

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2018-08

Petition of Wellesley College
106 Central Street
L & E Wing – Science Center

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 7, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for a major construction project that will include interior renovations to laboratory and classroom space, upgrades to existing, internal mechanical systems, rehabilitation of the building enclosure, and limited site work associated with providing code-compliant egress and replacing electrical equipment, at 106 Central Street, in an Educational District. The Petitioner is requesting a Special Permit pursuant to Section XIVE and Section XXV of the Zoning Bylaw for a major construction project in a Water Supply Protection District. The proposed project is part of a larger plan to modernize the Science Center.

On December 7, 2018, 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 Justin Mosca, VHB, Dave Conway, Nitsch Engineering, Tim Singleton, Wellesley College and Ben Widger, KVA Architects.

Mr. Mosca said that from a site perspective, the project mainly involves building enclosure on the L Wing. He said that there is a lot of construction access that needs to happen. He said that a few doors inside of the building will be moved around. He said that work on the E Wing is mostly interior. He said that there will be a generator/transformer by the loading dock.

Mr. Mosca said that the L Wing was constructed in the 1970's. He said that it is connected to Sage Hall, which was built in the 1920's. He said that the E Wing was constructed in the 1990's. He said that Sage Hall will come down as part of the Science Center Addition Project.

Mr. Mosca said that the concrete surfaces on the outside of the building will remain with some minor repairs. He said that failing steel, glass and translucent plastic glazing systems will be replaced with more modern materials in the same color schemes. He said that they have spoken with the Design Review Board (DRB) about breaking up some of the larger windows in a way that does not take away from the character of the building. He said that the exterior stair towers will be refurbished and repainted and will essentially remain the same.

Mr. Mosca said that currently there is an overhang on the building where the upper floors project out. He said that underneath that is a wasteland because the area does not get any sun. He said that they will locate a walkway there and some connections to an existing pedestrian walk that runs along the wetland. He said that for compliant egress, there will be a meandering path to the walkway system. He said that currently there are just stairs.

The Chairman asked about the type of transformer. Mr. Mosca said that it will use biodegradable oil.

Mr. Mosca said that the Applicant went before the Wetlands Protection Committee (WPC) with plans. He said that WPC's comments concern mitigation planting in the buffer zone. He said that there have been some scheduling issues due to the holidays and having the Town's Landscape Planner sign off on the plans. He said that they will get a letter to this Board from WPC saying that this is an approvable project.

Mr. Mosca said that the project is located in a Water Supply Protection District (WSPD). He said that there will be chemicals inside the building in distinct storage areas with access only by trained handlers. He said that there will be no chemical storage in the classrooms or unsecured areas. He said that the College has multiple plans in place including a Spill Prevention and Counter-Measures Plan, Source Water Assessment Plan, and the DOT Hazardous Materials Transportation Safety Plan. He said that the Campus Police monitor the entire campus 24/7, so there is additional security there.

Mr. Mosca said that imported fill will comply with WSPD and DEP requirements. He said that a Stormwater O & M Plan was submitted. He said that any refueling will be done in upland areas outside of Zone 1, in conformance with the SPCC Plan that is run by the College's Environmental Health and Safety Office.

Mr. Mosca said that construction will be from June 2018 to September 2019, on Mondays through Fridays, from 7 am to 6 pm, on Saturdays from 8 am to 6 pm, and on Sundays with prior Police approval. He said that there will be a maximum of 120 workers, mainly for interior work. He said that deliveries will come from the west on Route 135. He said that there will be wheel washes to ensure that no sediments are tracked out.

The Chairman asked if there will be enough space for the construction workers to park on campus. Mr. Mosca said that the College is looking into private off-site parking where they will shuttle workers to the job site. He said that one of the proposed sites is the Italo American Club. He said that there will be limited parking within the construction boundary for foremen vehicles. He said that on campus parking is preferred. He said that they may have to use the off-site during peak construction times.

The Chairman asked how the upcoming Science Center Project will impact this project with respect to timing and parking. Mr. Singleton said that they have a parking plan in place to cover the next 3.5 years. He said that on average there is 10 percent excess capacity in the campus facilities. He said that they are working with the Campus Police now to create a hierarchy. He said that the remote lots will be for contractors. He said that Turner Construction understands that Wellesley College does not intend to supply parking for the contractors. Mr. Mosca said that Turner will look at off-site parking from a

holistic perspective. The Chairman said that the driveway at the Italo American Club is across the street from the Sprague Elementary School, so the Board may have some concerns about that.

The Chairman asked about the schedule for the greenhouse. Mr. Mosca said that it will be March of 2018 to June of 2019. He said that the L & E Wing will be June of 2018 to September of 2019. Mr. Conway said that they will come back in the fall of 2018 for the entire project. He said that the contractors will park on campus during the summer. Mr. Mosca said that it is unlikely that Turner Construction will have off-site parking arrangements in place when the Global Flora Greenhouse Project begins. The Board said that off-site parking arrangements should be part of the Construction Management Plan. The Chairman said that a concern is that there is a crosswalk to the school at the driveway to the Italo American Club. He said that he would like to see some sort of plan that would help the Board to understand what the intentions are to help it form a basis for granting the permit. He said that the Board understands that things may change and it will do what it can to accommodate the changes. He said that if there is some plan for construction parking that is other than taking care of it on campus, the Board needs to know about it. Mr. Mosca asked if there is anything in particular that they should be avoiding in the plan. The Chairman said that the fact that the Italo American Club is located across the street from an elementary school is a big issue and is something that people should be made aware of ahead of time. He said that construction hours are similar to school drop off hours. He said that the ZBL has requirements for permits for parking lots in residential districts. Mr. Singleton asked if using ZBL guidelines can be a condition for Turner selecting off-site parking. The Chairman said that the residential owner will have to get the permit, not Turner Construction. He said that the concerns are about the impacts of using a particular piece of property for that use. He said that relates to the size and shape of the lot and where the lot is located. He said that adding 120 vehicles at Sprague School would be different from vehicles going to the campus.

The Board asked about exterior lighting. Mr. Mosca said that there is existing lighting on the walkway and that will remain. He said that there will be interior lighting.

Mr. Mosca said that WPC will be quasi-approving a permit. The Board discussed issuing a condition that approval be subject to WPC approval.

There was no one present at the public hearing who wished to speak to the petition.

Submittals from the Applicant

- Letter to Zoning Board of Appeals, dated 12/6/17, from Justin Mosca, PE, Project Manager, VHB, re: Wellesley College – Science Center Renovations (L&E Wings) – Application for Site Plan Review/Special Permit
- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Site Locus Plans
- Abutters List

ZBA 2018-08
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- Construction Management Plans – Phase 1 – Existing Conditions until 12/31/17, Phase 4 – L wing renovations 06/01/18 – 09/01/19, Site Logistics – Truck Traffic Plan
- Building Façade Details
 - Existing Steel System & Proposed Aluminum System
- Municipal Systems Impact Analyses
 - Electrical System – Memorandum, dated 12/6/17, from VHB, re: Electrical Systems Impact Analysis
 - Building Occupant Life Safety – Memorandum, dated 12/6/17, from VHB, re: Building Occupant Life Safety
 - Refuse Disposal System - Memorandum, dated 12/6/17, from VHB, re: Refuse Disposal and Recycling
 - Water System - Memorandum, dated 12/6/17, from VHB, re: Water Distribution System Impact Analysis
 - Sanitary Sewer - Memorandum, dated 12/6/17, from VHB, re: Sanitary Sewer System Impact Analysis
 - Storm Drainage
 - Memorandum, dated 11/15/17, from Dave Conway, Nitsch Engineering, re: Stormwater Analysis and Project Description
 - Checklist for Stormwater Report
 - Notice of Intent for NPDES Construction Permit
 - Traffic Impact
 - Memorandum, dated 12/6/17, from VHB, re: Traffic Analysis
 - Memorandum, dated 6/15/17, from VHB, re: Transportation Evaluation with attachment
- Letter to Zoning Board of Appeals with attachments, dated 1/25/17, from WC L & E Wing Design Team, re: Response to DPW Comments on SPR Application

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet			
EX-1	Topographic & Utility Survey	2/3/17	Nitsch Engineering	12/1/17 & 1/22/18
EX-2	Topographic & Utility Survey	2/3/17	Nitsch Engineering	12/1/17 & 1/22/18
C-1.00	Site Erosion and Sedimentation Control Key Plan	12/1/17	David Conway, P.E.	1/24/17
C-200	Site Improvements Plan	11/30/17	David Conway, P.E.	1/24/17
C-201	Plot Plan	11/30/17	David Conway, P.E.	
C-300	Site Utility Plan	12/1/17	David Conway, P.E.	1/24/17
C-400	Site Erosion and Sedimentation Control Details	1/24/17	David Conway, P.E.	
C-401	Civil Site Details	1/24/17	David Conway, P.E.	
L-605W	Tree Planting Plan	11/3/17		12/15/17 & 1/8/18

ZBA 2018-08
 Petition of Wellesley College
 106 Central Street
 L & E Wing – Science Center

L-700	Shrub & Groundcover Planting Plan	11/3/17		12/15/17 & 1/8/18
A-101	Ground Level Overall Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-101-A	Ground Level Part Plan A	11/3/17	Roger Duffy, R.A.	12/1/17
A-101-B	Ground Level Part Plan B	11/3/17	Roger Duffy, R.A.	12/1/17
A-102	Level 1 Overall Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-102-A	Level 1 Part Plan A	11/3/17	Roger Duffy, R.A.	12/1/17
A-102-B	Level 1 Part Plan B	11/3/17	Roger Duffy, R.A.	12/1/17
A-201-C	Level 1 Part Plan C	11/3/17	Roger Duffy, R.A.	12/1/17
A-103	Level 2 Overall Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-103-A	Level 2 Part Plan A	11/3/17	Roger Duffy, R.A.	12/1/17
A-103-B	Level 2 Part Plan B	11/3/17	Roger Duffy, R.A.	12/1/17
A-103-C	Level 2 Part Plan C	11/3/17	Roger Duffy, R.A.	12/1/17
A-104	Level 3 Overall Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-104-A	Level 3 Part Plan A	11/3/17	Roger Duffy, R.A.	12/1/17
A-104-B	Level 3 Part Plan B	11/3/17	Roger Duffy, R.A.	12/1/17
A-104-C	Level 3 Part Plan C	11/3/17	Roger Duffy, R.A.	12/1/17
A-105	Level 4 Overall Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-105-A	Level 4 Part Plan A	11/3/17	Roger Duffy, R.A.	12/1/17
A-104-B	Level 4 Part Plan B	11/3/17	Roger Duffy, R.A.	12/1/17
A-105-C	Level 4 Part Plan C	11/3/17	Roger Duffy, R.A.	12/1/17
A-106	Roof Plan	11/3/17	Roger Duffy, R.A.	12/1/17
A-211	Proposed South, East, Northeast Elevations	11/3/17	Roger Duffy, R.A.	12/1/17
A-212	Proposed West, Northwest Elevations	11/3/17	Roger Duffy, R.A.	12/1/17
BM-1	Benchmark Plan	12/1/17	David Conway, P.E.	
C-1	Fire Access Plan	12/1/17	David Conway, P.E.	

On January 10, 2018, George Saraceno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project.

On January 12, 2018, Julie Meyer, Wetlands Administrator, stated that the WPC is currently reviewing a Notice of Intent and will likely vote to approve the project and issue an Order of Conditions once the mitigation plan has been accepted by Cricket Vlass, DPW Landscape Planner.

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.

The Board found that the project meets the requirements of Section XIVE 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.

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 these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on February 1, 2018. 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 the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access 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

5. 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.

- 6 The Applicant shall establish, apply, and maintain a reasonable procedure under which appropriate members of the Wellesley College faculty, with the Director of Environmental Health and Safety, shall review and approve a program for the delivery, use, storage, and disposal of any Toxic or Hazardous Materials (as defined in Section XIVE of the Zoning ByLaw) in any part of the Project. The procedure shall, as a minimum, meet the applicable requirements of Section XIVE(F) of the Zoning ByLaw.

Construction Conditions

7. The Applicant shall implement its Traffic Management Plan as specified in its VHB memorandum dated December 12, 2017 and supplemented by the VHB memorandum dated January 8, 2018, as modified by these Conditions.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Route 27 to Route 135 to the Wellesley College main entrance; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
9. 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. Exterior and site work may be performed on Saturday commencing not earlier than 8:00 a.m. and completing not later than 4:00 p.m. Exterior and site work on Sunday or on a holiday in the Town is prohibited. For purposes of clarity, interior work on Sunday is specifically allowed, subject to the consent of the Police Chief, and provided that the Applicant provides prior written notice to the Police Chief, with a copy to the Board.
10. 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 any public way of the Town. In the event that parking requirements for the Project exceed the available on-site and on-campus parking capacity, the Applicant shall arrange for off-site parking, including transportation to the

site, sufficient to meet all parking needs. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.

11. 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 connecting streets 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 the street.
12. 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, and in accordance with the Applicant's established Spill Prevention, Control and Countermeasure Plan.

Use Conditions

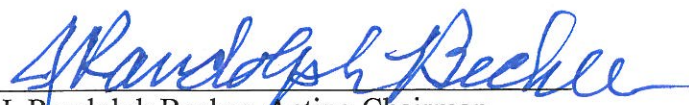
13. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of February 1, 2018.
14. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.

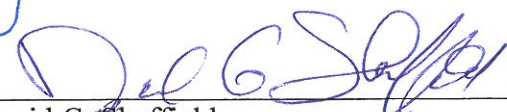
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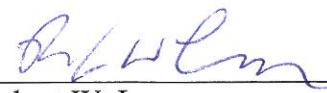
ZBA 2018-08
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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Acting Chairman


David G. Sheffield


Robert W. Levy

cc: Planning Board
Inspector of Buildings
lrm