

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2020-65

Petition of Wellesley Country Club
300 Wellesley Avenue

2021 FEB 24 P2021
WELLESLEY COUNTRY CLUB

INTRODUCTION

Wellesley Country Club (the "Applicant") has requested from the Board two actions: (1) the issuance of a site plan approval permit subject to the Zoning Bylaw Chapter 16A, §§.(C)(2)(a) and (b), authorizing the Applicant to demolish an existing indoor tennis facility and to construct a new, expanded tennis facility (the "Racquet Facility") in a single building on approximately 34,000 sq ft of its land located at 300 Wellesley Avenue containing in the aggregate 179 acres of land (the "Site") lying in a Single Residence District (SR-30) in a Water Supply Protection District (the "Project"); and (2) the issuance of special permit subject to Zoning Bylaw Chapter 14E authorizing the construction of the Project in a Water Supply Protection District.

THE PROJECT

The Existing Property

The Wellesley Country Club (WCC) owns approximately 138 acres of land on abutting parcels at 300 Wellesley Avenue, 228 Forest Street and 101 Brookside Avenue (the "Property") with an additional 10.48 acres of abutting land located in the Town of Needham. The Property is located in a single residential district zoned SR-30 with an overlay of a water supply protection district.

The Property is bounded on the southwest by Forest Street, on the west by the (Wellesley) Windsor Road neighborhood, on the west and north by Centennial Park, on the south by the (Needham) Clark Road neighborhood, and on the east by Brookside Road, which separates the Property from wetlands and three wells that are integral to Wellesley's water supply. The Property is bisected by Wellesley Avenue, extending northeast from Forest Street past Brookside Road to the border with Needham near the intersection of Comeau and Hunnewell Streets. So the surrounding land use is principally residential, with education (Babson College), parkland, and wetlands in specific areas.

The Property has five access points to public ways. The principal access is from Wellesley Avenue to the WCC Club House and parking area. A second access from Wellesley Avenue provides a street crossing for pedestrians, golf carts and maintenance vehicles from the WCC facilities on the northern side of Wellesley Avenue to those connecting to the golf paths on the south side. A third access is from Forest Street and provides a paved road to the platform tennis facility and the maintenance facility located south of Wellesley Avenue. The fourth access is from Brookside Road to an unimproved road that leads to the short course, a six-hole golf course at the southern edge of the Property. The fifth is from Forest St near the southern boundary of the Property.

The Existing Use

The overall use of the Property is for the social and recreational needs of the WCC members, including: (1) the existing Club House with its dining facility and meeting rooms, as well as associated parking [361 spaces]; (2) indoor and outdoor recreational facilities such as tennis courts, paddleball courts, swimming

pools; (3) operations and maintenance facilities to support the recreational use; (4) an 18-hole golf course; and (5) a short (six hole) course at the southern-most reaches of the Property.

The existing tennis courts are located to the west of the existing Club House and north of the existing pool house. There are currently ten (10) tennis courts of which eight (8) are located outdoors and two (2) are located inside the existing building, which is approximately 16,180 sf in size.

Approximately 1.6 acres [1.2%] of the Property is used as the footprint for the various buildings, and 4.4 acres [3.2%] is used for drives, golf cart paths and parking areas.

The Proposed Use

The Applicant will complete demolition of the existing tennis building, remove two of the existing outdoor tennis courts and some supporting site features and infrastructure. Prior to building demolition, the Applicant will engage an outside consulting firm to survey the existing building for any hazardous materials. All hazardous materials will be abated prior to any demolition activities. Demolition will involve the removal of concrete and bituminous pavement and general building debris. The demolition will involve the use of cranes and excavators to remove the roof structure, sort material and haul off site in trailer dumps. Demolition of concrete foundations and pavements will require hammering to break up into sizes that can be hauled for recycling.

The new construction will include the new Racquet Facility with men's and women's locker rooms, a family bathroom, tennis viewing lounge, tennis pro-shop, staff offices, golf simulator bays and a golf simulator lounge, as well as the required infrastructure to support the Racquet Facility ("the Project").

The Racquet Facility will be located on the same space currently occupied by the existing tennis building, just to the west and south of the Club House, but with an increased footprint of about 35,000 sf, the Racquet Facility will extend further to the west than the existing tennis building, and will displace two of the existing outdoor tennis courts. These two tennis courts will be re-constructed within the Racquet Facility, resulting in four indoor courts with the six outdoor courts remaining materially unchanged.

The four indoor courts will be arranged at the lower level of the two-level Racquet Facility. Access to the building is provided at the lower level by a colonnade along the southern side of the façade that brings the visitor to the vestibule and lobby. The men's and women's locker rooms and shower facilities are located behind the lobby, and elevator machine room, mechanical room, electrical room are all located beyond the lobby along the southern wall. The space at the west wall is occupied by two large storage rooms.

Vertical access to the upper level is provided by an elevator adjacent to the lobby, and by two separate stairwells one adjacent to the lobby and one in the northwest corner of the building. At the upper level, adjacent to the elevator is the golf lounge and the two golf simulators. Opposite the golf lounge is a corridor fronting office space bathrooms and the tennis pro shop and pro shop storage. Along the west wall of the upper level is a second vestibule and a second lobby with the adjacent kitchen and the viewing lounge which overlooks the tennis courts. An outdoor patio is located just outside the viewing lounge and provides access to the outdoor tennis courts to the west and north of the Racquet Facility.

The Site and Surrounds

While the Property is extensive, the location of the work zone for the Project is not. The limit of work for the Project encompasses an area of approximately two acres located to the west of the Club House and to the north of the swimming pool and parking lot (the "Site"). The golf course lies to the north of the Site with the Windsor Road neighborhood beyond, with the nearest residence approximately 500 feet north of the Site. The nearest public access is from Wellesley Avenue located about 180 feet to the south, with Forest Street about 700 feet to the southwest.

The Property and the Site lie both in the Single Family Residential 30,000 (SR-30) square foot Zoning District, and the Water Supply Protection Overlay District, though the Site does not border a wetlands protection area, nor does it lie in a special flood hazard zone.

The overall relief of the Site is approximately 16 ft, with the high point near the northwest corner, sloping down to the existing parking lot and access sidewalk. The relief allows siting of the Racquet Facility so that the lower level of the building is at the lowest elevation of the Site, while the upper level matches the higher elevations of the Site.

Seven test borings were performed at the Site using standard hollow stem auger methods to assess the subsurface conditions, and two observation wells were installed to assess the groundwater levels. The borings generally show medium dense to dense fine to coarse sands and gravel to depths of 22 to 27 ft below ground surface, with groundwater noted at approximately 26 ft depth. The Site soils are well suited for the recharge of stormwater.

RECORD OF DISCUSSIONS

Public hearings were held on December 10, 2020 and January 21, 2021. The public hearing was closed on January 21, 2021.

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WELLESLEY COUNTRY CLUB
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FINDINGS OF FACT

1. Zoning

The Zoning Bylaw provides, for each zoning district, requirements for the use of land and structures, as well as dimensional requirements for the land and structures erected upon the land.

a. Use Requirements

The Project is located in a SR-30 District, with a water supply protection overlay district. Among the uses allowed in the SR-30 District are: (1) one-family dwelling unit; (2) religious purposes; (3) certain educational purposes; (4) club; (5) agriculture, horticulture, floriculture uses; (6) certain home occupations; (7) certain accessory uses; and (8) certain additional uses subject to a special permit.

Considering the WCC as club, the use of the Project is allowed by right as an accessory use in the SR-30 District.

b. Dimensional Requirements

The Zoning Bylaw provides for each zoning district dimensional requirements for the lot, for the placement of buildings and structures on the land, and for the structures themselves. Such dimensional requirements are based on the fundamental assumption that the buildings are residences (in a 30,000 sf district), not a Racquet Facility. With respect to the dimensional requirements for the lot, the Property is substantially larger than the area and frontage requirements. It is likely that the Site is also larger than such requirements, though because the Site has no formal lot survey, such conclusion is based on judgement rather than documentation.

With respect to those requirements for the placement of the structure on the lot, the Project is significantly farther from the Property lot lines than the SR-30 requirements anticipate.

For the dimensional requirements for the structures themselves, the Project meets the requirements for maximum building height (45.0 ft), while at 35,000 sf, the footprint is greater than the 5,400 sf allowed, even though the maximum building coverage expressed as a percentage is well below the required limit.

2. Land Use and Planning

As noted above, under the Zoning Bylaw, club use is allowed in the single residence district, so the Project is consistent with the Town's land use and planning requirement as set forth in the Zoning Bylaw.

3. The Architecture

The Racquet Facility is a pre-engineered building, a building form that typically has a "boxy" look and feel, so the architectural challenge is to give the Racquet Facility a more residential scale and to reflect, insofar as practical, a more residential character. To assess the architecture and design, during the public hearing the height and bulk, and architectural details were reviewed.

Height and Bulk

Under the terms of the Zoning Bylaw, the height of a building is measured from the average grade to the peak of the roof. For the Project, that height is approximately 45.0 ft, the height allowed in the SR-30 District. Further, the Racquet Facility is sited vertically such that the upper level is at grade along the westernmost façade, and along the northern façade. Hence, the apparent height of the Racquet Facility when viewed from Forest Street or the Windsor Road neighborhood is less than 45 ft, or roughly that of a single-family residence. The full height is visible on the southernmost and easternmost elevations, when viewed from Wellesley Avenue, but the Racquet Facility is set back approximately 180 feet from Wellesley Avenue, which reduces the visual impact.

Architectural Details

To further control the visual impact to mitigate the bulk of the Racquet Facility, the design employs architectural forms and details.

The Racquet Facility employs gables, dormers, and porch elements as a viewer might see in a residential neighborhood. The facades use a variety of architectural materials, and both varied shapes and colors to break up the mass of the building's walls. Along the southernmost façade the colonnade provides both vertical elements and a roof to break up the mass of the façade. The use of windows with internal muntins and shutters suggest residential design and serve to minimize the perception of the mass of the building. The southern and western elevations employ texture as well. Stone veneers at the lower reaches of the facades not only break up the mass of the facades, but also are consistent with New England stone foundations. The main element for which the visual impact is difficult to control is the standing seam roof which tends to dominate the facades.

The Board recognizes that the Applicant has taken positive steps to mask and mitigate the visual impact of the bulk of the Racquet Facility through site planning, through the use of dormers and windows and other residential-style features, and through architectural materials, colors and textures.

4. Traffic and Parking

Transportation impacts due to the Project were studied by Ron Müller & Associates and were reported in a letter to the Board of Selectmen and Planning Board dated August 17, 2020 (the "Traffic Assessment"). The Traffic Assessment concludes that the peak traffic generated by the Racquet Facility will be the same as in the existing condition because the number of tennis courts remains unchanged. While the addition of two indoor courts may result in an increase in use of the Racquet Facility, the outdoor courts are not in use during those times, and hence will not impact the overall peak traffic and parking. The Board accepts such conclusion.

5. Stormwater Management

The proposed stormwater management plan calls for the direct recharge of clean roof runoff into one of two subsurface infiltration systems. The north system has been designed for 100 percent infiltration and the southerly system has been designed to infiltrate the first flush and then overflow into the existing drainage system via an outlet control structure. The outlet control structure has been designed to match

pre-development conditions and/or reduce the peak discharge rates and runoff volumes. The combination of these best management practices will remove greater than 80 percent of total suspended solids, from the anticipated stormwater runoff.

In the pre-development and post-development stormwater analysis, the watershed area analyzed was approximately 1.35 acres consisting of the Site and other Property tributary areas. Drainage calculations were performed by employing accepted industry practice for the 2, 10, 25, and 100-year Type III storm events.

A comparison of the pre-development and post-development peak rates of runoff indicates that the peak rates of runoff and runoff volumes for the post-development condition will be equal or less than the pre-development condition for all storm events.

The Board concludes that the stormwater management systems meets the requirements of Section 14E of the Zoning Bylaw.

6. Utilities

Public Utilities

Within Wellesley Avenue and the Club House parking lot, the Site is served by a variety of public utilities including water, sewer, and electricity. The capacity of the public systems to serve the Project was assessed as part of the Zoning Bylaw's 'Project of Significant Impact' ("PSI") process and approved by the Planning Board.

During the PSI process the Applicant made a video inspection of the existing sewer pipe from the existing tennis facility to the existing manhole in the Club House parking lot that determined that portions of the pipe were in good condition and could be used for the Project, but the Applicant and the DPW agreed that a portion of the existing sewer pipe from the first spot repair at 100 ft to the Racquet Facility needed to be replaced as part of the Project.

Private Utilities

Natural gas, telephone service, and cable service are provided via new connections to existing connections within the Property.

7. Environmental Considerations

There are no wetlands located on the Site, though there are wetlands located elsewhere on the Property. The Site is not within 100 feet of a resource area, or 200 feet of a river, stream, or vernal pool. The Property is located within the Town's Zone II Wellhead Protection Area, and both the Property and Site are within a Water Supply Protection District. The Site is not located within FEMA Flood Insurance Rate Map Panel No. 25021C0016E.

Other than customary snow and ice control chemicals and fuel stored in the automobiles parked in the open lot, storage of chemicals that would threaten groundwater or surface water is not part of the Project.

While the submitted drawings do not yet show it, exterior lighting is proposed to be dark-sky compliant.

RESOLUTION OF PRINCIPAL CONCERNS

1. Environmental Considerations

As part of the PSI process the Applicant has agreed to provide additional soil testing for the Site at or near the location of the recharge chambers that includes a soil evaluation, locating groundwater, and ensuring that the soils will infiltrate roof runoff from the proposed subsurface recharge chambers. The Applicant agreed to provide test pits during the demolition process. No fewer than four test pits are to be completed, two on the north side of the Racquet Facility and two on the south side. The test pits will identify the soil horizon, determine the estimated seasonal highwater table by redoximorphic features and perform an infiltration test using an MPD infiltrometer in at least two of the test pits.

2. Utility Considerations

During the PSI process the Applicant made a video inspection of the existing sewer pipe from the existing tennis facility to the existing manhole in the Club House parking lot that determined that portions of the pipe were in good condition and could be used for the Project, but the Applicant and the DPW agreed that a portion of the existing sewer pipe from the first spot repair at 100 ft to the Racquet Facility needed to be replaced as part of the Project.

3. Traffic and Parking Considerations

The Traffic Assessment concludes that the peak traffic generated by the Racquet Facility will be the same as in the existing condition because the number of tennis courts remains unchanged. While the addition of two indoor courts may result in an increase in use of the Racquet Facility, the outdoor courts are not in use during those times, and hence will not impact the overall peak traffic and parking. The Board accept such conclusion.

Submittals from the Applicant

- Letter to Zoning Board of Appeals, dated September 29, 2020, re: Wellesley Country Club Replacement Racquet Facility Site Plan Application, from Perry Chian, WCC President and Marty Ryan, WCC General Manager
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Application for a Special Permit for a major construction project in a Water Supply Protection District
- Project Narrative
 - Project Team
 - Project Summary
 - Existing Conditions
 - Site Location & Description
 - Existing Stormwater Patterns
 - Proposed Conditions
 - Proposed Overview
 - Proposed Stormwater Patterns
 - Methodology
 - Erosion and Sediment Control
 - Stormwater Management, Standards 1 to 10
 - Stormwater Management System Maintenance
 - Long-Term Pollution Plan
 - Water Impact Analysis
 - Sewer System Impact Analysis
 - Electrical System Impact Analysis
 - Gas System Impact Analysis
 - Traffic Impact and Access Analysis
 - Refuse Disposal Analysis
 - Fire Protection and Life Safety Analysis

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WELLESLEY COUNTRY CLUB
REPLACEMENT RACQUET FACILITY
SPECIAL PERMIT

- Pedestrian and Bicycle Safety
- Snow Storage
- Conclusion
- Appendix A
 - Hydro-CAD Pre-Development Drainage Analysis
- Appendix B
 - Hydro-CAD Post-Development Drainage Analysis
- Appendix C
 - Stormwater Checklist
 - TSS Calculation Worksheet
 - Illicit Discharge Statement
- Appendix D
 - Water & Sewer Analysis by Stanmar, Inc.
 - Electrical Analysis by Stanmar, Inc.
 - Gas Analysis by Stanmar, Inc.
 - Traffic Analysis by Ron Muller & Associates
- Appendix E
 - Construction Management Plan by Stanmar
 - Geotechnical Report by Geisser Engineering Corp
- Appendix F
 - EWS-1 Existing Watershed Plan
 - PWS-1 Proposed Water Shed Plan
- Letter to Zoning Board of Appeals, dated January 6, 2021, re: ZBA Site Plan Review & Special Permit, from Paul G. Matos, PE, PLS
- Estimation for Phosphorus Removal Per MA MS4 General Permit – System 1, dated December 22, 2020, submitted by Allen & Major Associates, Inc.
- Construction Management Plan, dated August 10, 2020, revised September 3, 2020, September 9, 2020 & December 10, 2020, prepared by Stanmar Inc.

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet – with Locus Map	09/10/20	Christopher T. Doktor, R.A.	
A1.0	Lower Level Plan	09/10/20	Christopher T. Doktor, R.A.	
A1.1	Upper Level Plan	09/10/20	Christopher T. Doktor, R.A.	
A1.2	Roof Plan	09/10/20	Christopher T. Doktor, R.A.	
A2.0	Exterior Elevations	09/10/20	Christopher T. Doktor, R.A.	

A2.1	Exterior Elevations	09/10/20	Christopher T. Doktor, R.A.	
A2.2	Exterior Elevations	09/10/20	Christopher T. Doktor, R.A.	
A2.3	Exterior Elevations	09/10/20	Christopher T. Doktor, R.A.	
V-101	Limited Existing Conditions Plan	9/10/20	Norman I. Lipsitz, PLS	
C-001	Notes & Abbreviations	9/10/20	Paul G. Matos, P.E.	1/4/21
C-101	Erosion Control & Site Prep Plan	9/10/20	Paul G. Matos, P.E.	
C-102	Layout & Materials Plan	9/10/20	Paul G. Matos, P.E.	1/4/21
C-103	Grading & Drainage Plan	9/10/20	Paul G. Matos, P.E.	1/4/21
C-104	Utilities Plan	9/10/20	Paul G. Matos, P.E.	1/4/21
C-501	Details	9/10/20	Paul G. Matos, P.E.	1/4/21
C-502	Details	9/10/20	Paul G. Matos, P.E.	1/4/21
C-503	Details	9/10/20	Paul G. Matos, P.E.	1/4/21
C-504	Details	9/10/20	Paul G. Matos, P.E.	1/4/21
C-901	Aerial Overview Plan	9/10/20	Paul G. Matos, P.E.	1/4/21
L-101	Landscape Plan	9/10/20	Bethany C. Dermody, LA	1/4/21
L-501	Landscape Details	9/10/20	Bethany C. Dermody, LA	1/4/21
SE1.1	Site Electrical Plan and Notes	04/30/20	Electrical Systems Engineering	10/1 FEB 24 P 2:51
EWS-1	Existing Watershed Plan	04/28/20	Paul G. Matos, P.E.	
PWS-1	Proposed Watershed Plan	04/28/20	Paul G. Matos, P.E.	
PH1.1	Site Lighting	1/5/21		

(collectively, the “Approved Plans”)

Submittals on behalf of the Town of Wellesley:

On August 31, 2020, the Design Review Board reviewed the project and submitted comments.

On August 19, 2020, the Board of Selectmen submitted comments to the Planning Board.

On September 2, 2020, the Planning Board granted a Project of Significant Impact Special Permit, (PID# 32-2-A)

On December 10, 2020 and January 7, 2021, George Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the Project and submitted comments.

DECISION

The Applicant has requested from the Board two actions: (1) the issuance of a site plan approval permit subject to the Zoning Bylaw Section 16A, §§.(C)(2)(a) and (b), authorizing the Applicant to construct the Project; and (2) the issuance of special permit subject to Zoning Bylaw Section 14E(F), §§ (1)-(7) authorizing construction in a Water Supply Protection District.

The Board has made a careful study of the materials submitted and the information presented at the hearing, and has documented the results of the study above. Based on the results of the study, on February 24, 2021 the Board voted unanimously to:

1. Grant the Special Permit pursuant to Section 16A of the Zoning Bylaw for a Major Construction Project subject to Site Plan Review; and
2. Grant the Special Permit pursuant to Section 14E of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans. If construction has not commenced, except for good cause, this Special Permit shall expire two years after the date time stamped on this decision.

CONDITIONS TO THE 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.

The Board found that the Project meets the requirements of Section 14E of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

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 February, 2021. 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

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WELLESLEY MA 02451

the Building Inspector, the Town Engineer, or any other applicable local inspector or board.

4. The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval and for the Special Permit for construction in a Water Supply Protection District, except as modified by these Conditions.
5. The Applicant will use an existing website during the duration of site construction activities, to provide access to Town officials and residents 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

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 Approved Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Approved Plans means as those Approved Plans are modified by the Conditions.
7. In accordance with the comments from the DPW Engineering Department, the Applicant shall replace a portion of the existing sewer pipe from the first spot repair at 100 ft to the Racquet Facility.
8. The Applicant shall provide additional soil testing for the Site that includes a soil evaluation, locating groundwater, and ensuring that the soils will infiltrate roof runoff from the proposed subsurface recharge chambers. The Applicant shall provide test pits during the demolition process. No fewer than four (4) test pits shall be completed, two (2) on the north side and two (2) on the south side. The test pits shall identify the soil horizon, determine the estimated seasonal highwater table by redoximorphic features and perform an infiltration test using an MPD infiltrometer in at least two of the test pits. The test pit logs and infiltration results shall be shared with the DPW-Engineering Department.

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MASSACHUSETTS
RECORDING DEPARTMENT
WELLESLEY 02481

Construction Conditions

9. The Applicant shall implement its Construction Management Plan dated December 10, 2020, as modified by these Conditions.

10. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to Wellesley Avenue to Site; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
11. 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., or Saturday commencing not earlier than 8:00 a.m. and completing not later than 4:00 p.m. No work shall be performed on Sundays or local, state or national holidays celebrated in the Town.
12. 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.
13. All construction and delivery vehicles entering the Site shall exit the Site through a stoned construction exit as detailed on the Approved Plans. The Applicant shall cause the parking lot and Wellesley Avenue to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck exit are deposited on Wellesley Avenue.
14. 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.

Use Conditions

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Wellesley Zoning Bylaw

15. 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.
16. Landscaping shall be in conformance with the Landscaping Plan and shall be maintained, repaired, or replaced as needed by the Applicant.
17. There shall be no storage of prohibited chemicals, in accordance with Section 14E of the Zoning Bylaw.

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Petition of Wellesley Country Club
300 Wellesley Avenue

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 (rm.)
J. Randolph Becker, Chairman

David G. Sheffield (rm.)
David G. Sheffield

Derek B. Redgate (rm.)
Derek B. Redgate

ZBA 2020-65
Applicant Wellesley Country Club
Address 300 Wellesley Avenue

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WELLESLEY TOWN CLERK'S OFFICE
WELLESLEY, MASSACHUSETTS 02452

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

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

LEGEND

PROP. PROPERTY LINE	—
SIGN	•
BOLLARD	■
BUILDING	□
BUILDING ARCHITECTURE	□
BUILDING INTERIOR WALLS	□
CURB	—
RETAINING WALL	—
PARKING STRIPING	—
ROADWAY STRIPING	—
SIDEWALK	—
BRICK SIDEWALK	—
ADA ACCESSIBLE RAMP	—
CRUSHED STONE	—
SETBACK LINE	—
SAW-CUT LINE	—
PARKING COUNT	(10)
DECORATIVE FENCE	—
TRANSFORMER	□
LIGHT POLE	*

SIGN TABLE

DESC.	SIGN	SIZE	MOUNTING HEIGHT	DESCRIPTION	REFLECTORIZED
R7-8		12"x18"	7' - 0"	WHITE ON BLUE	YES
R7-8B		12"x6"	7' - 0"	WHITE ON BLUE	YES

1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.

