

## TOWN OF WELLESLEY



## MASSACHUSETTS

## ZONING BOARD OF APPEALS

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

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ZBA 2017-61

Petition of Town of Wellesley/  
Natural Resources Commission  
135 Oakland Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, June 15, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Town of Wellesley/Natural Resources Commission requesting Site Plan Approval pursuant to the provisions of Section XIVC, Section XIVE, Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District and a Conservation District that involves a change in the outside appearance of the premises at 135 Oakland Street (Centennial Park Parking Lot), to improve the driveway and parking lot on a portion of Centennial Reservation land. The project involves clearing and paving the existing driveway and parking lot, adding two standard and one handicapped space, installation of limited curbing, relocation of boulders, signage and trail markers, pavement markings, signage for handicapped parking and addition of two bio-retention swales at the low point of the parking lot, a gravel trench and level spreader.

On May 3, 2017, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were David Hickey, Town Engineer, and Brandon Schmitt, Director of Natural Resources Commission (NRC), Town of Wellesley, the Petitioner.

Mr. Hickey said that the request is for the Board to take action on three permits; a special permit for a major construction project in a Conservation District, a special permit for a major construction project in a Water Supply Protection District, and Site Plan Approval.

Mr. Hickey said that the property is located south of the Elizabeth Seton property. He said that the existing driveway is mostly gravel. He said that all of the land is located in a Water Supply Protection District. He said that the project is located 420 feet from Bezanson Pond, 650 feet to Academy Brook, and 2,000 feet to town wells. He said that this project is not subject to the Rivers Act.

Mr. Hickey said that this project has been on the radar for NRC for two years. He said that the primary concerns are that it is mostly gravel, the condition of the gravel, parts of it are steep, potholes and washout. He said that none of the parking spaces are marked and people park awkwardly, which can cause issues. He said that the lot can currently fit 11 cars and the intent is to expand it to 14 spaces. He said that typically there are eight to nine cars there a day.

Mr. Hickey said that the facility is located in the Centennial Park Reservation. He said that a challenge is to strike the right balance between maintenance of paving and serving users.

Mr. Hickey said that they met with NRC and the Park Department. He said that the parking field will be fairly standard and will comply with regulations. He said that the access drive is tree lined and is of variable width. He said that the plan is to widen it from 10 feet to 12 feet. He said that they will not take down trees. He said that near the middle is an elbow where there are fewer trees. He said that they will widen the driveway near the midpoint so that cars do not have to back up to allow passage. He said that if the driveway was a full two lanes, they would have to take out a lot of trees.

Mr. Hickey said that there are no heavy drainage structures proposed. He said that stormwater will be treated on the surface. He said that a pervious surface will make it easier for them to see if there are trash or washout issues. He said that runoff will go to a bio-retention basin in the corner and overflow will run to a level spreader.

Mr. Hickey said that they met with the Design Review Board (DRB), who recommended that a granite berm be installed instead of the proposed cape cod berm to mitigate problems in a nuisance drainage area.

Mr. Hickey said that they identified a small encroachment issue of four to eight inches on private property within 50 feet of Oakland Street. He said that they will move 18 inches into the driveway to fix the encroachment.

A Board member asked about intended winter use once the driveway and lot are paved and lined. He asked about snow removal if the plan is to keep it open. Mr. Hickey said that there is no plan to change what goes on now. He said that it is a secondary plow route. He said that they will open it and plow toward the gravel area. Mr. Schmitt said that activities are welcome during the winter but they will not change the priority for plowing. A Board member said that the park is well used for dog walking.

The Board asked about signage. Mr. Hickey said that proposed signage will relate to ADA accessible parking. He said that they will move an existing sign with rules for Centennial Park. Mr. Schmitt said that there is a sign that says Centennial Park. The Board asked if there has been any thought about interpretive signs for trails in the future. Mr. Schmitt said that last year an Eagle Scout worked on a trail map. He said that there is a map in the guide house. He said that there is currently no talk about expanding the trails.

A Board member asked if any consideration had been given to making the pavement permeable. He said that this seems to be a natural place for it. Mr. Hickey said that a lot people asked for it but two things steered them away from it. He said that cost was a factor. He said that when they put the project out to bid, the bids came back for more than what NRC wanted to spend. He said that parts of the area are sensitive for trees and they do not want to disturb them. Mr. Schmitt said that permeable pavement requires regular maintenance. He said that would increase the workload for the Department of Public Works (DPW) because they would have to vacuum it.

The Board confirmed that DPW will plow the snow off of the area in the winter. Mr. Hickey said that they will either pile it or remove it.

A Board member said that the construction operation appears to be mainly cut, fill and balance. He asked about importing fill. He said that the site is located in a Water Supply Protection District. He asked about sequencing. He said that this appears to be a smaller operation so there should not be a lot of trucks involved. Mr. Hickey said that the small amount of fill that will be involved in the project will come from DPW resources that have been screened for metals for which he can provide an analysis. He said that they will set up erosion controls and tree wraps and close off half of the parking lot. He said that they will put gravel in for fill of 2 inches to 10 inches. He said that there will not be more than 150 to 200 yards of materials. He said that the little bit of cut is probably not reusable. He said that work should take two to three days. He said that they will rough grade the site and then leave. He said that a sub-contractor will do fine grading and put a binder down. He said that the sub-contractor will come back the next day for the top coat.

A Board member asked about the potential of trucks bringing mud and debris onto the public street. He asked if there will be enough control on site so that a wheel wash is not needed. Mr. Hickey said that their biggest struggle is scheduling. He said that this will not be a big earth moving project. He said that they can schedule construction to avoid working on the site when there is mud and dirt.

A Board member said that the trash receptacles are used by dog walkers. He said that it is important that trash be disposed of properly because the site is located in a Water Supply Protection District. Mr. Hickey said that the trash receptacles are emptied on a regular basis. The Board member asked if the NRC considered having dog bags available at the park. Mr. Schmitt said that he believes that the Trails Committee puts them there.

Nancy Westenberg, 50 Windsor Road, asked if the plan is to distribute fill in the park. She said that she was concerned about changing water channels. She said that when new flat areas are created, heavy rains cause massive sheeting and once a channel is created, it gets worse over time. She said that it was good to hear that this project will be done during the dry period. Mr. Hickey said that there will be no fill in the park. He said that they will not be creating new trails.

The Board asked about posting a speed limit on the driveway. Mr. Hickey said that currently there is no speed limit posted on the driveway. He said that they mow the trails. He said that one trail goes to Oakland Street. He said that there are no sidewalks on Oakland Street. He said that they can post a sign. Mr. Schmitt said that the trails are marked and blazed.

### Submittals from the Applicant

- Development Prospectus, dated 5/3/17
- Site Plan Approval Review Plans and Submittal Checklist, dated 5/3/17
- Application

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- Stormwater Drainage Analysis for Centennial Park Parking Lot Improvements Project, dated 5/3/17, revised 6/9/17, prepared by Town of Wellesley, DPW Engineering Division
- Construction & Post Construction Operation & Maintenance Plan, dated 5/3/17, revised 6/9/17, prepared by Town of Wellesley DPW Engineering Division

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sheet 1 of 6	Cover Sheet	May 2017	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	stamped on 6/14/17
Sheet 2 of 6	Existing Conditions	5/3/17	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	stamped on 6/14/17
Sheet 3 of 6	Proposed Site Plan	5/3/17	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	6/12/17
Sheet 4 of 6	Site Preparation Plan	5/3/17	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	stamped on 6/14/17
Sheet 5 of 6	Detail Plan	5/3/17	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	stamped on 6/14/17
Sheet 6 of 6	Proposed Profile	6/13/17	David J. Hickey, Jr. P.E., Town of Wellesley Department of Public Works Engineering Division	stamped on 6/14/17

On May 24, 2017, Gerard F. Bruno, Senior Civil Engineer, DPW Engineering Division, submitted comments. On June 14, 2017, George J. Saraceno, Senior Civil Engineer, DPW Engineering Division, submitted comments.

On June 6, 2017, the Design Review Board reviewed the petition and voted unanimously to approve the project.

On June 6, 2017, the Planning Board reviewed the petition and recommended approval.

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On June 13, 2017, David Allen, Supervisory Electrical Engineer, Municipal Light Plant, reviewed the project and stated that there are no outstanding issues.

On June 14, 2017, the Wetlands Administrator reviewed the project and submitted comments.

## **DECISION**

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the submitted application and revised plans. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVC and Section XXV of the Zoning Bylaws for a Special Permit in a Conservation District and voted unanimously to grant a Special Permit for driveway and parking lot improvements in a Conservation District, in accordance with the submitted application and revised plans.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts and voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District, in accordance with the submitted application and revised plans.

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 Site Plan Approval and the associated Special Permits shall expire two years after the date time stamped on this decision.

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WELLESLEY, MASS.  
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COMMISSION

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, Acting Chairman

  
David G. Sheffield

  
Robert W. Levy

cc: Planning Board  
Inspector of Buildings  
lrm