

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ZBA 2021-61  
Petition of Town of Wellesley  
485 Washington Street  
(Police Station Parking Lot)

2021 SEP 30 P 3:03

### INTRODUCTION

The Town of Wellesley, acting through the Department of Public Works, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval permit subject to the Zoning Bylaw Chapter 16A, §§(C)(2)(a) and (b), authorizing the Applicant to make improvements to 10,437 sf of the Police Station parking lot by adding new parking spaces, providing on-site drainage, adding lighting, new landscaping, pavement markings and new pavement, on a lot containing in the aggregate 57,178 sf (1.31 acres) of land (the "Site") at 485 Washington Street, in a Limited Residence District (the "Project").

### THE PROJECT

#### Description

The Site consists of land located along Washington Street totaling 57,178 sf or 1.31 acres. On-site parking includes a total of one handicapped and 45 standard parking spaces. Existing lot coverage for drives and parking is 38 percent. Existing landscaped area is 24,663 sf. The existing parking facility is paved, with mixed curbing including cape cod berm and sloped granite curbing, a sidewalk, lighting and a single catch basin that drains stormwater runoff through a closed system on adjacent Wellesley Housing Authority property.

The Applicant proposed to remove a portion of the existing landscaped area, strip the existing pavement, repave, add granite curbing and bituminous cape cod berm, add drainage that will include two bio-swales that overflow to the Town's existing drainage system, pavement markings, install two shoe-box style LED parking lot lights, signage that includes accessible parking space and police business only signs, remove two trees and an aging bus stop. The Project will add 13 standard parking spaces for the Police Station and five standard parking spaces for the Housing Authority. Three parking spaces within the primary access drive will be eliminated. There will be

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three high visibility crosswalks with six ADA compliant wheel chair ramps. Replacement trees are proposed per the direction and oversight of the Park/Highway Division's landscape planner. Proposed lot coverage for drives and parking will be 46 percent. Proposed landscaped area will be 20,350 sf.

## **The site and surrounds**

The Site is the aggregate of six parcels between Washington Street and the MBTA Commuter Rail Line located in a Limited Residence District. The Site abuts Wellesley Housing Authority property to the north and west, Morton Park to the south and a business district to the east.

Access to the Site is provided by a single unsignalized two-way driveway opposite Morton Street that distributes traffic within the Site to the Police Station or to the Wellesley Housing Authority.

Overall the Site exhibits only about four feet of elevation change from the high point at Washington Street to the low point at the western-most end of the Wellesley Housing Authority building adjacent to the Commuter Rail tracks, with a relatively uniform slope from high to low.

## **RECORD OF DISCUSSIONS**

The Board held a public hearing on July 15, 2021. The public hearing was closed on July 15, 2021. Site Plan Approval was voted unanimously at a business meeting held on September 30, 2021.

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## **FINDINGS OF FACT**

### **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.

### **Requirements**

As described above, the Project is located in a Limited Residence District where the parking of automobiles and other such accessory uses are customary, subject to conformity with the requirements of Section 6 A.2.f and Section 21 C.2 of the Zoning Bylaw for construction of a new parking area or the enlargement or alteration of an existing parking area or storage area; enlargement or alteration shall include installation, removal, or relocation of any curbing,

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landscaping islands, traffic islands, or driveway, and any striping or restriping of pavement markings on existing parking area or storage area which alters the configuration of the parking area or number of parking spaces.

The parking space sizes, maneuvering aisle widths, and driveway widths all meet the Section 21 requirements of the Zoning Bylaw.

## **Impacts**

### **Stormwater Management**

The proposed stormwater management system drainage will include two bio-swales that overflow to the Town's existing drainage system.

Consistent with accepted engineering practice, the DPW prepared and submitted the "Stormwater Drainage Analysis" dated May 27, 2021 (the "Stormwater Report") that compared the runoff from the existing lot to the runoff from the Project.

With implementation of the stormwater management system as proposed, for all design storm events neither peak flow rates nor volumes will exceed those of existing conditions for the 2-, 10-, 50- and 100-year storm events.

### **Transportation Assessment**

Since the Project does not involve a change in use of either the buildings or the parking lot, traffic engineering conventional wisdom says that there will be no increase in traffic due to the improvements in the parking lot. In fact, the purpose of the Project is to ameliorate existing congestion in the lot, especially at the shift change times for the Police Department. Hence, no traffic studies were performed.

### **Pedestrian Facilities**

Sidewalks are provided along the eastern and western side of Washington Street. Marked pedestrian crossings are provided at the unsignalized intersection of Washington/Morton Street, as well as at the Site driveway.

Within the parking lot, pedestrian sidewalks provide access from Washington Street to all of the administrative buildings that border the lot. The pedestrian ways are separated from the vehicular traffic by curbs, and the three major traffic crossing areas are provided with marked crossings.

### **Submittals from the Applicant**

- Application for Site Plan Approval, dated May 21, 2021
- Plan Submittal List, dated May 21, 2021

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- Development Prospectus, dated May 21, 2021
- Project Narrative
- Drainage Summary
- Stormwater Drainage Analysis for Police Station Parking Lot Improvements Project, dated May 27, 2021, prepared by Town of Wellesley, DPW, Engineering Division
  - Pre-Development Drainage Calculations
  - Post-Development Drainage Calculations
- Construction and Post Construction Operations & Maintenance Plan
  - Erosion Control Management & Construction BMPs
  - Post Construction Drainage BMPs & Infrastructure
  - Stormwater Inspection Worksheet
- Graphic – Existing and Proposed Conditions

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1 of 8	Cover Sheet with Locus Map	May 2021	David J. Hickey, Jr., PE	7/13/21
Sheet 2 of 8	Existing Conditions	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 3 of 8	Site Preparations Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 4 of 8	Plot Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 5 of 8	Grading, Drainage & Utility Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 6 of 8	Landscaping/Parking Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 7 of 8	Detail Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21
Sheet 8 of 8	Photometric Plan	5/20/21	David J. Hickey, Jr., PE	7/13/21

**Submittals on behalf of the Town of Wellesley:**

On June 16, 2021, Deputy Chief Stephen Mortarelli, Wellesley Fire Department, reviewed the Project and submitted comments.

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On July 14, 2021, the Design Review Board reviewed the Project and submitted comments.

On July 14, 2021, the Planning Board reviewed the Project and submitted comments.

On July 1, 2021, Gerard F. Bruno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the Project and submitted comments.

On July 14, 2021, George J. Saraceno, Senior Civil Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the Project and submitted comments.

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## DECISION

The Applicant has requested from the Board 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.

The Board has made a careful study of the materials submitted and the information presented at the hearing. On September 30, 2021 the Board voted unanimously to grant Site Plan Approval pursuant to Section 16A of the Zoning Bylaw for a Major Construction Project subject to Site Plan Review.

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 Approval Permit is subject to the Applicant's and the Project's compliance with the following conditions. All requirements imposed by these conditions or this Site Plan Approval Permit shall be applicable to the Applicant, its successors and assigns, and all owners and residents of the Project, regardless of whether the condition specifically identifies the Applicant or no entity as having responsibility for a particular condition.

	<b>General Conditions</b>
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1.	This Permit authorizes the construction, use and occupancy of a Project comprised of authorizing the Applicant to make improvements to 10,437 sf of the Police Station parking lot by adding new parking spaces, providing on-site stormwater drainage, adding lighting, new landscaping, pavement markings and new pavement, on a lot containing in the aggregate 57,178 sf of land at 485 Washington Street, in a Limited Residence District.
2.	The Project shall be constructed in accordance with the Approved Plans and written materials, subject to modifications required below
3.	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 one year 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.
4.	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 in September, 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.
5.	Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
6.	The Project shall be designed and constructed substantially in compliance with the drawings and data submitted with the Application for Site Plan Approval, except as modified by these Conditions.
	<b>Design Conditions</b>

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7.	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.
8.	The stormwater management system design shall function consistent with the Approved Plans, as revised, and with the Stormwater Report, and shall be maintained by the Applicant.
9.	There shall be no pavement added to the Project beyond that which is depicted on the Approved Plans and there shall be no additional accessory structures added to the Project or to the Site other than what is shown on the Approved Plans.
<b>Construction Conditions</b>	
10.	Reserved
11.	During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Washington Street to Site; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
12.	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.

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13.	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 Washington Street, Morton 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.
14.	All construction and delivery vehicles entering the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District onto the streets of the Town. The Applicant shall cause Wellesley Avenue to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck wash are deposited on Wellesley Avenue.
15.	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.
	<b>Use Conditions</b>
16.	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.
17.	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 (l.m.)  
J. Randolph Becker, Chairman

Richard L. Seegel (l.m.)  
Richard L. Seegel

Walter B. Adams (l.m.)  
Walter B. Adams

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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