

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ZBA 2016-65  
Petition of Ten Acre Country Day School  
78 Benvenue Street

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Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 28, 2016, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Ten Acre Country Day School requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV of the Zoning Bylaw for construction of a 10,826 square foot addition for a renovated kitchen, dining and performance hall, for a total gross floor area of 70,400 square feet, the removal and reconstruction of a swimming pool, and the removal and reconstruction of a pool house totaling 856 sf, at 78 Benvenue Street, in an Educational District and a 20,000 square foot Single Residence District.

On July 5, 2016, 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 Himmelberger, Esq., William Foley, Verne T. Porter, Jr., Civil Engineer, David Ehrhardt, Architect and Chris Eliot, Head of School.

Mr. Himmelberger said that this is somewhat of an unusual project in that the Applicant is seeking to commence the project as soon as possible in the school year because one component of it involves removal and construction of a new pool which needs to be timed for next summer. He said that the request is for Site Plan Approval (SPA) for a 10,826 square foot addition to existing space at Ten Acre Country Day School that will allow for a renovated kitchen and a dining/performance hall that will result in gross area for the site of 70,400 square feet. He said that in addition to removal and reconstruction of a pool, a pool house will be removed.

Mr. Himmelberger said that none of the work is being done for any reason other than to provide a better facility for the existing student body. He said that there will be no increased usage.

Mr. Himmelberger said that the Applicant circulated plans and received feedback from the Town Engineer. He said that they met with the Town Engineer and resolved all of the issues that had been raised by him.

Mr. Himmelberger said that the project has been through PSI. He said that, as part of that process, concerns were raised regarding the location of a town installed crosswalk that had a terminus at an unused gated driveway. He said that the Board of Selectmen (BOS) requested that remediation work be done to the crosswalk. He said that, additionally, there was a split rail fence located on a portion of the tree lawn at the front of the school on Benvenue Street that the BOS requested be removed. He said that the BOS

also requested that the sidewalk be widened. He said that would involve either the school providing an additional easement to the existing easement or deeding the land to the town.

Mr. Himmelberger said that the area in question with regard to the crosswalk touches and goes over a portion of the MWRA Aqueduct. He said that the PSI permit was conditioned upon the Applicant making a further request to MWRA to make improvements on their land. He said that the Applicant has agreed to do that. He said that, because that portion of Benvenue Street is designated as a Scenic Way, it gave rise to an application and approval from the Planning Board.

Mr. Ehrhardt said that the project involves construction of dining room and kitchen support space, two classrooms, office space plus a canopy on the exterior. He displayed large format plans and described the project. He said that the existing multi-purpose room functions as a dining room and a theater. He said that construction of the new kitchen and dining area will allow the multi-purpose area to be used as theater space. He displayed the location of the new classrooms. He said that they will be connecting to the stand alone kindergarten school house. He said that the canopy that comes across the face of the existing building will extend across the addition to allow students to come and go out of the gym. He said that the existing stairs are not covered. He said that they decided to wrap the canopy on both sides of the building for safety and aesthetic reasons.

Mr. Ehrhardt said that it will be all be wood frame construction. He said that they have done extensive code analysis. He said that fire walls will break it into separate buildings from a code standpoint.

Mr. Himmelberger said that they met with the Design Review Board (DRB) and they issued an approval. He said that the Planning Board recommended approval. He said that the Wetlands Protection Committee issued an Order of Conditions because of the buffer at the aqueduct area.

Mr. Himmelberger said that with no new population in the buildings, water and sewer will remain the same. He said that Mr. Saraceno raised issues concerning existing locations of utilities running beneath the building but ultimately agreed that it does not impact the town.

The Chairman said that the plans for the existing conditions show Lot 1, Lot 2 and the MWRA property. He asked about ownership of those pieces and associated constraints or restrictions that might impact the project. Mr. Himmelberger said that Lot 1 and Lot 2 are owned by Ten Acre. He said that Lot 1 is everything north of the aqueduct. He said that it is divided on the east into a Single Residence District 20 and the larger portion on the west is Educational District. He said that Lot 2 is beneath the aqueduct. He said that the MWRA owns the aqueduct parcel. He said that Ten Acre previously sought and received a permit for construction of a field located underneath Parcel A. He said that the width of the parcel is broader than the aqueduct which runs through the center. The Board confirmed that Parcel A is the 34,000 square foot parcel.

The Board asked about encroachments of the school house and the art building. Mr. Himmelberger said that they had conversations with Mr. Grant and Town Counsel regarding setbacks. He said that all of the work is outside of the MWRA parcel and within the Ten Acre lot line. He said that there are no setback requirements in an Educational District because it is not an overlay district. He said that yard regulations do not apply here. He said that Town Counsel provided a letter that speaks to the Dover Amendment. He said that he did not believe that they need the protections provided by the Dover Amendment but they do

have that as a fallback. The Board said that if this is a project that is protected by the Dover Amendment, it would not need Board approval because SPA is exempt. Mr. Himmelberger said that he spoke with the Zoning Enforcement Officer about where setbacks are typically created to offset buildings from residential structures. He said that the building will be closest to the MWRA parcel where nothing will be built. He said that, given the distance from Benvenue Street, they believe that the Building Inspector is in agreement that they need not get into a setback discussion. A Board member said that he wanted to make clear that the Board is not making a determination as to that and any permit that it may grant will not reflect whether the Board agrees or disagrees with any setback analysis.

The Board asked if the MWRA has signed off on the project. Mr. Himmelberger said that they are in the process of submitting a permit request for the sidewalk piece of the project.

The Board asked for a description of normal year vehicular circulation and if and how that changes with the construction. Mr. Himmelberger said that, looking at the Existing Conditions Plan, on the northern side on the far left is a driveway coming off of Grove Street that is above parcel A. He said that driveway is a one-way driveway that makes a left turn at the jog of the property, runs to the rear of the property, continues along the rear of the property and turns right to come out to Benvenue Street. He said that the drop off in the morning is at the area that is shown as the Crossway Building. He said that currently afternoon pickup has been by the gym. He said that will change to be at the same location as the drop off. He said that it is a very long queuing driveway that ultimately exits to Benvenue Street. The Board asked if that is the route for students, staff and deliveries. Mr. Eliot said that his house is off of Benvenue Street. He said that some deliveries use his driveway. He said that all construction traffic will come off of Grove Street.

A Board member said that 20 years ago his children attended camp there and pickup was a disaster. Mr. Eliot said that was when Ten Acre had a Day Camp and Dana Hall had a Sports Camp. He said that there were 500 kids. He said that enrollment is now under 370 and pickup has improved substantially.

The Board asked if there are any features of the proposed project to separate pedestrian traffic. Mr. Eliot said that there are pedestrian crosswalks throughout the area that will be maintained. He said that they do not anticipate the need for additional crosswalks. He said that the drop off in the morning will remain as is. He said that pickup will be slightly different but will have the same traffic flow. He said that they will be closing down the main entrance and that is where the students will stand. He said that there will be staff out there. He said that cars will go out on his driveway as opposed to the main driveway. He said that sometimes parents park near the Science Center in the morning and walk their kids across the crosswalk. He said that they will be able to continue to do that. He said that they do not have many people who walk.

The Board said that the uses will not change. The Board said that they will be adding square footage but not intensifying the use.

Mr. Porter reviewed the drainage calculations. He said that the area is paved where the building will go. He said that there will be no increase in runoff. He said that they provided for the first half inch of water to be infiltrated because it is good practice. He said that the roof drains and the catch basin that was added to the playground will collect water and infiltrate some of it into the ground through an infiltration system. He said that there is an overflow that goes through the drain line and discharges to the wetlands

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on the MWRA property. He said that they will tie into an existing drain line that discharges there. He said that there will be a net decrease in runoff. He said that the Wetlands Protection Committee (WPC) wanted to see some drainage, even though it was not required.

The Board asked how the water will get into the Cultec System. Mr. Porter said that there is an existing catch basin in the parking lot area. He said that is an existing drain line that will be relocated. He said that overflow goes into that manhole and then turns and goes into the wetland area. He said that they will collect water coming down from the roof to the parking lot. He said that they added a catch basin at the corner of the play area at the low area where all of the water will flow to. He said that it will be collected there and go to the Cultec System and then discharge to the drain line.

The Board asked what lighting will be added on the exterior and what lighting from the inside of the buildings will be visible, especially from public streets. Mr. Ehrhardt said that they will be adding four fixtures on the existing walk that goes from the drive to the playground area. He said that they will be 10-foot tall period looking fixtures that match other fixtures on the campus. He said that the intent is to light the walkway at night. He said that there will be lights underneath the canopy that will be down lights to light the immediate area. He said that the only lights that you would see at night would be through the windows. He said that there will be quite a few windows across the dining room for daylighting.

The Board asked about the hours of operation for the lighting. Mr. Eliot said that school operations are 8 am to 3:25 pm Monday through Thursday. He said that school ends at 12:15 pm on Friday. He said that there may be some evening events in the winter where people will go through the canopy to access the Performing Arts space. He said that they want to light the area for safety and security reasons. He said that there are less than 10 evening events a year. The Board asked if the lights will be on a timer. Mr. Eliot said that they will either put them on a timer or the maintenance staff will turn them off.

The Board said that this project is different from other school projects where they are anxious to get the work done during the summer when the students are not around. The Board said that because Ten Acre will be constructing during the same period as they are educating, it is important to know the phasing of construction and separation of school operations from construction operations. Mr. Eliot said that Ten Acre did a major 23,000 square foot project 15 to 16 years ago where they added a gym, library and courtyard, so they have experience with a major project on campus with traffic flow and staging.

Mr. Eliot said that they just met with the Contractor to site the staging area and fencing around the project. He said that they are talking with the Contractor about safety and security.

Mr. Eliot said that they would like to get the pool in as soon as possible and do some work for accessibility for students. He said that the Contractor is working on the schedule for the next ten months.

Mr. Ehrhardt said that the construction is intended to be one phase. He said that lunches are currently served in the room that will be remodeled into the theater. He said that lunches will now be served in the gym. He said that lunches will be catered so that they are able to abandon the kitchen. He said that the after school function will also be in the gym. Mr. Eliot said that some of the theater program will shift to the Wells Playhouse. He said that they will be shifting music classes to another room. He said that Dana Hall is going to allow them to use two of their spaces for major productions. He said that they are trying assure that Ten Acre's programmatic functions can continue.

Mr. Earhart said that they met with the General Contractor with the construction documents, walked through the building and identified emergency egresses. He said that it is all designed for all emergency egresses to stay open during construction. He said that one exit at the gym will be specifically addressed with temporary construction to protect students coming and going through there. He said that there is very limited construction with just the canopy there. He said that there are plans for protecting students. He said that Mr. Eliot has identified paths to connect the Science Building and the School House with the main school building during construction.

Mr. Eliot said that they always have staff accompany grades three and below students. He said that this year staff will accompany all grades. He said that they will go as a group.

The Board said that they will lose a significant chunk of parking within the fence for construction. The Board asked where staff will park. Mr. Eliot said that staff will park on Centennial Field. He said that one side will be designated for staff and the other for parents. He said that there is additional parking available. The Board said that it is located in a Single Residence District. Mr. Eliot said that they have an arrangement with Dana Hall where they use each other's parking space if there is an overflow.

The Board asked about the location of access through the construction fence for construction materials and storage. Mr. Eliot said that it is his sense that it will come in from Grove Street. He displayed the location of construction worker parking on the large format plan. The Board confirmed that construction parking will be within the fence.

The Board asked about the estimated construction period. Mr. Eliot said that they would like to start construction as soon as camp ends this year and before camp starts next year. He said that they are hoping for a 10-month construction period.

The Board asked how it is anticipated that supply vehicles will get to the site from major roadways. Mr. Himmelberger said that is set forth in the Construction Management Plan (CMP). He said that they consulted with the Police to design a traffic plan that is described in 3A of the CMP. He said that all vehicles associated with the construction project weighing more than 8,000 pounds will access the construction site via Grove Street from Needham and depart from the site to Needham. He said that all other vehicles associated with the project will access and depart from Grove Street but will be permitted to drive north on Grove Street but will not be permitted to drive on Brook Street or through the neighborhoods to the east. Mr. Himmelberger said that Deputy Chief Pilecki came up with the solution for the heavy trucks to come through Needham rather than coming through the square.

The Board asked about the number of vehicles weighing over 8,000 pounds that are anticipated through the ten-month period. Mr. Foley said that the larger trucks are expected to be there during excavation. He said that there will be no major excavation because the foundations are footings. He said that there will be very little excavation material leaving the site. He said that work is anticipated during the first four weeks of construction.

The Board asked about operations that will take place on site that will generate noise. Mr. Foley said that the initial four weeks will involve the excavations, so there will be heavy equipment and concrete trucks. He said that once it is backfilled, there will be framing. He said that there will be noise from lumber

delivery trucks and construction for three months after the foundations are in. He said that after that the work will be inside. The Board asked if any rock removal is anticipated. Mr. Foley said that with all of the work that they have previously done there, they have never found any rock on the site.

The Board asked about the number of vehicles that will be on site on a daily basis for construction vehicles and workers. Mr. Foley said that the number of employees varies in a construction project. He said that there might be as many as 20 cars. The Board asked if there are any provisions for off-site parking in the event that the on-site parking is full. Mr. Foley said that they may have additional parking available next to Centennial Field. He said that there is a lot of parking on both sides. Mr. Porter said that one side is paved and the other is gravel. The Board asked if that will interfere with teacher and administrative staff parking. Mr. Eliot said that it will not.

The Board asked for a description of a normal work week. Mr. Foley said that the contractors wanted to be generous with time. He said that if it is crunch time at the end they may want the ability to work on Saturdays. Mr. Himmelberger said that the Contractor has set forth 7 am to 5 pm on Monday through Friday, and 8 am to 4 pm on Saturday for a normal work week. He said that 57 hours gives them flexibility. He said that they are asking the Board to allow those hours, which are less than the town bylaw allows.

The Board said that the school has high traffic periods during drop off and pick up. The Board said that it does not want to see any conflict with workers or deliveries. Mr. Eliot said that it is their plan, as they have done in the past, to have a weekly meeting with the Contractor on Tuesdays at 10 am to review what will happen over the next two-week period. He said that he is committed to sending information to the parents on a monthly basis as to what they can expect. He said that the parents have a school calendar, so they know when there will be big events at school and when the school will be closed. He said that the parents know that 7:30 to 8:30 am and 2:30 to 3:30 pm are high traffic times. He said that each year the Sixth Graders pick a school theme. He said that they chose flexibility for the coming year.

Mr. Himmelberger said that in the CMP Section 3, the Contractor states that they will schedule deliveries during non-peak times. He said that they will not schedule deliveries during pick up or drop off times. He said that they are anticipating work beginning at 7 am but the workers will be on site prior to that time. He said that because of the Noise Bylaw, they cannot begin work until 7 am. He said that they will open the gates at 6:30 am to allow the workers to park.

Mr. Ehrhardt said that part of the selection process with this General Contractor is that they have worked with them on other school projects and they are very sensitive to the issue of scheduling deliveries to not conflict with pick up and drop off. The Board said that it does not want to see ten concrete trucks lining up and waiting with their engines idling at 6:15 am waiting for the gate to open.

Mr. Himmelberger said that he has experience with the Noise Bylaw. He said that the Police are very responsive to enforcing the bylaw.

The Chairman said that he appreciated that the CMP was written in the active voice, describing who is doing what to whom. He said that you know who will be opening the gate at 6:15 am.

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The Board said that it likes to see where contact information will be posted with the phone number, email and contact information, so people do not have to call the Police. Mr. Eliot said that they will have signage at the entrance and also on Benvenue Street stating that no construction traffic shall enter there. He said that phone numbers and websites will be listed on the signs.

The Board said that there was no permanent signage submitted in the application package. Mr. Eliot said that they will have signs on the new buildings. He said that they are waiting to get the project done first. The Board said that it is not approving signage as part of this package.

The Board asked if losing two parking spaces will be an issue. Mr. Eliot said that they will not be adding students, campers or staff. He said that the camp world is very competitive. He said that this will give Ten Acre an opportunity to provide a greater variety of programs because people no longer want a traditional day camp but want more specialized programs.

Mr. Eliot said that he has been involved with three major projects at the school. He said that they always invite their neighbors to discuss the plans. He said that they contacted 50 neighbors on Cartwright Road, Benvenue Street, Grove Street and Ingraham Road and only one parent attended the meeting.

The Board asked about snow removal in normal circumstances and during construction. Mr. Eliot said that they have been using Eric Lussier for a couple of years and he knows the campus very well. He said that they used to put a lot of the snow in what will be the fenced area for construction. He said that they are talking with Mr. Lussier about other locations where snow drop off can occur. He said that Mr. Lussier, not the Contractor, will be responsible for snow removal during construction.

The Chairman said that he did not see anything on the plans for a stone pit for dust control for vehicles going in and out of the site. He asked about control measures within the fenced area. He said that the stone pit is usually at the site gate. Mr. Foley said that trucks will have to drive several hundred yards on pavement before getting to any street. He said that they will have to keep that driveway well swept and clean. He said that it is a long way for the truck to go before they enter onto the town streets. He said that there will be a wash pit for concrete trucks and that is shown on the plans. He said that there will not be much excavation done on this project. He said that there will not be full foundations, so excavation will only be footings where the fill will come out and go back in without a lot of removal from the site. He said that one pool will be dug and another pool will get filled in. He said that the staging area is currently blacktop. He said that the vehicles will not be driving on dirt. He said that they thought about what to do but did not see the need. He said that the contractors will be responsible for keeping the driveway clean, so someone will have to be sweeping the stones and dust on the pavement long before it gets to Grove Street.

Mr. Himmelberger said that they addressed pedestrian and traffic issues in the PSI.

Mr. Eliot said that they are trying to get this done between camp sessions. He said that they need to get the new pool in and there is a limited window to do that. Mr. Foley said that they need to start in September in order to have the school ready for the following September and they need to put pools in the ground this fall in order to have pools ready and operational next spring. He said that the Building Inspector will not review the plan until the 20 day appeal period has lapsed. Mr. Himmelberger said that the issue is getting the final document that can be recorded at the Registry of Deeds. The Board said that

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once the decision is time stamped, they can proceed at their own risk during the 20 day appeal period. The Board said that there has not been a lot of opposition to the project.

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**Submittals from the Applicant**

- Application for Site Plan Approval, dated 6/20/16
- Site Plan Approval Review – Plans and Submittal Checklist, dated 6/20/16
- Development Prospectus, dated 6/20/16
- Project Description, dated 6/27/16, prepared by David J. Himmelberger, Esq.
- Drainage Summary, Building Addition, dated 2/9/16, prepared by Verne T. Porter, Jr., PLS
- Operation & Maintenance Plan – Stormwater Management Facilities – Building Addition, dated 2/9/16, prepared by Verne T. Porter, Jr., PLS
- Long Term Pollution Prevention Plan, Building Addition, dated 2/9/16, prepared by Verne T. Porter, Jr., PLS
- Letter to Health Department, dated 4/20/16, re: Operations & Maintenance Plan for Swimming Pools, from Robert A. Bent, Custom Quality Pools, Inc.
- Design Memorandum #09, dated 7/26/16, to Dave Ehrhardt, from Martin Richardson, SED Associates Corp, re: Sprinkler Fire Flow/Pressure Verification
- Design Memorandum #02, dated 4/12/16, to Dave Ehrhardt, from Luis Rossi, SED Associates Corp, re: Response to Town DPW Letter
- Memorandum to Rod Fletcher, dated 7/22/16, from Vinod Kalikiri, PE, PTOE, re: Response to DPW Comment Regarding Sidewalk Inventory
- Construction Management Plan, dated 7/25/16, prepared by Bowdoin Construction Corp.

| Plan Number | Drawing Title                    | Date of Issue | Prepared By   | Date of Revision         |
|-------------|----------------------------------|---------------|---|--------------------------|
|             | Cover Sheet                      | 2/22/16       | Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer | 4/15/16, 6/1/16, 7/25/16 |
|             | Existing Building and Drive Plan | 2/22/16       | Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer | 4/15/16, 6/1/16, 7/25/16 |
| A1.0        | Architectural Site Plan          | 2/2/16        | Dario Designs   | 2/26/16, 3/7/16          |
|             | Existing Conditions Plan         | 2/22/16       | Verne T. Porter Jr., Professional Land Surveyor & Paul J. Tyrell, Professional Engineer | 4/15/16, 6/1/16, 7/25/16 |

|       |  |         |   |                             |
|-------|--|---------|---|-----------------------------|
|       | Proposed Conditions Plan   | 2/22/16 | Verne T. Porter Jr.,<br>Professional Land<br>Surveyor & Paul J.<br>Tyrell, Professional<br>Engineer | 4/15/16, 6/1/16,<br>7/25/16 |
|       | Proposed Utility Location<br>Drain Profile                         | 2/22/16 | Verne T. Porter Jr.,<br>Professional Land<br>Surveyor & Paul J.<br>Tyrell, Professional<br>Engineer | 4/15/16, 6/1/16,<br>7/25/16 |
|       | Proposed Construction<br>Management Plan                           | 2/22/16 | Verne T. Porter Jr.,<br>Professional Land<br>Surveyor & Paul J.<br>Tyrell, Professional<br>Engineer | 4/15/16, 6/1/16,<br>7/25/16 |
|       | Proposed Detail Sheet  | 2/22/16 | Verne T. Porter Jr.,<br>Professional Land<br>Surveyor & Paul J.<br>Tyrell, Professional<br>Engineer | 4/15/16, 6/1/16,<br>7/25/16 |
|       | Proposed Sidewalk<br>Widening Plan                                 | 6/9/16  | Verne T. Porter Jr.,<br>Professional Land<br>Surveyor & Paul J.<br>Tyrell, Professional<br>Engineer | 7/25/16                     |
| A1.1  | Main Floor Plan  | 2/10/16 | Dario D. DiMare,<br>Registered Architect  | 3/7/16, 6/8/16,<br>6/9/16   |
| A3.1  | Exterior Elevations  | 1/8/16  | Dario D. DiMare,<br>Registered Architect  | 2/25/16, 3/7/16,<br>6/8/16  |
| A3.2  | Building Sections  | 3/7/16  | Dario D. DiMare,<br>Registered Architect  | 6/8/16                      |
| A3.3  | Building Sections  | 6/8/16  | Dario D. DiMare,<br>Registered Architect  |                             |
| A1.1P | Pool House Plans and<br>Elevations                                 | 1/8/16  | Dario D. DiMare,<br>Registered Architect  | 3/7/16, 6/8/16              |
| P1.4  | Plumbing Domestic<br>Water/Gas Partial Plans<br>"B" & "C" Proposed | 6/8/16  | Martin R. Richardson,<br>Professional<br>Mechanical Engineer  |                             |
| P1.5  | Plumbing Sanitary/Storm<br>Partial Plan "A" Proposed               | 6/8/16  | Martin R. Richardson,<br>Professional<br>Mechanical Engineer  |                             |
| P1.6  | Plumbing Partial Plan "B"<br>Proposed                              | 6/8/16  | Martin R. Richardson,<br>Professional<br>Mechanical Engineer  |                             |

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| P1.7 | Plumbing Plan "C"<br>Proposed                   | 6/8/16 | Martin R. Richardson,<br>Professional<br>Mechanical Engineer |  |
| P1.8 | Plumbing Pool House<br>Proposed Plan            | 6/8/16 | Martin R. Richardson,<br>Professional<br>Mechanical Engineer |  |
| P2.1 | Plumbing Details "I"                            | 6/8/16 | Martin R. Richardson,<br>Professional<br>Mechanical Engineer | RECEIVED<br>TOWN OF ERK'S OFFICE<br>WELLESLEY MA 02482<br>2016 AUG 12 AM 10:14 |
| P3.1 | Plumbing Schedules                              | 6/8/16 | Martin R. Richardson,<br>Professional<br>Mechanical Engineer |  |
| F1.1 | Fire Protection Partial Plan<br>"A" Proposed    | 6/8/16 | Martin R. Richardson,<br>Professional<br>Mechanical Engineer |  |
| E0.2 | Electrical Site Plan                            | 6/8/16 | Luis M. Rossi,<br>Registered Electrical<br>Engineer          |  |
| E2.1 | Electrical Details "I"                          | 6/8/16 | Luis M. Rossi,<br>Registered Electrical<br>Engineer          |  |
| E3.1 | Electrical Schedules &<br>One Line Diagrams "I" | 6/8/16 | Luis M. Rossi,<br>Registered Electrical<br>Engineer          |  |

On March 29, 2016, the Wetlands Protection Committee issued an Order of Conditions, MA DEP #324-0818.

On June 16, 2016, Christopher H. Heep, Esq., representing Town Counsel, send a letter to Michael T. Grant, Inspector of Buildings and Zoning Enforcement Officer, regarding Setbacks at Tenacre School.

On July 6, 2016, Michael Coppellotti, Supervisory Electrical Engineer, Municipal Light Plant, reviewed the electrical infrastructure for the proposed project and found no issues with servicing the new facilities.

On July 13, 2016, the Design Review Board reviewed the application for Site Plan Approval and recommended approval, as presented.

On July 18, 2016, the Planning Board reviewed the application for Site Plan Approval and recommended approval, as presented, with the conditions associated with the Scenic Road Layout approval.

On July 25, 2016, Charles DiGiandomenico, Deputy Fire Chief, reviewed and approved the revised application for the proposed project. The Fire Department reserves the right for final approval at time of issuing permits.

On July 18, 2016 and July 28, 2016, George J. Saraceno, Senior Civil Engineer, submitted comments regarding the proposed project.

On August 11, 2016, the Zoning Board of Appeals unanimously approved Site Plan Approval, subject to conditions. 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

1. This Site Plan Approval shall expire two years 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 August 11, 2016.
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, or establish site signage visible from one or more public ways 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.

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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 "Construction Management Plan" as specified in its submittal dated July 28, 2016, as modified by these Conditions.
7. During the period of construction, all construction equipment and materials deliveries shall utilize (1) Grove Street or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
8. 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., and on Saturday commencing not earlier than 8:00 am and completing not later than 4:00 pm. No work is allowed on Sundays or on legal holidays in the Town of Wellesley.
9. 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 Benvenue Street, Grove 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.
10. The Applicant shall cause Grove Street and Benvenue Street to be swept as frequently as required in the event that dust, dirt and debris from the site are carried over by the truck traffic and are deposited on Grove Street.
11. 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.

### Use Conditions

12. The Applicant shall implement its "Operation & Maintenance Plan, Stormwater Management Facilities, Building Addition, Tenacre Country Day School, 78 Benvenue Street, Wellesley Massachusetts" as specified in its submittal dated February 9, 2016, as modified by these 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 August 11, 2016.

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ZBA 2016-65  
Petition of Ten Acre Country Day School  
78 Benvenue Street

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2016 AUG 12 A 10:14

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.

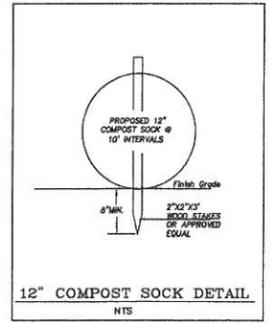
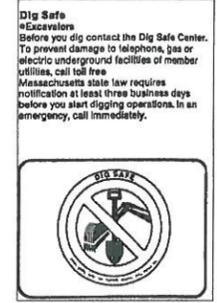
  
\_\_\_\_\_  
J. Randolph Becker, Acting Chairman

  
\_\_\_\_\_  
Robert W. Levy

  
\_\_\_\_\_  
Walter B. Adams

cc: Planning Board  
Inspector of Buildings  
lrm

N/F  
Carl G. & Barbara  
Neilson  
Bk.11446 Pg.190

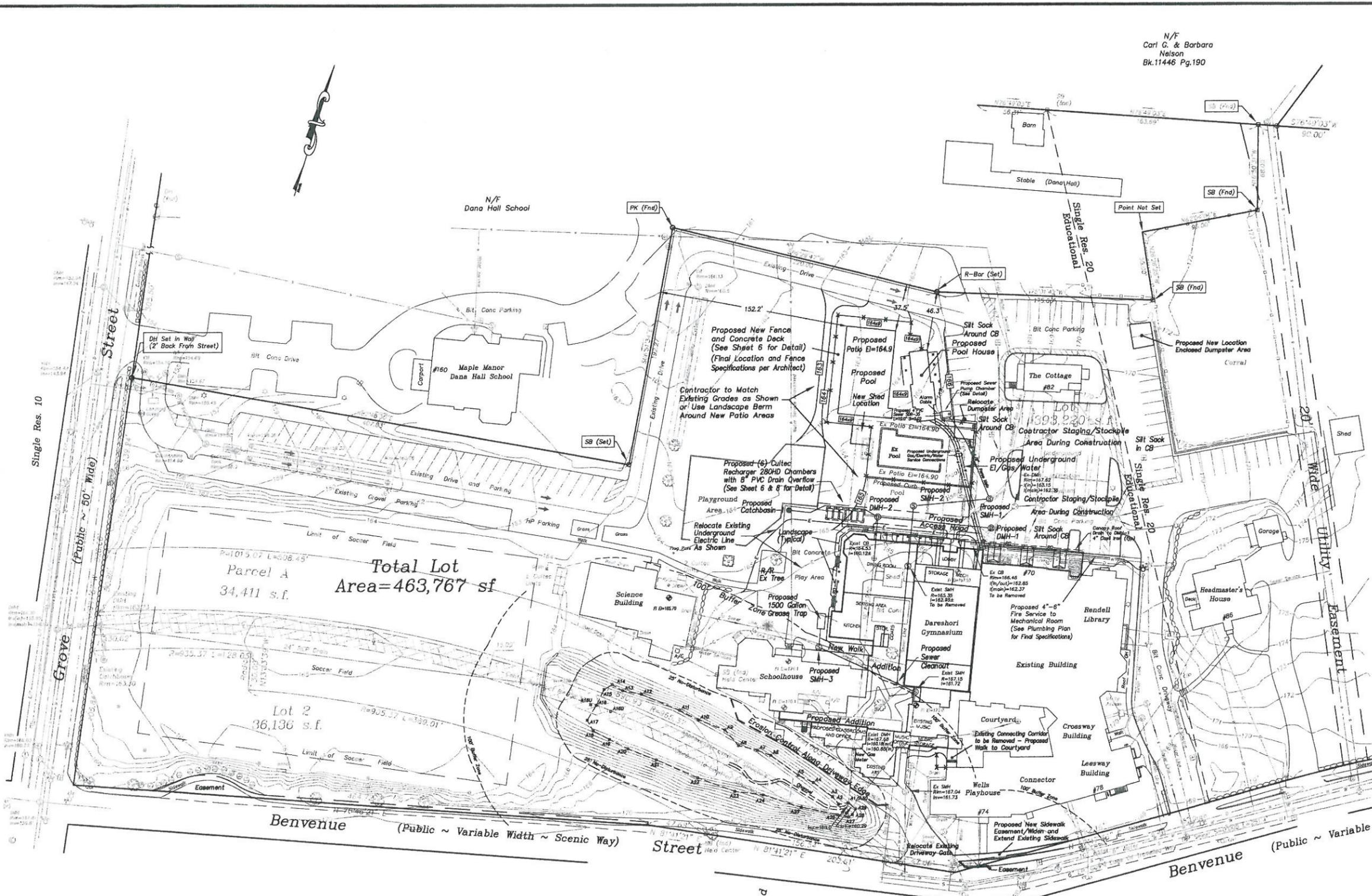


**Notes:**  
Existing utilities shown are from field locations, contractor notes and available plans of record and must be field verified prior to construction. Proposed utility locations, rims and inverts to be adjusted and set in field as necessary based on field data obtained prior to construction. Proposed Rim Elevations to be set to existing or finished grade elevation as necessary. Existing Lot Line and 25' No Disturbance Line to be staked in the field prior to any excavation or construction. See Architect Plans for Addition Details

Existing Parking Spaces = 147  
(12x19 Handicap Spaces - 4)  
(12x24 Handicap Space - 1)  
(9x19 Standard Spaces - 114)  
(9x19 Unmarked Spaces - 28)

Proposed Parking Spaces = 145  
(12x19 Handicap Spaces - 4)  
(12x24 Handicap Space - 1)  
(9x19 Standard Spaces - 112)  
(9x19 Unmarked Spaces - 28)

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On Site Benchmarks Field Verified 3-02-16  
Benchmark No. 1 -El=170.239  
Right Outside Corner Lower Granite Step on Reconstructed Stairway  
Benchmark No. 2 -El=167.684  
Right Outside Corner Lower Concrete Step  
Benchmark No. 3 -El=164.115  
South East Corner Top New Stone Bound Set at Lot Corner Southeastly of Maple Manor (Dana Hall School)  
Benchmark No. 4 -El=176.806  
Top Spindle Hydrant 116' South West of Benchmark No. 5  
Benchmark No. 5 -El=180.42  
Southwest Corner Concrete Bound at Right Front Lot Corner Benvenue Street

| Legend |                                     |
|--------|-------------------------------------|
|        | Existing Fire Hydrant               |
|        | Existing Telephone Manhole          |
|        | Existing Gas Valve                  |
|        | Existing Utility Pole               |
|        | Existing Trees                      |
|        | Existing Water Gate                 |
|        | Existing Drain Manhole              |
|        | Existing Sewer Manhole              |
|        | Existing Catchbasin                 |
|        | Existing Drain Line                 |
|        | Existing Sewer Line                 |
|        | Existing Water Line                 |
|        | Existing Underground Electric       |
|        | Existing Overhead Wires             |
|        | Proposed Gas Valve                  |
|        | Proposed Water Gate                 |
|        | Proposed Drain Manhole              |
|        | Proposed Sewer Manhole              |
|        | Proposed Catchbasin                 |
|        | Proposed Spot Grades                |
|        | Proposed Contours                   |
|        | Existing Sewer Line                 |
|        | Proposed Sewer Line                 |
|        | Proposed Water Line                 |
|        | Proposed Drain Line                 |
|        | Proposed Gas Line                   |
|        | Proposed Underground Electric       |
|        | Proposed Fence (Designed by Others) |

See Plan Sheet 6 & 8 for Proposed Utility Details

| REVISIONS |               |
|-----------|---------------|
| 4-15-16   | TOWN COMMENTS |
| 6-1-16    | MISCELLANEOUS |



**Tenacre Country Day School**  
78 Benvenue Street Wellesley, MA 02482

**Proposed Conditions Plan**  
Scale: 1"=40' February 22, 2016  
**VERNE T. PORTER Jr., PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street Newton, Massachusetts 02464

Project: 16003  
Checked By: V. Porter Jr.  
Drawn By: R. Jardine Jr.

Sheet 5 of 8



NEW SITE LIGHTS TO MATCH EXISTING

NEW FENCE/  
CONCRETE  
DECK

NEW POOL

NEW POOL  
HOUSE  
SEE A1.1P

RENOVATED  
POOL

RELOCATED  
SHED

NEW STAMPED CONCRETE  
ACCESS ROAD

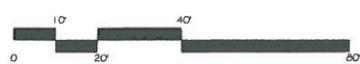
LIGHTS UNDER  
CANOPY (TYP.)

SITE PLAN LEGEND



1 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



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2010 JUL -5 A 11:391

FILE: A1.1.PLAN  
JOB #: 1523  
BY: GRB  
SCALE: AS NOTED

318 MAIN ST, STE 210  
NORTHBOROUGH, MA 01532  
TEL: 508-877-4444  
FAX: 508-877-4474

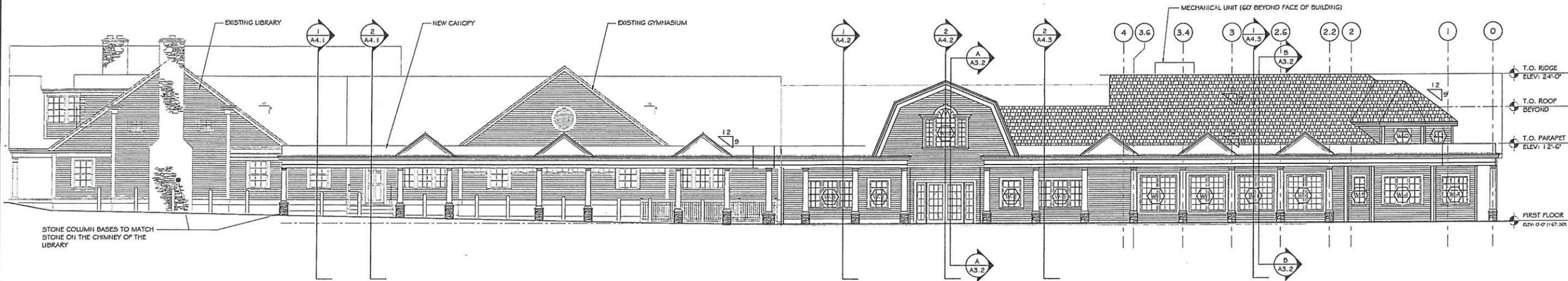
ARCHITECTURE  
DESIGN  
PLANNING  
CONSULTING



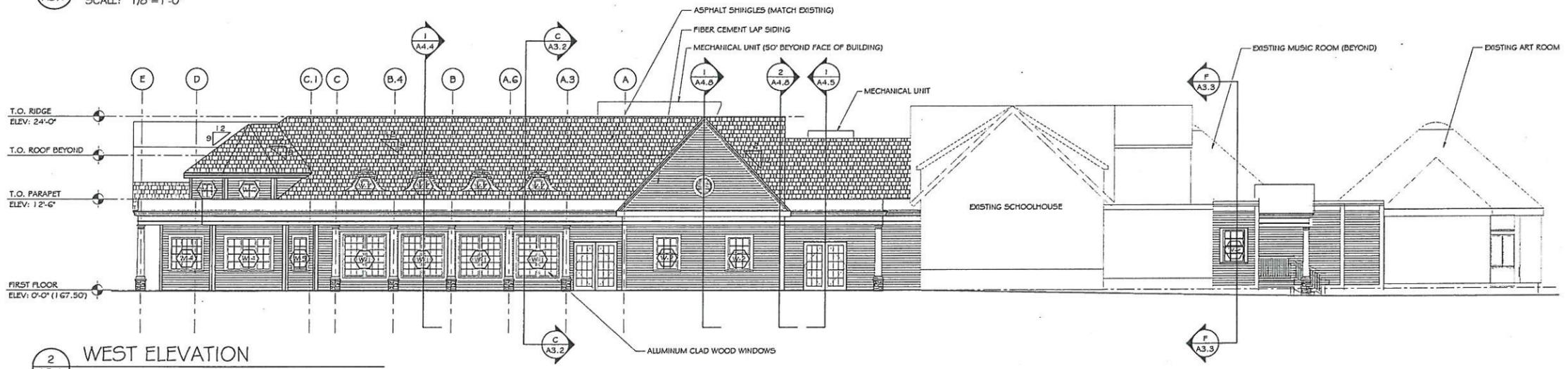
PROJECT FOR  
78 BENVENUE ST. WELLESLEY, MA 02482

SHEET NUMBER:  
NOT FOR  
CONSTRUCTION  
A 1.0

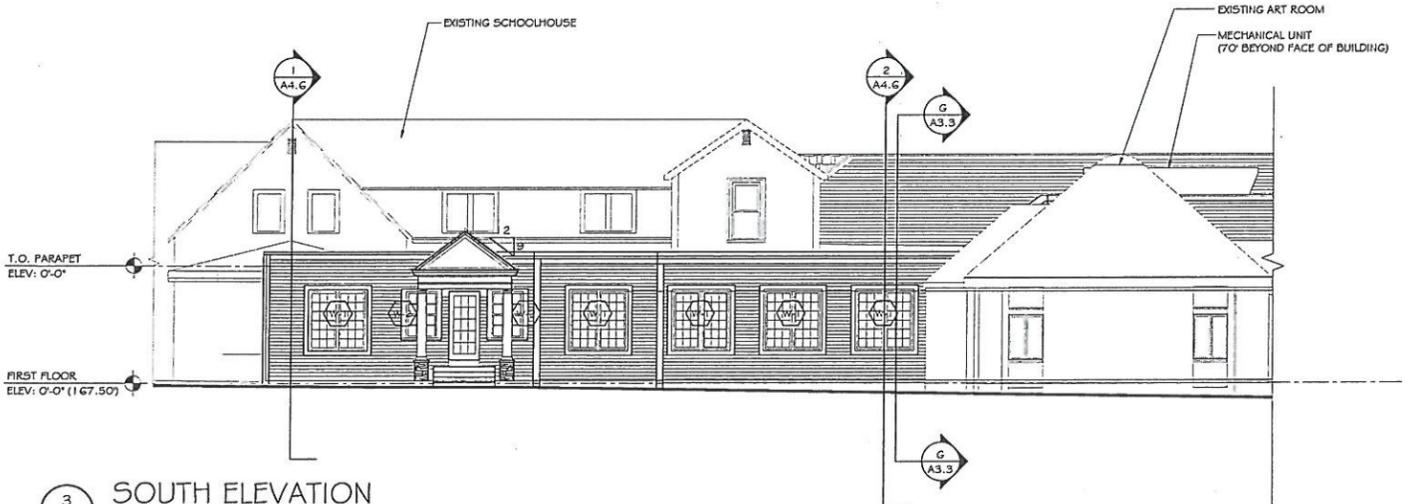
03/07/16 DESIGN DEVELOPMENT  
02/25/16 DRG SUBMITTAL  
02/02/16 SCHEMATIC DESIGN



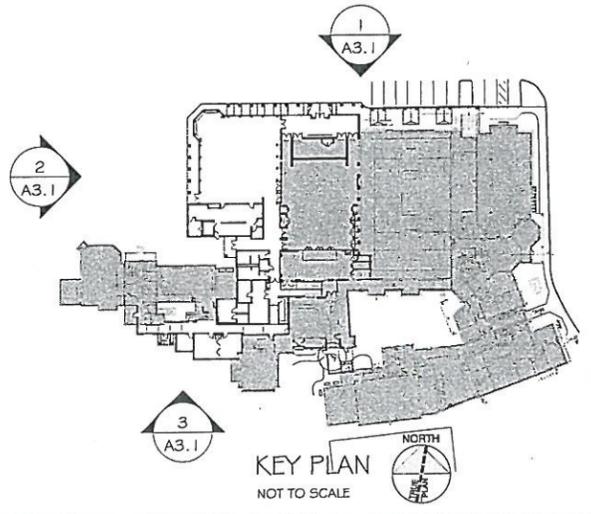
1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



SHEET TITLE: EXTERIOR ELEVATIONS  
 SHEET NUMBER: A3.1  
 PROJECT FOR: [Seal]  
 ARCHITECTURE: DARIO ONE ARCHITECTURE  
 DESIGN: DARIO ONE ARCHITECTURE  
 PLANNING: DARIO ONE ARCHITECTURE  
 CONSULTING: DARIO ONE ARCHITECTURE  
 318 MAIN ST, STE 210  
 NORTHBOROUGH, MA 01532  
 TEL: 508-877-4444  
 FAX: 508-877-4474  
 78 BEAUVENUE ST. WELLESLEY, MA 02482  
 FILE: A03.1 BUDG/EVLS  
 JOB #: 1523  
 BY: GRB  
 SCALE: AS NOTED  
 06/09/16 SITE PLAN REVIEW  
 03/07/16 DESIGN DEVELOPMENT  
 02/25/16 PS SUBMITTAL  
 01/02/16 SCHEMATIC DESIGN  
 2016 JUL - 5 A 11:40