

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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19 SEP 26 P 3:01
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WELLESLEY, MA 02481

ZBA 2019-77

Petition of Sun Life Assurance Co. of Canada
96 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 12, 2019, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Sun Life Assurance Co. of Canada requesting Site Plan Approval pursuant to the provisions of Section X and Section XXV of the Zoning Bylaw for a Major Construction Project that includes construction of a new entrance façade, new handicapped accessible ramp, replacement stairway, landscape improvements, a new drywell, and new emergency egress pathways, at 96 Worcester Street, in a Limited Business District.

On August 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 Paula Nicoliello, Jones, Lang, Lasalle, representing Sun Life Assurance Co. of Canada, the Petitioner. Also present were Achan Sookying, Copley Wolff Design Group, Landscape Architects, Michael Fabbiano, Highpoint Engineering, and Chris Munro, Fusion Design Consultants.

Ms. Nicoliello said that the proposed project will disturb over 5,000 square feet of area. She said that Sun Life is downsizing and vacant space has become available. She said that there is no ADA compliant entrance to the building at 96 Worcester Street. She said that currently ADA goes through Building 110, across the atrium into Building 96. She said that the side entrance that currently dumps out into grassy area does not provide proper fire egress. She said that the plan is to add a walkway from the rear door to the parking lot for fire egress, a handicapped ramp that goes up the side of the front of building, and new stairs to replace the service entrance type stairs.

The Chairman said that the sidewalk that comes down on the left and ends at the parking lot will now curve over and connect to the sidewalk at the new stairs.

A Board member discussed starting points for ramps in proximity to ambulatory users of the building. He said that having a straight ramp here allows for much more landscaping, less hardscape, less of a physical impact, and it also reaches out and connects to the rest of the campus. Ms. Nicoliello said that there is a direct path to Building 100, which houses the amenities package for the park.

Mr. Munro said that the plan is to add a canopy feature with an angled wall to buffer against the ramp, a wood rain screen accenting the ceiling of the canopy and the fascia. He said that they will not change any of the existing façade.

Ms. Nicoliello said that the lettering on Building 96 will be the same size and font as on Buildings 100 and 112.

Ms. Nicoliello said that some changes that the Design Review Board recommended on the on ramp and the stairwell were accommodated. Mr. Sookying said that the wall behind the ramp will be stone, they shifted the handicapped ramp over a couple of feet, and there will be a stone maintenance strip for drainage from the canopy.

The Chairman read a letter from the Department of Public works that stated that Highpoint had appropriately addressed their comments.

Ms. Nicoliello said that the Wetlands Protection Committee issued an Order of Conditions.

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

Submittals from the Applicant

- Application for Site Plan Approval
- Project Narrative
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Photographs of Existing Site
- Response to DPW Comments, dated September 9, 2019, from Scott Wiech, Civil Project Engineer, Highpoint
- Construction Phase Stormwater O&M Plan, dated September 9, 2019, from Highpoint
- Long Term Stormwater O&M Plan, dated September 9, 2019, from Highpoint
- Long-Term Operation and Maintenance Plan Log, from Highpoint

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet – with Locus Map	7/23/19	Douglas J. Hartnett, P.E.	9/9/19
Sheet 1 of 1	Topographic Plan of Land	6/26/19	David W. Humphry, PLS	
C100	Site Preparation and Erosion Control Plan	7/23/19	Douglas J. Hartnett, P.E.	9/9/19

C101	Site Preparation, Demolition and Erosion Control Plan	7/23/19	Douglas J. Hartnett, P.E.	9/9/19
L1.0	Materials and Lighting Plan	5/23/19	James A. Heroux, RLA	6/27/19, 7/23/19, 9/5/19, 9/9/19
L1.1	Landscape Materials Plan	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L2.0	Landscape Planting Plan	5/23/19	James A. Heroux, RLA	6/27/19, 7/23/19, 7/24/19, 9/5/19, 9/9/19
L2.1	Landscape Layout Plan	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L2.2	Landscape Layout Enlargements	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L2.3	Landscape Layout Enlargements	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
C200	Civil Site Plan	7/23/19	Douglas J. Hartnett, P.E.	9/9/19
C201	Civil Site Plan	7/23/19	Douglas J. Hartnett, P.E.	9/9/19
	Landscape Site Plan	6/19/19	Copley Wolff Design Group	2019 SEP 26 P 3:01 PM TOWN CLERK'S OFFICE WELLESLEY MA 02482
	3D Rendering	9/12/19	Fusion Design Consultants	
	Photosimulation – 96		Fusion Design Consultants	
L3.0	Landscape Elevations	5/23/19	James A. Heroux, RLA	6/27/19, 7/23/19, 7/24/19, 9/5/19, 9/9/19
L3.1	Landscape Planting Plan	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L4.0	Landscape Details	5/23/19	James A. Heroux, RLA	6/27/19, 7/23/19, 7/24/19, 9/5/19, 9/9/19
L4.1	Landscape Details	5/23/19	James A. Heroux, RLA	6/27/19, 7/23/19, 7/24/19, 9/5/19, 9/9/19
L4.2	Landscape Details	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L4.3	Landscape Details & Elevations	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L4.4	Landscape Enlargement & Elevations	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
L4.5	Landscape Elevations	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19

L4.6	Landscape Details	5/23/19	James A. Heroux, RLA	6/27/19, 7/24/19, 9/5/19, 9/9/19
A01	Plans, Elevation and Details	7/5/19	James E. Duffey, RA	
S0.01	General Notes (Concrete Foundations)	9/4/19	Mark F. Aho, P.E.	9/9/19
S1.01	Framing Plans	9/4/19	Mark F. Aho, P.E.	9/9/19
S2.01	Sections and Details	9/4/19	Mark F. Aho, P.E.	9/9/19
S3.01	General Notes (Structural Steel)	9/4/19	Mark F. Aho, P.E.	9/9/19
S4.01	Part Plan Sections and Detail	9/4/19	Mark F. Aho, P.E.	9/9/19

On September 11, 2019, the Wetlands Protection Committee issued an Order of Conditions, MA-DEP File #324-0921.

On July 22, 2019, the Design Review Board reviewed the project and voted to approve the project with an alteration.

On August 26, 2019 and September 12, 2019, George Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On August 30, 2019, David Allen, Engineering Manager, Municipal Light Plant, reviewed the project and submitted comments.

On September 11, 2019, the Planning Board reviewed the project and recommended approval of the Site Plan.

DECISION

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below. 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.

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CONDITIONS

General Conditions

1. 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 September 12, 2019.
3. The Project shall be designed and constructed materially in compliance with the drawings and data submitted with the Application for Site Plan Approval.
4. This Site Plan Approval is subject to the Applicant's compliance with the Order of Conditions, MassDEP File Number 324-0921, dated September 13, 2019, as may be amended or modified under applicable law.
5. The Applicant will establish a website, or use an existing website during the duration of site construction activities, or establish site signage visible from one or more public ways 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. In addition to the website, the Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the construction activities or compliance with the Conditions of the Site Plan Approval. The number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public from Washington Street, and published once in the Townsman prior to or concurrent with the start of construction.

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Design Conditions

6. 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.

Use Conditions

The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan submitted by the Applicant. 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 at the time of this Site Plan Approval.

Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.

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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.

J. Randolph Becker
J. Randolph Becker, Chairman

Richard L. Seegel
Richard L. Seegel

David G. Sheffield
David G. Sheffield

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Applicant Sun Life Assurance Co. of Canada
Address 96 Worcester Street

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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