

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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ZBA 2018-13
Petition of Babson College
11 Babson College Drive
Horn Library

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 1, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Babson 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 involves construction of a 9,892 square foot two-story addition at the front of the Horn Library building complex, a new stormwater system, air handling and electrical infrastructure, at 11 Babson College Drive. The Petitioner is requesting a Special Permit pursuant to the provisions of Section XIVE and Section XXV of the Zoning Bylaw for a Major Construction Project in a Water Supply Protection District. The property is located in an Educational District.

On January 5, 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 David Grissino, Director of Capital Projects and Planning and Stephen Langer, Esq. Mr. Grissino said that also present at the hearing were members of the design team including Finegold Alexander Architects, Stephen Stimson Associates, Landscape Architects, H.W. Moore, Engineers, and Lee Kennedy Co., Builders.

Mr. Grissino said that Babson's is no different from many libraries across the country in that they are dealing with changes in the way that people are using libraries. He said that people are looking for different kinds of spaces in the library such as places to work together collaboratively, group study spaces and things that are very different from when the library was initially designed and built. He said that the first floor of the existing library is as loud and energetic as the Campus Center. He said that there are a lot of students working in groups. He said that the upper levels of the library are where quiet spaces are and there are precious few of those spaces. He said that the impetus for a 9,900 square foot addition at the front of the building is to provide dedicated space for the new kinds of interactions that are happening in the library. He said that they want to put the collaborative way that students are learning today on display along College Drive. He said that the addition will give them the ability in the future to rethink and repurpose some of the interior spaces.

Mr. Grissino said that the program for the building includes a couple of new classrooms, one on each level that are state of the art technologically. He said that the heart of the project is the lounge spaces, the

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café with seating and an interior environment that is welcoming and a place where people will want to gather. He said that the exterior design is meant to relate to Babson's architectural guidelines, similar to the Athletic Center that came before the Board recently. He said that it relies heavily on Georgian architecture. He said that they are trying to provide more unity across the college by having a more traditional brick expression along the library but also have portions of the addition that relate to non-traditional and modern existing buildings on campus. He said that they are trying to do a little bit of both with the new design.

Mr. Grissino said that the site around the library has several spaces that were never well designed, with the exception of the area where they are building. He said that they want to enhance the landscape around the rest of the project. He said that they will open up a door that is not currently used and is not accessible. He said that accessibility is very important as part of the overall project. He said that currently as you approach the library from College Drive, there are many grade changes, a series of stairs and a plaza until you get to the main level of the library. He said that the addition will bring the entry down to the sidewalk level, where you enter straight in and access a new elevator.

Mr. Grissino said that the existing building has few restrooms, so a couple will be added as part of the new addition. He said that there is very little demand on the water and sewer systems as part of the project.

Mr. Grissino said that they will collect, divert and clean stormwater, which is an improvement over the existing site condition. He said that there will be less impervious area on the site after it is developed than what is currently there.

Mr. Grissino said that Babson currently has several ongoing projects. He said that construction management is very important to them. He said that Babson has been very mindful that all of their contractors follow the established routes that were outlined in the previous Site Plan Approvals. He said that they will have regular meetings with all of the contractors to collectively review and manage the different impacts of all of the construction happening concurrently.

Mr. Grissino said that the construction manager for this site has provided a detailed Construction Management Plan (CMP), including providing safe alternative routes around the building. He said that they will partially close the sidewalk in front of the building to direct people in a safe manner around the site. He said that the heaviest activity on the Webster Site and the Weissman Site involving foundations and steel will both be completed by the time this construction would ideally start.

Mr. Grissino said that they met with the Design Review Board (DRB) on several occasions to discuss landscape and building design. He said that they met extensively with the Department of Public Works (DPW). He said that George Saraceno, Town Engineering Division, sent a final letter today stating that all issues had been resolved with DPW. He said that Babson hosted a neighborhood meeting where they relayed all of the details of the project and they received enthusiastic support for the project. He said that the Library, like the Athletic Center, is one of the places that has a lot of community interface and users outside the Babson Community who come to the campus.

The Chairman commented on the amount of utility work that has to be done to avoid the construction and the sequence of events that has to happen. He asked about handicapped access through the library. Mr. Grissino said that there will be four different accessible routes into the complex. He said that the Horn Library is part of five separate structures and this will be the sixth. He said that the primary accessible entrance will be from College Drive from the sidewalk, directly into the building. He said that there will be an elevator on the ground floor, located inside the new addition, that will take you up one level to the main level of the Library where it connects to all of the buildings. He said that you can also enter at the existing accessible entrance at the Horn Computer Center and at the Kriebel Building at the left. He said that they will be constructing a new entrance behind Gerber Hall into the Horn Library. He said that the original design of the building had a door that led out to a raised patio. He said that at some point in the past some stairs were added to that. He said that the door is not currently used. He said that they will open up that door and add an accessible ramp so that it is a place that students can freely go in and out.

The Chairman asked if the doors that are adjacent to the elevator will be electronically assisted. He asked if there will be a paddle for the main door. Mr. Grissino displayed the accessible route on a plan. He said that there will be accessible entrances at the main entry and one on the left side. He said that a button will open the door.

The Chairman asked if all three bathrooms will be accessible. Mr. Grissino said that the bathrooms will be unisex and accessible.

Mr. Grissino said that an important part of the experience is a lot of glass in the building and a skylight that are intended to allow for four trees and a sunken garden area with seasonal plantings that will relate to plantings on the exterior of the building. He said that Babson wants to have a place that is welcoming year round.

A Board member asked if there will be any new exterior lighting. Mr. Grissino said that Babson is currently investigating having standard poles throughout the site and a series of downlights on the exterior of buildings at the top to wash down the exterior brick.

A Board member said that the addition will have a lot of glass. He asked about light spillover. Mr. Grissino said that they are hoping that will be the case. He said that this will be located in the heart of the campus and Babson hopes that the three sided volume design will become a beacon for people to gravitate to at night. He said that they do not anticipate any external impact, as it will not be visible off campus. He said that Babson hopes that it will be welcoming for students coming from the major quad directly across the street which is the freshmen and sophomore area and also for people who are coming from the Olin School and the Graduate School areas, and the Athletic Center. The Board asked if the lights will be turned off at a certain time. Mr. Grissino said that the Library is open until 2 am. He said that safety lighting will be coordinated with Babson's Public Safety Office.

A Board member asked about the frack tank. Paul Leonard, representing Lee Kennedy Co. Inc, Construction Manager, said that the tank will be there in case they encounter water within the ground during construction. He said that it is a precautionary measure. He said that the can pump and purify the water so that sediments do not get dumped into the ground. He said that it is a stormwater retention system where they pump the water in, make sure it is clarified and the water seeps out. He said that water

was encountered at a couple of test pits after heavy rains. Mr. Grissino said that what Babson has found from geo-technical studies is that there is a tremendous amount of glacial till on campus and water is perched because it cannot infiltrate. The Board confirmed that this process will occur only during construction. Mr. Leonard said that the hope is that they will not need it.

The Board said that the project is located in a Water Supply Protection District (WSPD). The Board said that there are no hazardous materials involved in this project that the Board should be concerned with.

The Chairman said that Lee Kennedy Construction should work with the Police on construction traffic routes.

The Chairman questioned why the addition did not extend out to a gallery of arches that make the entrance more grand rather than having an attached foyer. Mr. Grissino said that the entire first volume that is the 60 by 60 foot cube is meant to feel like you are still outside. He said that the space will be a transition between that and the much quieter library going into the building proper. He said that the building size will fit comfortably within the space. He said that this is a small addition but it will have a tremendous visual impact on College Drive.

The Board asked when they anticipate construction to begin and how long will it last. Mr. Grissino said that they would like to start right after graduation in 2018 and have it open by commencement in 2019 for the centennial celebration.

The Board asked about progress on the athletic facility. Mr. Grissino said that the foundations are progressing and they are about to finish. He said that steel will start to arrive for the Athletic Center and the Weissman Center. He said that they expect to have the steel frames for both of those buildings done by May and will then proceed with the building envelopes. He said that they will hold their first competition at the new tennis courts this month. He said that construction went well and the courts are now open for use.

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

Submittals from the Applicant

- Project Team
- Project Overview
- Application for Site Plan Approval and for a Special Permit for a Major Construction Project in a Water Supply Protection District
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Foundation Engineering Report, dated 12/4/17, stamped by Chris M. Erikson, P.E., McPhail Associates, LLC
- Storm Runoff Analysis and Operation and Maintenance Plan, dated 12/7/17, revised 12/29/17, stamped by James M White, P.E., H.W. Moore Associates, Inc.

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- Memorandum to Mary McCarthy, Senior Project Architect, dated 1/3/18, from Ken Beck, BLW Engineers, re: Horn Library Addition Domestic Water Usage
- Memorandum to Mary McCarthy, Senior Project Architect, dated 1/3/18, from Ken Beck, BLW Engineers, re: Horn Library Addition Fire Protection Water Demand
- Memorandum to Town of Wellesley Department of Public Works, dated 12/4/17, stamped by James M. White, P.E., H.W. Moore Associates, Inc., re: Horn Library Addition – Sewer Impact Analysis
- Memorandum to Mary McCarthy, Senior Project Architect, dated 1/3/18, from Ken Beck, BLW Engineers, re: Horn Library Addition Electric Service
- Traffic Management and Construction Management Plan, prepared by Lee Kennedy Construction

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	1/3/18	Finegold Alexander Architects	
G002	Drawing Sheet List, Symbols and Abbreviations	1/3/18	James G. Alexander, RA	
Sv-1	Site Features Plan	12/5/17	Russell J. Bousquet, PLS	
Sv-2	Plot Plan	12/5/17	Russell J. Bousquet, PLS	
C100	Civil Notes	1/3/18	James M. White, PE	
C200	Site Preparation Plan	1/3/18	James M. White, PE	
C300	Site Development Plan	1/3/18	James M. White, PE	
C400	Site Grading & Drainage Plan	1/3/18	James M. White, PE	
C500	Site Utility Plan	1/3/18	James M. White, PE	
C600	Utility Profiles	1/3/18	James M. White, PE	
C700	Site Details	1/3/18	James M. White, PE	
C701	Site Details	1/3/18	James M. White, PE	
L000	Existing Conditions Plan	1/3/17	Stephen C. Stimson, RLA	
L001	Site Material and Grading Plan	1/3/17	Stephen C. Stimson, RLA	
L002	Site Planting Plan	1/3/17	Stephen C. Stimson, RLA	
A001	Site Plan	1/3/18	James G. Alexander, RA	
A100	Ground Floor Plan	1/3/18	James G. Alexander, RA	

A100A	Ground Floor Enlarged Addition Plan	1/3/18	James G. Alexander, RA	
A101	First Floor Plan	1/3/18	James G. Alexander, RA	
A101A	First Floor Enlarge Addition Plan	1/3/18	James G. Alexander, RA	
A102	Second Floor Plan	1/3/18	James G. Alexander, RA	
A103	Third Floor Plan	1/3/18	James G. Alexander, RA	
A104	Enlarged Roof Plan	1/3/18	James G. Alexander, RA	
A200	Exterior Elevations	1/3/18	James G. Alexander, RA	
A201	Exterior Elevations	1/3/18	James G. Alexander, RA	
A300	Building Sections	1/3/18	James G. Alexander, RA	
A301	Building Sections	1/3/18	James G. Alexander, RA	
F100A	Fire Protection, Site Water Service, Demolition	1/3/18	Kenneth R. Beck, PE	
F100B	Fire Protection, Site Water Service, New Work	1/3/18	Kenneth R. Beck, PE	
P100	Plumbing, Site Water Service, Ground Floor Plan	1/3/18	Kenneth R. Beck, PE	
E005	Electrical Site Plan	1/3/18	John C. Pierga, PE	

On January 17, 2018, Deputy Chief DiGiandomenico, Wellesley Fire Department, reviewed and project and submitted comments.

On January 19, 2018 and March 1, 2018, George Saraceno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project.

On January 24, 2018, the Design Review Board reviewed the project and voted unanimously to approve the project.

On February 22, 2018, David Allen, Supervisory Electrical Engineer, Municipal Light Plan, reviewed the project and submitted comments.

On February 27, 2018, the Planning Board reviewed the project and submitted recommendations.

DECISION

The Board voted unanimously to approve the Site Plan Approval, subject to the conditions listed below. 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, subject to a condition that the Applicant shall establish, apply, and maintain a reasonable procedure under which appropriate members of the Babson College faculty, with the Director of Facilities Operations and the Director of Public Safety, shall review and approve a program for the delivery, use, storage, and disposal of any Toxic or Hazardous.

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 March 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 maintain a website and telephone number during the duration of site construction activities, to provide access to the most current scheduled activities.

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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.

Construction Conditions

6. The Applicant shall implement its Traffic Management and Construction Management Plan as specified in its submittal dated January 3, 2018, titled, Traffic Management Plan and Site Logistics, prepared by Lee Kennedy Company, Inc.
7. The Applicant shall not use the West Gate to access Wellesley Avenue
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Cedar Street to Wellesley Avenue to Forest Street; 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 construction equipment and materials deliveries shall coordinated with any construction concurrently being implemented on the Babson College campus.
10. 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 am and no later than 6:00 pm. Exterior construction may be performed on the Site Monday through Friday commencing not earlier than 7:00 am and completing not later than 6:00 pm and on Saturdays commencing not earlier than 9:00 am and completing not later than 5:00 pm. There shall be no work on Sundays.
11. 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 Wellesley Avenue, Forest 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.

12. 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 Forest Street 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 Forest Street.
13. 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.
14. A copy of the final Stormwater Pollution Prevention Plan shall be submitted to the Town Engineer for review and comment prior to construction.
15. Exit ways and exterior circulation routes related to Horn Library shall be maintained and clearly identified during construction in order to insure public safety.

Use Conditions

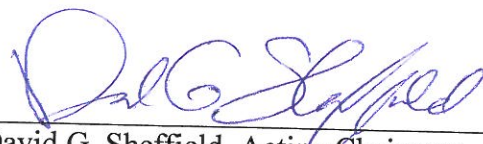
16. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" as currently in effect.
17. There shall be no storage of prohibited chemicals, in accordance with Section XIVE of the Zoning Bylaw.
18. The Applicant shall provide to the Town Engineer inspectional and maintenance logs of the new Stormwater Management System, as stated in the Babson College Horn Library Addition Storm Water Run Off Analysis and O & M Plan, dated January 3, 2018.
19. The Horn Library will continue to maintain its current facility use as a campus library facility and other ancillary educational uses, consistent with past practices.

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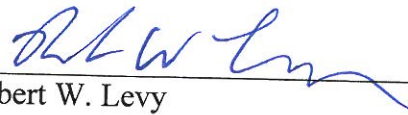
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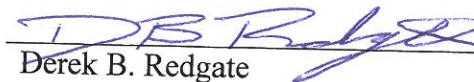
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
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