or it could be off to the side if they did not want to put it at the front. He said shifting the building would give people inside the building better views from the windows. He said that if the Town is going to spend \$8 million on a public building, he would like to see the Town get the most for its money. He said that the notch at the back where the multi-purpose room is has a series of windows. He asked what the people will look out at. He said that it will be a six foot high fence, eighteen feet away.

Mr. Murphy said that the change of orientation of the building would be safer for winter conditions. He said that the building in the far corner has its entrance facing north. He said that the sun will not get to the proposed building in the winter. He said that in freeze/thaw conditions the walkways may freeze over. He said that they will treat the walkways but it might not happen as quickly as the area freezes. He said that if the orientation is changed, it will get more sun. He said that it would be more attractive to enter the building on the sunny side rather than the dark side.

Mr. Murphy said that the change in location of the building could cause the loss of some parking but the handicapped spaces might be moved to the front between the building and Washington Street. He said that the parking can be much closer to Washington Street than the building can.

Mr. Murphy said that there is a change in need for use of space along the curb on Washington Street between the entrance of the building and Morton Street. He said that St. Paul's closure was announced and is in effect. He said that his plan would not require any major changes to the design of the building or its internal arrangement. He said that his plan would not interfere with the parking and other uses on Washington Street.

Mr. Murphy said that on first floor shown on Plan A1.1, the entrance counter is located around the corner. He said that what is immediately inside the front door is a blank wall for an office. He said that he has gone to Natick's Community Center. He said that as you enter the building they have an open counter, so that when someone comes in they can ask questions. He said that having the counter around the corner is not quite as pleasant or useful as it might be.

Mr. Murphy said that what he was clearly suggesting is a change in the site arrangement, not a change in building design except for the counter.

The Board voted unanimously to continue the hearing to December 3, 2015.

December 3, 2015

Presenting the case at the hearing were Matt King, PBC, Dick Thuma, Project Manager, and John Catlin, Architect. Also present was Jim DeVellis, Site Civil Engineer.

Mr. Thuma said that after the previous hearing, they submitted a number of additional documents to ZBA. He reviewed a memorandum that summarizes some of the issues that they were asked to consider. He said that the first issue was the eight DRB recommendations. He said that the responses were recommended by Catlin + Petrovick. He said that the first DRB recommendation was to extend a roof on the first floor over an emergency door. He said that Catlin + Petrovick recommends against that because they feel that it would draw unnecessary attention to an egress door, perhaps creating confusion that it might be an entry door. He said that it would also add undesirable shading to the window of an administrative office that is between the door and the existing roof. He said that it would create an aesthetically difficult landscape area underneath it.

Mr. Thuma said that DRB recommended alternate bollard shapes. He said that Catlin + Petrovick recommended that PBC review alternate shapes that are available for that particular system which is a structural steel bollard imbedded in a pre-cast concrete case that slides over the top of it. He said that they are happy to look at other readily available shapes to move in a direction that was recommended by the DRB.

Mr. Thuma said that DRB recommended a change from a double column to a single column on the front of the building. He said that the Architect recommends against this because it is inconsistent with the modified mission style and would create a heavy looking entrance, as opposed to the lighter looking entry of the double columns.

Mr. Thuma said that the DRB recommendation for the stairwell window requires additional study. He said that they understand the comment of the DRB and are willing to take a look at alternate solutions that might take the single slot window and break it up into two windows. He said that they are happy to study it further but do not have a solution that they like yet.

Mr. Thuma said the DRB recommended adding additional window treatments. He said that they would like to study that with PBC. He said that there have been issues with previous buildings and maintenance costs and bird nesting. He said that they want to be sure that they put them where they are appropriate and balance the long term maintenance issues and the associated costs.

Mr. Thuma said that DRB recommended a change to the background color of the signs. He said that they are happy to adopt that recommendation.

Mr. Thuma said that DRB recommendations #7 and #8 are items that require further study. He said that adding a column at the back patio raises concerns about the aesthetics and functionality of the outdoor space with a non-structural column being somewhat arbitrarily pulled down into the middle of it. He said that there are also costs associated with it. He said that DRB recommended modifying the entry at the corner of the entrance. He said that they understand the issue that was raised by the DRB but want to make sure that with safety and security concerns, they are not creating a dark corner there. He said that they need to be sure that they have good visibility there. He said that they will continue to look at that to see if they can come up with a solution that the Architect is happy with and also addresses the concerns raised by the DRB.

Mr. Thuma discussed Site Light Operations. He said that there was some discussion with Deputy Chief Pilecki, who said that he would need to see the lighting once the project is built before evaluating it. He said that he understands the issue about wanting to minimize light while maintaining a safe situation there. Mr. Thuma said that the plan that was attached to the memo identifies an approach where the lights would all be turned off in the parking lot at 10:30 pm except for those lights that are furthest from Washington Street. He said that the parking area would be back-lighted. He said that they will maintain lights on at the entrance of the building and the emergency exits. He said that the parking lot lights will be dimmed down to 50 percent from sunset to sunrise. He said that they will be adjustable LEDs. He said that they will work with the Police to find the right level of safety without intruding on the adjacent residences. He said that they will be full cut off fixtures, as shown on the Photometric Plan. Mr. King said that the goal is to go dark on the site before the Police Department renders its recommendation, post-construction. He said that PBC's question to the Police will be how much further they would recommend that they go. He said that if the Police Department says that they are comfortable with the site going completely dark after 10:30 pm, PBC is fine with that.

Mr. Thuma said that plans were sent to DPW and reviewed by George Saraceno, who sent an email to ZBA on November 25th that acknowledges that the changes that were made addressed all of their concerns. He said that there was an additional concern about a 4 inch transite pipe from the property line that Mr. Saraceno would like to have replaced with 4 inch PVC pipe to the proposed sewer manhole. He said that they are happy to do that. He said that Mr. Saraceno also commented that the plans that had been submitted to him were not stamped. He said that Mr. DeVellis submitted stamped plans that show the 4 inch transite pipe as being replaced with 4 inch PVC. He said that the plans show a 10 foot sewer easement that will be recorded as part of the whole process to make sure that all of the sewer lines are within sewer easements that the Town can properly maintain. A Board member asked who will grant the easement. Mr. Thuma said that the Town will be granting the easement. He said that DPW wants to see an easement in case the property ever changes hands. Mr. Catlin said that DPW provided a plan from 1957 or 1959 that was hand sketched and showed the easement. He said that the Surveyor could not find that recording at the Registry of Deeds, although the Town has a record of it for the neighboring property. Mr. Thuma said that they are happy to do whatever is required to satisfy the requirements of the Town. The Chairman asked if it is an easement in favor of the Dentist's property. Mr. Thuma said that it is not. He said that it will only be an easement on the town property. He said that it is an odd circumstance in that an easement is being granted on town property. He said that the Board of Selectmen will grant the easement to the Board of Public Works.

Mr. Thuma said that an updated CMP was submitted to ZBA that incorporates a number of modifications including identification of areas where materials and site spoils will be stored, location of trailers, parking, and wheel wash. The Chairman said that the Board wanted a sign on the perimeter fence that included emergency contact information and phone numbers. Mr. Thuma said that he will add that language to the sign.

The Chairman asked about delivery vehicle routes. Mr. Thuma said that the routes were discussed with Deputy Chief Pilecki. The Chairman said that he might disagree with taking Route 9 East to Kingsbury Street. He said that he did not know what time the truck deliveries will take place. He said that would run the trucks in front of the Middle School and that could be when the kids are coming in the morning or when they are getting out in the afternoon. He suggested that the trucks avoid Kingsbury Street and go up to Route 16 and come back down. Mr. Thuma said that Deputy Chief Pilecki was trying to keep the trucks out of Wellesley Center. The Chairman said that it would be Wellesley Hills, not Wellesley Center. He said that he thought that it is more important to avoid the Middle School. He said that the trucks should not use Kingsbury Street between 7 to 9 am and 2 to 4 pm. Mr. Thuma said that he would prefer to take Kingsbury Street off of the list. He said that he will modify the CMP to eliminate Kingsbury Street and direct traffic from the west on Route 9 to continue to Washington Street at Route 16 and then follow Route 16 West to the site.

The Chairman asked if soil will be brought on site. Mr. Catlin said that there may be some structural fill brought on site. The Board discussed wheel wash for trucks coming onto the site. The Board said that the exit is more important.

The Chairman discussed Planning Board recommendations regarding signage for vehicular circulation. Mr. Thuma said that a plan was submitted that shows vehicle circulation signs, arrows on the pavement as well as vertical signs.

The Chairman asked if the Town is going to record a plan to make this one parcel. Mr. Thuma said that he thought that was going to happen. He said that he spoke with Michael Grant, who suggested an 81X Plan. Mr. Thuma said that they could do an ANR Plan or an 81X Plan. He said that it is all being treated as a single lot. The Chairman said that the Town Engineer can prepare that. He said that it does not have to be done outside of the town.

Mr. Thuma said that there were modifications that were made in response to DPW comments to put the crosswalk in from the easterly parking that comes across the rain garden and the location of the mechanical condensers. A Board member said that the graphics for the crosswalks are different on the plans. He asked if they will be the same. Mr. Catlin that the crosswalks will either be painted graphics or brick style. He said that it will be very clear to people that they are walking on the crosswalk.

A Board member asked about access across Washington Street. Mr. Thuma said that there is a crosswalk at St. Paul Church and one at the Police Station. The Chairman said that the crosswalk at the Police Station should have an activated light. Mr. Thuma said that there is an activated light at St. Paul's. Mr. King said that one of the components of the project is that they will replace the lights at the St. Paul's crosswalk. He said that was requested during PSI.

The Chairman asked about the Grading and Utility Plan. He said that the electric line comes in and goes to the building but seems to bypass the transformer. Mr. Catlin said that there is a branch coming off of

it. He said that there is a main line coming in to the main service that goes through the transformer. He said that there is a line. He said that they cannot bypass the transformer.

The Board confirmed that the remaining DRB recommendations will be further discussed with PBC. Mr. King said that PBC had not met since the last DRB meeting. He said that PBC will look at those comments. He said that part of the process would be that any changes that PBC incorporates will go back to DRB for another pass at them. The Chairman said that if the plans change they have to come back to ZBA. He said that the DRB makes recommendations. He said that ZBA will accept the changes that PBC accepts and leave the others up to study or rejection. A Board member said that some of DRB's recommendations were de minimis such as the bollards. He said that the question of two versus one pole does not concern him.

The Chairman said that the Planning Board was concerned about material changes that ZBA might make. He discussed PSI Condition #3 on Page 4 of the Planning Board recommendation. He said that ZBA does not accept that condition. Mr. Zehner said that the Applicant accepted it. The Chairman said that any changes that ZBA makes for the Site Plan are for the purposes set forth in Section XVIA, to ensure compliance with the Zoning Bylaw, protect safety, convenience and welfare of the public, minimize additional congestion in public and private ways, ensure adequate provision for water, sewerage and drainage, and ensure compliance with Sections XVI, XXI and XXII. He said that if any of those changes contradict the conditions of the PSI, the conditions of the Zoning Board shall govern.

The Chairman said that DRB recommendations 2 and 6 are acceptable to PBC. He said that recommendations 4 and 5 are under consideration and PBC will study further 7 and 8.

A Board member said that there was a comment in the Planning Board recommendation concerning the Tree Bylaw, but this is exempt. The Board said that the signs are exempt.

Submittals from the Applicant

Application, dated 10/7/15

Site Plan Approval Review Plans and Submittal Checklist

Development Prospectus, dated 10/7/15

Construction Management Plan, dated 9/23/15, revised 11/30/15 & 12/4/15

Photosimulations – Entry Rendering 1, 2 & 3, and Patio Rendering

Fire Hydrant Flow Test, dated 9/23/10, stamped by Robert Thayer Odell, Jr.

Transportation Study, dated 10/14/14, prepared by Howard/Stein-Hudson Associates, Inc.

Drainage Report and Stormwater Management Plan, dated 10/14/14, stamped by James J. DeVellis, Civil Engineer

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
T0.1	Cover	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 12/03/15
T1.0	3D Model	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 12/03/15

C0	Existing Conditions Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/24/15 12/03/15
C0.0	Site Photometric Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 12/03/15
C-1	Layout and Materials Plan	10/7/15	James J. Devellis, P.E.	11/9/15, 11/18/15, 11/24/15, 11/30/15 12/03/15
C-2	Grading and Utilities Plan	10/7/15	James J. Devellis, P.E.	10/28/15, 11/9/15, 11/18/15, 11/24/15, 11/30/15 12/03/15
C-3	Planting Plan	10/7/15	Catherine Martin, RLA	10/28/15, 11/9/15, 11/18/15, 11/24/15, 11/30/15 12/03/15
C-4	Site Detail Sheet	10/7/15	James J. Devellis, P.E.	11/9/15, 11/24/15, 11/30/15 12/03/15
C-5	Site Detail Sheet	10/7/15	James J. Devellis, P.E.	11/9/15, 11/24/15, 11/30/15 12/03/15
C6	Tax & Zoning Map	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/24/15 12/03/15
C7	Soil Boring & Test Pit Plans	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/24/15 12/03/15
A0.0	Site Elements	11/18/15	Catlin + Petrovick Architects PC	11/30/15, 12/03/15
A1.0	Site Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 11/30/15 12/03/15
A1.00	Site Plan – Angled Parking	10/23 (27)/15	Catlin + Petrovick Architects PC	
A1.1	First Floor Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 11/30/15 12/03/15
A1.2	Second Floor Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/24/15 12/03/15
A1.3	Attic/Roof Plan	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/24/15 12/03/15
A2.1	Exterior Elevations	10/7/15	John Hewitt Catlin, R.A.	11/9/15, 11/18/15, 11/30/15 12/03/15
R1	Wellesley Drainage Report Summary	10/7/15	James Devellis, P.E.	11/9/15, 11/24/15 12/03/15
R2	Wellesley Drainage Report Summary	10/7/15		11/9/15, 11/24/15 12/03/15

R3	Wellesley Drainage Report Summary & Sign Application	10/7/15	James Devellis, P.E.	11/9/15, 11/24/15 12/03/15
R4	Water/Sewer/Electric	10/7/15	Semoon Oh, P.E.	11/9/15, 11/24/15 12/03/15

On October 22, 2015, Pam Helinek, Wetlands Administrator, stated in a memorandum that there are no wetlands or other resources areas protected by the Wetlands Protection Act or municipal Wetlands Protection Bylaw at the project site.

On November 9, 2015, Jim Verner, Superintendent, Municipal Light Plant (MLP), reviewed the project and stated that MLP will be able to adequately provide electric service for this project.

On November 10, 2015 and November 25, 2015, George Saraceno, Senior Civil Engineer, Department of Public Works (DPW), reviewed the project and submitted comments.

On November 16, 2015, Charles DiGiandomenico, Deputy Chief-Fire Prevention Officer, reviewed the project and submitted comments.

On November 12, 2015 and November 19, 2015, Michael Zehner, Planning Director, reviewed the project and submitted recommendations for the Design Review Board and the Planning Board.

On November 19, 2015, Michael Grant, Zoning Enforcement Officer, reviewed the project and submitted comments.

DECISION

The Board's approval of the Site Plan for the Project, pursuant to the provisions of Section XXIV and Section XXV of the Zoning Bylaw, 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 the Petitioner has complied with all of the Special Permit Use Standards enumerated in Section XXV of the Zoning Bylaw.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, for construction of a 13,096 square foot Senior Center and associated parking, at 494 & 496 Washington Street, in a General Residence District as a municipally owned or operated public parking lot or other public use, pursuant to the provisions of Section II A 8 i. and Section XXV of the Zoning Bylaw.

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 two years 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 or before December 22, 2015.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Permanent Building Committee, Building Inspector, the Town Engineer, Town Counsel or any other applicable local inspector or board.
4. The Applicant shall establish a website, 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 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.
6. The compressors shall be shown on the site plan and may not be within the setbacks.

Construction Conditions

7. The Applicant shall implement its Construction Management Plan as specified in its submittal dated September 23, 2015, revised November 30, 2015 & December 4, 2015, as modified by these Conditions.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Washington Street to the site, Route 135 from Needham to Washington Street to the site and any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use. Every effort shall be made to avoid streets where schools are located and residential streets.
9. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier

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than 7:00 am and no later than 6:00 pm Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 6:00 pm and on Saturday commencing not earlier than 8:00 am and completing not later than 4:00 pm. Any work before 7:00 am or later than 6:00 pm shall only take place in case of emergency with the permission of the Police.

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 any other public way of the Town except Washington Street while awaiting access to the Site. Trucks and construction vehicles on-site and waiting to access the site shall shut off engines when not in use, or when idling time exceeds five minutes. If a truck comes early, there shall be a plan as to where the truck may wait with its engine shut off and the truck shall not park on Washington Street.
11. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash to prevent mud and debris from falling into Washington Street. The Applicant shall cause Washington Street to be swept as frequently as required to ensure that dust, dirt and debris not completely removed by the truck wash are not deposited on Washington Street.
12. The Contractor shall maintain a Staging and Safety Plan for all on site materials and parking, as presented to the Zoning Board of Appeals.
13. All construction waste shall be kept in dumpsters. Waste shall be separated to minimize waste going to landfills. The dumpsters shall be kept covered and only be picked up during normal working hours, Monday through Friday, 7 am to 3:30 pm.
14. The sign on the outer fence shall have all contact information for the contractor and the Permanent Building Committee.

Use Conditions

15. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Town.
16. A plan shall be prepared by the Town Engineer combining the parcels into one parcel and recorded with the Norfolk County Registry of Deeds.
17. The Project is exempt from the Town's Tree Bylaw.
18. Signs shall be under the jurisdiction of the Board of Selectmen.

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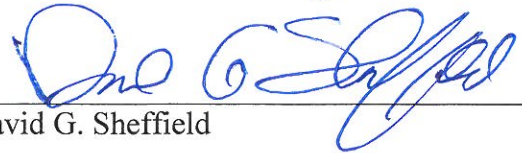
ZBA 2015-92
Petition of Town of Wellesley
(Tolles-Parsons Senior Center)
494/496 Washington Street

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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



David G. Sheffield



Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm