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Donald S. McCauley
Planning Director

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**PROJECT OF SIGNIFICANT IMPACT
SPECIAL PERMIT**

Application: PSI-22-01 - Project of Significant Impact Special Permit Application for John D. Hardy Elementary School
Subject Property: 293 Weston Road (PID 171-59)
Applicant: SMMA
Property Owner: Town of Wellesley – School Department
Date: Special Permit revised July 13, 2022

OVERVIEW

The subject application is a Project of Significant Impact (“PSI”) Special Permit application to construct a new, two-story Hardy Elementary School on the site of the existing Hardy Elementary School. The new school is 80,039 gross square feet with a footprint of roughly 50,000 square feet to accommodate a target of 365 students. The new school will replace the existing 45,900 square foot Hardy School that was originally constructed in 1923. As the new school will be constructed on the same site as the existing school, the project will be completed in a series of phases with the plan being the new students to occupy the new school in August 2024.

The property is located within a Single Residence District-10.

A PSI special permit is required for any construction project (except for one-family or two-family dwellings) having an aggregate total of 1) newly constructed floor area of 10,000 or more square feet, or 2) renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use.” Standard 1 is applicable to the project.

APPLICATION SUBMITTAL DOCUMENTS AND PLANS

The PSI application was submitted on February 28, 2022, in accordance with the Rules Relative to the Issuance of Special Permits (adopted by the Planning Board on September 18, 1990 and revised March 10, 2008). Revised documents were also submitted in response to comments from the Town's reviewers and the Board. The documents submitted by the Applicant are set out in Attachment 1.

TOWN REVIEW COMMENTS, REPORTS, AND RECOMMENDATIONS

In accordance with Zoning Bylaw 16A PROJECT APPROVAL the PSI application was referred to the Town's Department of Public Works, Fire Department, Municipal Light Plant, and Select Board. The Planning Board received reviews, reports and recommendations from Town Departments set forth in Attachment 2.

PUBLIC HEARING

Notice of the Public Hearing was published in the Wellesley Townsman on March 31, 2022, and April 7, 2022. The Planning Board opened the hearing on April 20, 2022. The hearing was duly continued to May 16, 2022, June 21, 2022 and to July 11, 2022.

All members of the Board were present at the May 16, 2022, June 21, 2022 and July 11, 2022 session of the hearing. Board member Patricia Mallett was not present for the April 20, 2022 session of the public hearing, but did participate via the Mullen Rule.

After comments were concluded on July 11, 2022, Board Member Tom Taylor made a motion to close the Public Hearing and grant the PSI Special Permit based on the Application Submittal Documents and Plans; Town Review Comments, Reports, and Recommendations; Findings; and Conditions. Board Member Patricia Mallett seconded the Motion. The Board voted yea to approve the motion.

The hearings were held as remote meetings using a Zoom Webinar platform. All sessions of the public hearing were recorded by Wellesley Media and are available at www.wellesleymedia.org.

PSI REQUIREMENTS

Section 16A, *Project Approval*, of the Zoning Bylaw, requires the Applicant to "submit...a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling." The intent of the analysis by the Applicant, Review Departments, and the Planning Board being to "determine the impact on the Town's

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existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities which will benefit a PSI.”

FINDINGS

Based on the aforementioned *Application Submittal Documents and Plans* and the *Town Review Comments, Reports, and Recommendations*, along with the consideration of information received, the Wellesley Planning Board has made the following findings:

1. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to WATER service, as specified in Section 16A.C.3.e;
2. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to SEWER service, as specified in Section 16A.C.3.e;
3. With compliance with compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to STORM DRAINAGE service, as specified in Section 16A.C.3.e;
4. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to ELECTRIC service, as specified in Section 16A.C.3.e;
5. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, including conditions 5 - 12 requiring studies and improvements related to traffic, pedestrian, and bicycle safety, the project meets the minimum service standard with respect to TRAFFIC, PEDESTRIAN AND BICYCLE SAFETY, as specified in Section 16A.C.3.e;
6. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to FIRE PROTECTION AND LIFE SAFETY service, as specified in Section 16A.C.3.e; and
7. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to the REFUSE DISPOSAL SYSTEM, as specified in Section 16A.C.3.e.

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CONDITIONS

This decision is made based on the Applicant, the Project, their successors and assigns complying with the following conditions:

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1. The owner/developer shall construct all improvements in substantial accordance with the following plans and materials set forth in Attachment 1.
2. Modifications or material changes to the Project shall be presented to the Planning Board for review. The Planning Board shall determine whether such changes generate an intensification of use. If such changes generate an intensification of use, the owner/developer shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements or conditions cannot be completed, the owner/developer shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.
3. Prior to the issuance of a building permit by the Building Department, the Department of Public Works shall confirm their approval of all planned work associated with the municipal water system, sewer system, storm drainage system, and refuse disposal system, both on and off-site. Prior to the issuance of a Certificate of Occupancy for the Project, the Applicant shall submit to the Department of Public Works as-built plans for all stormwater infiltration systems and all applicable utilities and systems installed, and the Department of Public Works shall confirm that all work has been completed to the Department's satisfaction, with the exception of the Weston Road Parking Lot, the Bus Loop and associated lighting, which will be completed post-occupancy, but no later than December 31, 2024.
4. All work regarding the municipal electric system, both on and off-site, shall be completed to the satisfaction of the Municipal Light Plant prior to the issuance of a Certificate of Occupancy for the Project.
5. Install a left and right turn lane at the exit of Hardy Road onto Weston Road.
6. Eliminate the existing mid-block pedestrian light and crosswalk along the frontage of Hardy School and install a new full traffic signal at Hardy Road and Weston Road with an exclusive pedestrian phase to create an all stop for any pedestrian crossing.
7. Following the issuance of a Certificate of Occupancy, the applicant shall perform follow-up parking and traffic studies; the timing of such shall be at 8 months from the date of the Certificate of Occupancy and final site plan sign off while school is in session. Following

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the initial study, a secondary study shall be conducted no later than 1 year and 3 months following the issuance of a Certificate of Occupancy and final site plan sign off while school is in session. Such study shall include, but not be limited to the following:

- The total number of vehicles entering and existing the site during the weekday AM and PM peak, to determine the 10% increase in trip generation; and
- The study shall include capacity queuing, and delay analysis of the critical locations listed below:
 - Weston Road/Hardy Road
 - Hardy Road through Site
 - Route 9 at rear driveway to Hardy School
- Explore egress from the Route 9 access point for the afternoon vehicular circulation subject to further evaluation of safety for children and other pedestrian crossings to both the Hickory Road and Lawrence Road pedestrian paths during the afternoon pickup time period.

If the traffic conditions disclosed in these follow-up studies differ substantially from the studies submitted to the Planning Board with this application, the Applicant shall come back to the Planning Board for discussion, and may need to take additional action to address those impacts pursuant to the process described in Condition #2 above.

8. Replace 4 asphalt accessible curb ramps with an ADA compliant cement concrete accessible curb ramp with detectable warning panel at:
 - Morrill Circle at Fisher Avenue
 - Shirley Road at Weston Road
9. Install one missing ADA ramp and detectable warning panel at Shirley Road at Weston Road.
10. Construct a sidewalk connection from Willow Road along the eastern side of the section of Lawrence Road from Willow Road to the Hardy School site.
11. ~~Widen the pedestrian access from Lawrence Road and Hickory Road on the site to a full multi-modal path width of 10-feet and install a bollard at either end of the path.~~
12. Use of accessible curb cut ramps at the median island at the northern parking lot instead of a flush concrete walkway as proposed for better pedestrian protection.
13. Prior to the issuance of a Certificate of Occupancy for the Project, the Planning Director shall be responsible for determining the compliance of the project, and any plans therefor, with the PSI special permit and these conditions. During the course of construction, the Planning Director shall have access to the project site with reasonable notice to the owner/developer. The Planning Director may authorize issuance of a Certificate of Occupancy following completion of various phases of the project, including without limitation prior to demolition of the existing building and completion of the parking lot and/or site work.

ADDITIONAL PROVISIONS

The Planning Board retains the right to submit to the Zoning Board of Appeals or other applicable boards or commissions any comments deemed appropriate by the Planning Board in connection with Site Plan Approval under Section 16A PROJECT APPROVAL of the Town's Zoning Bylaw or any other permits or approvals required in connection with the Project.

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ATTACHMENT 1

SUBMITTALS AND PLANS

1. PSI Report (Application Form and Municipal Systems Impact Analysis) prepared by SMMA, dated February 25, 2022 and revised July 5, 2022 and the following Appendices and Plans also prepared by SMMA, unless otherwise noted:

- Appendix A: Record Water Use Data
- Appendix B: HydroCAD Stormwater Report
- Appendix C: Record Electric Use Data
- Appendix D: Traffic Assessment Report (prepared by BETA Group, Inc. dated February 2022)
- Appendix E: Hydrant Flow Test (prepared by Cameron & Davis Fire Protection Engineering dated May 6, 2022)
- Appendix F: Construction Logistics Figures (prepared by Shawmut Design and Construction updated 1/17/2022)
- C-101: Existing Conditions Plan dated 02/25/2022 and revised 07/05/22
- C-111: Site Preparation Plan dated 02/25/2022 and revised 07/05/22
- C-121: Layout & Materials Plan dated 02/25/2022 and revised 07/05/22
- C-131: Grading, Drainage & Utilities Plan dated 02/25/2022 and revised 07/05/22
- C-141: Utilities Plan dated 02/25/2022 and revised 07/05/22
- C-151: Planting Plan dated 02/25/2022 and revised 07/05/22
- C-161: Route 9 Driveway Legend - Legend & Abbreviations dated 07/05/2022 (prepared by SMMA & BETA Group, Inc.)
- C-162: Route 9 Driveway – General Notes, Typical Section, and Construction Details dated 07/05/2022 (prepared by SMMA & BETA Group, Inc.)
- C-163: Route 9 Driveway – Construction Plan dated 07/05/2022 (prepared by SMMA & BETA Group, Inc.)
- C-164: Route 9 Driveway – Temporary Traffic Control Plan dated 07/05/2022 (prepared by SMMA & BETA Group, Inc.)
- C-165: Route 9 Driveway – Cross Sections dated 07/05/2022 (prepared by SMMA & BETA Group, Inc.)
- C-501: Details I dated 02/25/2022 and revised 07/05/22
- C-502: Details II dated 02/25/2022 and revised 07/05/22
- C-503: Details III dated 02/25/2022 and revised 07/05/22

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- C-504: Details IV dated 02/25/2022 and revised 07/05/22
 - C-505: Details V dated 02/25/2022 and revised 07/05/22
 - C-506: Details VI dated 02/25/2022 and revised 07/05/22
 - C-507: Details VII dated 02/25/2022 and revised 07/05/22
 - C-508: Details VIII dated 02/25/2022 and revised 07/05/22
2. Letter dated May 9, 2022, from Tyler de Ruiter, BETA Group Inc., to Joel Seeley, SMMA re: SMMA 19106 – Hardy Elementary School Traffic Impact Assessment Response to Peer Review Comments
 3. Operation and Maintenance Plan prepared by SMMA (undated)
 4. Response to Engineering Comments prepared by SMMA dated May 13, 2022
 5. Letter dated July 5, 2022 from Peter Rebuck, SMMA to Don McCauley, Planning Director – PSI Updated Submission Materials
 6. Letter dated July 5, 2022 from Peter Rebuck, SMMA to Don McCauley, Planning Director – Route 9 Access Memo
 7. Letter dated July 5, 2022 from Peter Rebuck, SMMA to Don McCauley, Planning Director – Response to Wellesley Department of Public Works Second Review Comments
 8. Preliminary Logistics – Route 9 Construction, April 2023 – May 2023 prepared by Shawmut Design and Construction (undated)
 9. Concept Plan Weston Road at Hardy Road Traffic Signal prepared by BETA Group, Inc. dated 02/03/2022
 10. Letter dated May 23, 2022 from Tyler de Ruiter, BETA Group, Inc. to Joel Seely, SMMA re: SMMA 19106 – Hardy Elementary School Traffic Impact Assessment Supplemental Crash Report Evaluation
 11. John D. Hardy Elementary School Worcester Street (Route 9) Driveway Access Permitting Application prepared by BETA Group, Inc. dated 4/15/2022

ATTACHMENT 2

REPORTS FROM TOWN OF WELLESLEY DEPARTMENTS AND CONSULTANTS

1. Letter dated March 7, 2022, from Stephen Mortarelli, Deputy Chief, Fire Rescue Department, Office of Fire Prevention, to Don McCauley and Planning Board
2. Memorandum dated April 6, 2022, from Daniel Fortin, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, to Don McCauley, Planning Director
3. Memorandum dated April 7, 2022, from Jane R. Davis, P.E., Environmental Partners to Meghan C. Jop, AICP, Executive Director, Town of Wellesley
4. Memorandum dated May 9, 2022, from George J. Saraceno, Senior Civil Engineer, Department of Public Works, to Don McCauley, Planning Director
5. Memorandum dated June 3, 2022, from Jane R. Davis, P.E. Environmental Partners to Meghan C. Jop, AICP, Executive Director, Town of Wellesley
6. Memorandum dated June 14, 2022 from Thomas Ulfelder, Chair of the Select Board, to James Roberti, Chair of the Planning Board

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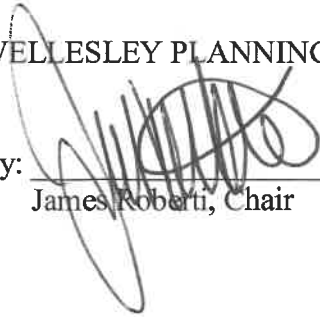
Appeals from this decision, if any, shall be made pursuant to general laws, Chapter 40A, Section 17, M.G.L. and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk, subject to any extensions or stays of such filing or appeal periods including any extensions or stays set forth in applicable legislation, executive orders, or rules or orders of the Supreme Judicial Court pertaining to COVID - 19.

This special permit shall be recorded at the registry of deeds in accordance with the provision of Chapter 40A, Section 11, M.G.L.

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WELLESLEY PLANNING BOARD

By: 
James Roberti, Chair

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with the Town of Wellesley Zoning Bylaw, 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: 8/10/2022

Attest:


Cathryn Jane Kato
Town Clerk