

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

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ZBA 2017-74

Petition of Sun Life Assurance of Canada
96-120 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 7, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Sun Life Assurance Of Canada requesting Site Plan Approval pursuant to the provisions of Section IX, Section X, Section XVIA and Section XXV of the Zoning Bylaw for a Major Construction Project that involves grading or regrading of land to planned elevations, and/or removal or disturbance of existing vegetated cover, over an area of five thousand (5,000) or more square feet, to construct an outdoor amenity area within an existing 17,171 square foot traffic island located in the center of its campus at 96-120 Worcester Street, in an Administrative and Professional District and a Limited Business District. The amenity area will consist of 11,000 square feet of irrigated planted area, 2,780 square feet of permeable pavers with an under paver drain system, 403 square feet of exposed aggregate concrete pavement, 1,175 square feet of permeable wood amenity deck with an under drain system, LED fixtures, a series of low walls, a pergola, and a trash enclosure/screen. Existing flagpoles will be relocated along the edge of the amenity area. Existing semi-mature trees within the island will be retained and new ornamental trees and flower beds will be planted.

On August 2, 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 Tom Haven, Senior Facilities Manager, Sun Life, James Heroux, Landscape Architect, and Howard Moshier, Civil Engineer, VHB.

Mr. Heroux said that the parking on two sides of the square will remain. He said that there will be no loss of any parking spaces. He said that existing access points into the amenities space from Buildings 1 and 3 will remain in the same location. He said that they will be moving access from Building 4 to the southeast and will add a crossing across the driveway from Building 2 into the amenities space. He said that the visitor and handicapped spaces will not move. He said that there will be no curb cuts except for an access ramp where there is no parking.

Mr. Heroux said that the purpose of the amenities space is to give the campus a core for passive uses such as lunches, break out space, occasional corporate events during the day and eventually third party lessors. He said that there will be no cooking. He said that it is for the benefit of the people who are there during working hours.

A Board member discussed the general circulation plan. He asked about the origin and circulation from each building. Mr. Heroux described the existing curb cuts and new crosswalks.

Mr. Heroux said that there is a little bit of a grade change in the space but they will be creating a generally level space. He said that the grade will allow permeability of rain to the pavement into the subsurface drain system. He said that there is approximately 4,350 square feet of pavement, of which 3,700 square feet is completely permeable. He said that approximately 650 square feet will be concrete walk, which is slightly less than what is there now. He said that there will be a 20 foot wide by 48 foot long by 14 foot high pergola at the end of the space to provide ceiling cover and shade. He said that it will be illuminated but only 6 of the 12 lights will be on all evening to illuminate the path through the space. He said that the other lights will be shut off at the end of business at 10 pm or so. He said that the only lights that are on for 24 hours are the existing parking lot lights that will not be changed or added to. He said that the nine bollard lights will be on for 24 hours because they provide a safe path of travel through the space. He said that the six pergola lights take the place of the bollards along the edge of the space.

Mr. Heroux said that all of the existing trees at the edge of the parking lot will be preserved. He said that they will be adding a tree where there is a gap. He said that there are some small crabapples in the core of the space that will be removed and replaced with other small flowering trees on a one to one basis.

A Board member said that the amenity space will help to generate a greater sense of community for the various buildings.

The Chairman said that there was extensive drainage review for the original Site Plan Approval for this property. Mr. Moshier said that they will be reducing the impervious area. He said that piping for potential overflow will be perforated for infiltration. He said that there will be a net benefit from this project.

A Board member asked that the submittal section of the application be revised to reflect what was actually submitted.

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
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Project Description

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
Sv-1	Existing Conditions Plan of Land	6/30/17	Russell J. Bousquet, PLS	

Sv-1	Existing Conditions Plan of Land	6/30/17	Howard F. Moshier, P.E.	
L-0.1	Cover Sheet	6/30/17	John Henry Copley, Jr., RLA	
C-1	Legend and General Notes	6/30/17	Howard F. Moshier, P.E.	
C-2	Site Plan – Amenity Area	6/30/17	Howard F. Moshier, P.E.	
C-3	Site Plan – Dumpster Pad	6/30/17	Howard F. Moshier, P.E.	
C-4	Site Details	6/30/17	Howard F. Moshier, P.E.	
L1	Materials Plan	6/30/17	John Henry Copley, Jr., RLA	
L-2	Planting Plan	6/30/17	John Henry Copley, Jr., RLA	
L-3	Grading Plan	6/30/17	John Henry Copley, Jr., RLA	
L-4	Layout Plan	6/30/17	John Henry Copley, Jr., RLA	
L-5	Landscape Layout and Details	6/30/17	John Henry Copley, Jr., RLA	
L-6	Landscape Details	6/30/17	John Henry Copley, Jr., RLA	
L-7	Landscape Details	6/30/17	John Henry Copley, Jr., RLA	
L-8	Landscape Details	6/30/17	John Henry Copley, Jr., RLA	
E-0.1	Electrical Legend & Notes	6/30/16	Bruce D. Swanton, Electrical Engineer	
E-0.2	Electrical Details	6/30/16	Bruce D. Swanton, Electrical Engineer	
E-0.3	Electrical Specification	6/30/16	Bruce D. Swanton, Electrical Engineer	
E-0.4	Electrical Riser Diagram & Schedules	6/30/16	Bruce D. Swanton, Electrical Engineer	
ES-1.0	Electrical Site Lighting Plan	6/30/16	Bruce D. Swanton, Electrical Engineer	
ED-1.0	Electrical Demo Site Lighting Plan	6/30/16	Bruce D. Swanton, Electrical Engineer	

On July 19, 2017, the Design Review Board reviewed the petition and voted unanimously to recommend approval of the project.

On August 9, 2017, Deputy Chief Charles DiGiandomenico, Wellesley Fire Department reviewed and approved the proposed project.

On August 14, 2017, David M. Allen, Supervisory Electrical Engineer, Municipal Light Plant, reviewed the project and stated the WMLP had no outstanding issues that should delay approval of the project.

On September 6, 2017, the Planning Board reviewed the project and recommended that approval be granted.

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. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

General Conditions

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 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.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on September 7, 2017. 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. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, posted at the Site in a conspicuous location visible to the public.
4. A revised application shall be submitted that accurately reflects what has been submitted.

Construction Conditions

5. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
6. 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. Saturday work shall be limited to critical activities or to make up for weather delays. There shall be no construction work on Sundays.
7. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash.
8. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the site.


Use Conditions

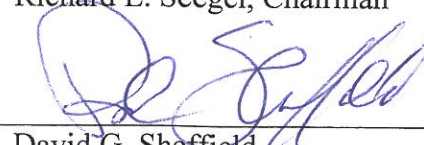
9. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations". Copies of the Operations and Maintenance Plan Reports for the first two years shall be submitted to the Zoning Board of Appeals and the Town Engineer.
10. Landscaping shall be in conformance with the Planting Plan and Planting Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.

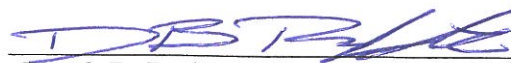
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ZBA 2017-74
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


Richard L. Seegel, Chairman


David G. Sheffield


Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm