

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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Tuesday, March 21, 2017, 7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman
J. Randolph Becker
David G. Sheffield

ZBA 2016-83, WELLESLEY PLACE, LLC, 978 WORCESTER STREET

Mr. Seegel said that the Board received a request that the Board make a determination that it is not a substantial change to go from halo lighting to spotlight lighting. He said that he did not have a problem with the change. He said that the change is in accordance with the Zoning Bylaw.

Mr. Sheffield moved and Mr. Becker seconded the motion to make a determination that the proposed change from halo to spot lighting is not a substantial change that would require opening a public hearing. The Board voted unanimously to make the determination that the proposed change is not substantial and does not require opening a public hearing.

ZBA 2017-22, WELLESLEY COUNTRY CLUB, 300 WELLESLEY AVENUE

Presenting the case at the hearing was Phil Cordeiro, P.E., Allen & Major Associates, Inc., representing Wellesley Country Club, the Petitioner. He said that the request before the Board is for permission to install a sub-surface drainage field on the southerly side of Wellesley Avenue in the vicinity of the 8th and 9th fairways on the golf course. He said that Wellesley Avenue is shown on the northerly part of the plan. He said that there is an exposed culver that releases water that is picked up from Wellesley Avenue on the northerly side of Wellesley Country Club. He said that it discharges onto the property. He said that when there are reasonably heavy rains, they have water inundation on two of the fairways on the course. He said that they are looking to do water management to take the water off the surface, put it below grade and allow it to recharge into the groundwater system and ultimately continue to flow easterly towards the isolated wetlands system at Brookside Road.

Mr. Cordeiro said that under the Bylaw, Site Plan Approval is required because they are modifying more than 5,000 square feet of terrain. He said that, in this case, the alteration will be entirely temporary. He said that it will involve excavation, installation of the pipe and a rebuild of the terrain as it exists today. He said that there will be no tree removal as part of this project.

Mr. Cordeiro said that the Petitioner is also requesting a special permit for a Major Construction Project in a Water Supply Protection District.

Mr. Cordeiro said that the bulk of the excavation will be 7,500 square feet for the sub-surface drainage field. He said that they will install a manhole that will intercept the water as it comes out of the culvert. He said that there will be no change to the culvert itself. He said that the culvert is entirely MWRA owned and controlled. He said that Wellesley Country Club will put a drainage structure directly in front of the culvert to take the drainage below grade and put it through a recharge system. He said that the overflow from the recharge system will run north and to the right. He said that perforated pipe embedded in sand will allow and promote water recharge below the fairways. He said that at the end in the upper right corner of the plan, there will be another drain. He said that if the system was to reach capacity, the free drain at the end will allow the water to come back up out of the ground and then surface discharge to the wetlands system as it does today. He said that it is a relief valve for the system.

Mr. Cordeiro said that they are looking for a near 100 percent reduction in the lower storm events. He said that it will be approximately 95 percent for a 10-year event, 50 percent for a 25-year event and 25 percent in a 100-year event. He said that there will still be water on the fairways for 24 hours in the higher end events. He said that the intent is to make the course more manageable for the average daily storms with an inch or two of rain that saturates that fairways.

Mr. Cordeiro said that the Board may recall that there are really good draining sands underneath the course. He said that they are trying to speed up the drainage process by having the water bypass the loam layer.

Mr. Cordeiro said that any excavated materials will not leave the site. He said that they will strip the topsoil temporarily, stage it off to the side, and put it back after completion of installation of the pipes. He said that the below-grade material will come out to allow for installation of the pipes and the drain system itself. He said that the excavated soil will be replaced with stone and pipe. He said that excavated material will be stored on-site at the Turf Maintenance Facility and will be used for landscaping on the course. He said that the only import will be the stone that will support the pipe to allow the perforations to do their job to recharge, the pipes and the catch basin structures.

Mr. Cordeiro said that they submitted a Construction Traffic Management Plan. He said that the operations for this will come in off of Brookside Road at the gated access that was created for the Short Course construction. He said that they would like to reuse that entrance and the wash down area. He said that the trucks will come in at that entrance, deliver the materials to the project site and then exit via the same entrance. He said that they will coordinate and consolidate all of the deliveries, as they did with the Short Course project. He said that they anticipate bringing in approximately 700 cubic yards of stone. He said that, depending on the size of the truck, there will be between 30 to 50 trucks. Mr. Seegel asked why the trucks will not come in off of Wellesley Avenue. Mr. Cordeiro said that they do not have access off of Wellesley Avenue. He said that there is a tremendous slope. He said that the access point on

Wellesley Avenue is used by golf carts crossing the street to access the cart paths along the Aqueduct. He said that it is not sufficient for construction vehicles. He said that an alternative to Brookside Road would be Forest Street where there are challenges getting over the Aqueduct.

Mr. Cordeiro said that they anticipate a construction timeline of three weeks. He said that there will be a few days of preparation, a week to a week and a half for excavation, and then maintenance and cleanup. He said that there will be three weeks of machinery doing the work. He said that the plan is to do the work in November when the course is off line. He said that when the course comes back on line in April of 2018, everything will be re-vegetated. He said that the re-establishment of the turf will take a little longer. He said that will be done entirely by the groundskeeper. He said that the timeline is outlined in the Construction Management Plan (CMP).

Mr. Cordeiro said that, because of the size of this project, they piggy backed work on the 15th hole on the northerly side of Wellesley Avenue as you approach Oakland Street. He said that they will be removing a section of existing cart path and replacing it with a different section of cart path. He said that golf players requested that change. He said that there are some additional modifications that they would like to make around the 15th hole but those changes will require a Conservation filing that Wellesley Country Club is not prepared to make yet. He said that they will come back before the Board if that requires Site Plan Approval. He said that they originally included the work in the application but, because they were unable to get Wetlands Protection Committee approval prior to this public hearing, they took that portion of the work out and left the cart path work as part of this project.

Mr. Becker asked about the fish line and hook of the cart path. Mr. Cordeiro said that it will not connect to anything. He said that they will take the cart path from the westerly side of the hole and move it to the easterly side of the hole. He said that it will connect ultimately, but not in its present form.

Mr. Sheffield asked if ponding in the heavy storms is occurring where the catch basin is. Mr. Cordeiro said that the culvert free discharges to the lower portion of the 8th fairway. He said that, depending on the storm, it can trip over to the 9th fairway. He said that the whole lower area is affected. He said that is where they plan to intercept the drainage.

Mr. Sheffield said that there will be a lot of weight with the loaded 18-wheelers. He asked if any road repair is anticipated. Mr. Cordeiro said that there had been a lot of concern about Brookside Road with the Short Course Project. He said that one of the conditions of approval was to conduct a video and photographic survey of the roadway pre-construction. He said that they laid out about 800 linear feet from the intersection of Wellesley Avenue to the entrance on Brookside Road. He said that when they were done with the major excavation and hauling activities, they found no appreciable difference in the cracks in the road. He said that DPW had gone out and was filling some potholes in areas that did not exhibit signs of breakage before. He said that they were not relegated to the Short Course. He said that they do not anticipate that the few trucks will adversely impact Brookside Road. Mr. Sheffield said that they will have impact on the grass areas. Mr. Seegel said that 18-wheelers full of gravel will be heavier than the trucks that were brought in for the Short Course. Mr. Cordeiro said that they will have many trucks coming through there. He said that they may have to temporarily remove some of the loam and repair it afterwards.

Mr. Sheffield said that the delivery schedule will have to be managed subject to the weather. Mr. Cordeiro said that the trucks cannot drive on the course if it's wet.

Mr. Cordeiro said that the Design Review Board (DRB) reviewed the project and submitted a recommendation. He said that the Planning Board also submitted a recommendation.

Mr. Cordeiro said that there will be no permanent structures, lights, buildings, impervious surfaces or tree removal associated with this project. He said that, apart from the earth moving activities, it will be a least invasive project.

Mr. Cordeiro said that they met with DPW several weeks ago, prior to submission to the Board. He said that DPW had no material objections to the scope of the project and what was proposed. He said that they received a comment letter from Mr. Saraceno that outlined a handful of requested changes to the plans. He said that Wellesley Country Club is comfortable making all of those changes. He said that the changes have actually be done already. He said that there were no requests for changes to the design. Mr. Seegel said that one of the items that Mr. Saraceno requested was a Site Plan, which was not included in the submittal package. He said that the Site Plan needs to have three benchmarks, preferably triangulated. Mr. Becker said that it would be helpful to show on a plan the gate and where the construction vehicles will be parked.

Mr. Seegel said that heavy equipment parked overnight will be leaking oil. He said that the site is located a little bit further than 200 feet from Brookside Road and the wetlands area. He asked what will be put down under the construction vehicles to prevent oil and grease getting into the ground. Mr. Cordeiro said that it will only be an excavator and a small bobcat left overnight. He said that all of the hauling will be daytime activities and the vehicles will leave the site. He said that they will stage the equipment in the area of the work, as far away from the wetlands to protect them. He said that they can put down a gravel pad so that if there is any leakage it will be onto a compacted base and not free flowing into the ground.

Mr. Seegel said that before the Board votes on Site Plan Approval, it will need to see all of the revised plans. Mr. Sheffield said that the Board would like to see a letter from DPW stating that they are satisfied with the plans.

Mr. Seegel discussed construction hours. He said that this is located near several houses. He said that he did not want any construction equipment working before 8 am. He said that construction equipment work would not be allowed before 9 am on Saturdays. He said that the backup alarms are horrendous. He said that deliveries could be at 7:30 am. Mr. Cordeiro said that they are hopeful that they will not need Saturdays. He said that assuming that they do not have any weather conditions, they should be able to finish this quickly. He said that Wellesley Country Club would accept the designated Saturday hours.

Mr. Becker asked if the durations of the Construction Sequence Plan are shown as days. Mr. Cordeiro said that they are. He said that Mr. Saraceno captured that in his comments. He said that Wellesley Country Club is already prepared to revise that and verify that it is days. He said that it will be approximately three weeks for the major construction. He said that re-vegetation will take the longest. Mr. Becker confirmed that there is not a balanced cut and fill operation. He said that the cut that they take out will be replaced by the Stormtech and the gravel, and will be used on other places on the course. He said that they will be importing crushed stone for the Stormtech and the path of the perforated pipe. Mr.

Cordeiro said that they will import 725 cubic yards of crushed stone. Mr. Becker said that the long term O & M Plan for the facilities is the responsibility of Wellesley Country Club. He asked Mr. Cordeiro if he knows how the Country Club intends to implement it. Mr. Cordeiro said that the sub-surface field must be inspected twice a year. He said that should there be a buildup of sediment there, it will be need to be cleaned out. He said that it could be jet-washing or vacuuming, depending on what they see. He said that the MWRA is responsible for the drainage system that is under the Aqueduct. He said that they have not maintained it for many years. He said that Allen & Major has been involved with recent projects at Wellesley Country Club. He said that the newer systems have similar O & M Plans for inspections and annual cleaning of the catch basins. He said that he does not know what the maintenance requirements are for some of the older systems at the Clubhouse. He said with the recent projects, there has been very little buildup since they have come online in the past few years. Mr. Becker said that it would be useful to have something, along with the plans, that says that Wellesley Country Club is going to coordinate this O & M Plan with their existing O & M Plans. Mr. Cordeiro said that the O & M Plan in the submittal outlines the requirements and criteria. Mr. Becker said that the underlying concern is that if you have ten isolated systems on ten properties, they each have their own O & M Plan. He said that if you have four systems on one property, you can start to think about coordinating those plans. Mr. Cordeiro said that it should be approached in a holistic manner where everything is wrapped together so that when they bring in the crews to clean the systems, they service all four systems. Mr. Becker said that a requirement for the platform tennis and the turf maintenance area is that Wellesley Country Club has to submit data to the DPW. He said that it would be logical to do the same thing here.

Mr. Seegel confirmed that there will be a wheel wash at the construction entrance. He said that the wheels should also be washed when the trucks exit to prevent dirt going out onto Brookside Road. Mr. Cordeiro said that the trucks coming in and going out will be washed.

Mr. Becker said that the CMP speaks strongly to the activities occurring south of Wellesley Avenue. He said that at the fish hook north of Wellesley Avenue they will be removing some paving materials and bringing in new paving materials. Mr. Cordeiro said that the excavated pavement will be taken off-site. He said that Wellesley Country Club has no need for crushed asphalt. He said that in the construction industry it can be used elsewhere but it is of no value here. He said that the 15th Hole is deep into the site. He said that access will be through the Clubhouse area, following the cart paths. He said that it involves small machine work. He said that they will probably use a Bobcat to scrape up the asphalt surface and spread the materials. He said that a Sidewalk Paver will pack the area down. He said that the access route cannot support bringing anything large through there. He said that they may be able to navigate a 10-wheeler through there but they prefer not to. Mr. Becker said that using smaller equipment is an advantage to the neighborhoods. Mr. Cordeiro said that it will be much quieter. Mr. Becker said that, according to the notes on the plans, there will be no change to the drainage in that area. Mr. Cordeiro said that they will be taking up 3,550 and putting down 4,100 square feet of material. He said that they will make a connection in the future. He said that there is a Conservation component that has to be factored in for the connection piece. He said that the bigger focus for this project was the drainage at Holes 8 and 9 because it affects operations of the course. He said that since they were coming before the Board for that, it made sense to include the 15th Hole work. He said that they discussed the Zoning Bylaw with Michael Grant and Michael Zehner. He said that the way that it is written, it is somewhat ambiguous in terms of 5,000 square feet of disturbance. He said that it is relegated to new disturbance. He said that, in this case, it is temporary.

Mr. Becker said that he reviewed the permit conditions for the Short Course. He said that there are some conditions that are unique to the Short Course for the monitoring wells but the bulk of the conditions are applicable to this project. Mr. Cordeiro agreed. He said that other than the monitoring wells, the access and management will be the same.

Mr. Seegel said that it would be a good idea to video the road before and after this project. He said that the trucks for this project will be much heavier than the ones used for the Short Course. Mr. Cordeiro said that condition could carry over to this decision.

Mr. Cordeiro requested that the hearing be continued to the next public hearing. He said that they will send information to Mr. Saraceno and revise the plans in accordance with the discussion at the public hearing. Mr. Seegel said that the next public hearing is scheduled for April 6, 2017. He said that is a regular hearing and there are ten cases on the agenda already. Mr. Sheffield moved and Mr. Becker seconded the motion to continue the hearing to April 13, 2017. The Board voted unanimously to continue the public hearing.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

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