

April 13, 2017

Deborah Carpenter, Chair
Town of Wellesley
Planning Board
c/o Michael Zehner, AICP
525 Washington Street
Wellesley, MA 02482

RE: A&M Project # 2329-01
Wellesley Sports Center –
Site Development Plans
Special Permit – Project of
Significant Impact

Dear Deborah and Members of the Planning Board:

On behalf of our Client, Wellesley Sports Center, LLC, Allen & Major Associates Inc. (A&M) would like to submit an application for Review of a Project of Significant Impact (PSI) associated with the proposed development plans for the Wellesley Sports Complex at 900 Worcester Street. The proposed submission also includes the following materials:

- 6 copies of Application Form for Review of a Project of Significant Impact;
- 5 full size prints of the Site Development Plans;
- 1 half size print of the Site Development Plans
- 6 copies of the Impact Analysis with Drainage & Traffic Reports;
- Checks in the amount of \$3,500.00 (Filing Fee), \$60,000.00 (Peer Review) & \$50.00 (Ad);

The proposed project will consist of a complete site demolition and the construction of a 101,356 square foot sports complex with off-street parking and infrastructure to support the development on a site of approximately 7.8± acres in size. The sports complex will include two (2) ice rinks, swimming pool, an athletic sports field, several locker rooms, an elevated track, strength and conditioning room, therapy room, conference rooms and spectator viewing areas. Parking will be provided along the westerly, northerly and easterly side of the building and will consist of 355 parking spaces at an 82%/18% full size to compact size ratio as allowed under the zoning bylaw. The existing driveway curb cuts along Worcester Street will be slightly modified to accommodate the proposed development. An existing mid-block crosswalk curb cut onto Route 9 will be eliminated as well as the existing curb cut on Dale Street. A bus drop-off and queuing area will be provided on the northerly side of the building and a marked passenger vehicle drop-off area will be provided on the westerly side of the building. A stormwater management system is being proposed that will consist of standard/traditional practices as well as the implementation of Low Impact Development (LID) techniques. The proposed LID measures include porous pavement, country drainage, grass swales and rain gardens. The proposed system has been designed to comply with the new MA MS4 General Permit regulations for redevelopment which will become effective on July 1, 2017, the applicable Town of Wellesley regulations, and the Massachusetts Stormwater Standards for redevelopment. The proposed system reduces the rate and volume of runoff at all existing design points during all storm events and complies with the water quality standards as

April 13, 2017

presented in the Massachusetts Department of Environmental Protection (Mass DEP) Policy on stormwater runoff to the maximum extent practicable.

A&M is also in the process of completing and submitting a Notice of Intent form to the Wetlands Protection Committee and MassDEP.

Allen & Major Associates, Inc. looks forward to discussing the project with you in further detail. Please notify us to the date and time of the hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (508) 923-1010.

Very truly yours,
ALLEN & MAJOR ASSOCIATES, INC.

 4-13-17

Phil Cordeiro, P.E.
Branch Manager
pcordeiro@allenmajor.com

cc: Wellesley Sports Center, LLC
File

Enclosure