

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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WALTER B. ADAMS
DEREK B. REDGATE

Thursday, April 20, 2017, 7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman
Walter B. Adams
Derek B. Redgate

ZBA 2017-46 PEET'S OPERATING COMPANY, INC., 9 CENTRAL STREET

Presenting the case at the hearing was Tara Carpenter, Certified Training Manager, Peet's Coffee, Boston, Massachusetts and Store Manager, Wellesley. She said that the request is to put two tables outdoors in front of the store. She said that they will remove the benches that are currently there. She said that this is something that their customers have been asking for over the years. She said that they had someone come out to look at the property because there were some concerns about ADA compliance with the tables there. She said that the existing benches are 13 inches wide. She said that the tables will be an additional eight to nine inches. She said that they will not take up a lot of extra room where the patio currently sits. She said that the tables would be located closer to the door but not in the range where it would affect people going in and out of the store. She said that they will not interfere with the ADA ramp either.

Mr. Seegel said that he would have preferred that the plan was done by an engineer. He said that the plan that was submitted does not give any distances and does not give enough information. He said that safety is an issue. He said that he has been reading too often about people getting in their car and going the wrong way.

Mr. Seegel said that another issue is the trash. He asked how often the tables will be bussed. Ms. Carpenter said that they will be bussed every 15 to 30 minutes. Mr. Seegel asked if there will be a separate recycling receptacle. Ms. Carpenter said that is something that they can do. She said that they currently recycle in the store. She said that the bins are at the back. She said that the patio furniture will be stored inside the store at night. She said that during weather events, the patio furniture will be put to the side of the store in a closed gated area. She said that they currently have umbrellas outside on a 50 to seventy-five pound weight to shade people.

Mr. Seegel said that his concern is that he does not know what the distance is from a parking space to the table and chairs. He said that the plan does not indicate whether there will be parking spaces to absorb a car going the wrong way. He said that there is one dimension of 7 feet 11 inches to the box where the table is from one spot. He said that does not tell him enough.

Mr. Redgate asked for clarification of the location of the tables and the proximity to the handicapped ramp. Ms. Carpenter displayed on the plan the location of those features. She said that they will use moveable metal chairs.

Mr. Adams said that, based on the photograph, it appears that two or three adults can see on the existing benches. He said that it seems that it will be an increase in the number of seating in that area. He said that the plan shows removal of the two benches and replacement with two tables with four chairs. He said that the curb should be better dimensioned. He said that it appears to be six inches. He said that the curb by itself would not stop a vehicle if somebody put their transmission into forward rather than reverse when leaving. He said that Peet's should evaluate whether there is a way to create some sort of a bollard type barrier. He asked if this is private property. He asked if Peet's is the owner. Ms. Carpenter said that they do not own the building. Mr. Adams said that Peet's should speak with the owners about the barrier. Ms. Carpenter said that the owners told Peet's that they should deal directly with the Board.

Mr. Adams said that the dangers that the Board is talking about are there now but there will be more people out there. He said that the application said that there are four benches and they will remove two. He said that an Existing Conditions Plan would have been useful. He said that, based on the photograph, there are currently three benches to the right of the entrance and one bench to the left. He said that the plan shows the bench to the left remaining. He said that there is no dimension shown there but it is a much more narrow sidewalk there. He said that ADA and State Regulations require a four foot pathway for accessibility.

Mr. Adams asked about table service. Ms. Carpenter said that the customers will bring the food out themselves.

Mr. Seegel read the Planning Board recommendation.

Mr. Seegel asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Seegel said that the petition should be continued until June because the May meeting is full. He said that would give the Petitioner time to get more professional plans together that describes the space between the handicapped ramp and the other issues that the Board had discussed. He said that he was not opposed to the concept but did not have enough information.

Mr. Redgate said that a bollard is a good idea. He said that a detail of the bollard should be included in the plans. Mr. Seegel said that it will have to be discussed with the landlord.

Mr. Redgate asked if the plan is to re-use the existing umbrellas. He said that an umbrella flying in high wind is more dangerous than chairs flying around. He said that Peet's may want to look to make them

more secure. Ms. Carpenter said that they are weighted by 75 pounds. She said that anytime there is weather, they bring them in.

Mr. Adams said that the Petitioner should bring information about the table and chairs that shows that they are heavy enough to resist the wind concerns that have been raised.

Mr. Adams moved and Mr. Redgate seconded the motion to continue the hearing until June 1, 2017. The Board voted unanimously to continue the hearing.

ZBA 2017-34, BABSON COLLEGE, 231 FOREST STREET (WEBSTER ATHLETIC CENTER, 3 BABSON COLLEGE DRIVE)

Presenting the case at the hearing were David Grissino, Director of Capital Projects and Planning, Babson College and Stephen Langer, Esq.

Mr. Grissino said that the project involves renovation and expansion of the Webster Center. He said that a Master Plan for the campus was done in 2012. He said that renovation and expansion of the Webster Center was envisioned at that time because the report identified a significant gap between the needs for recreational athletics and what they had for facilities on the campus. He said that Babson's varsity programs are very strong and have taxed the amount of space and the time that is used in the facility. He said that the programs have squeezed out opportunities for pickup games, yoga, dance studios and a lot of activities that take place in the Center. He said that Babson is striving to have lots of things for the students to do on campus. He said that it is a very intense academic environment, so it is important that the students have places to get together and blow off steam after class. He said that looking for ways to increase the recreational capabilities is what is driving this project.

Mr. Grissino said that the building was last renovated in 1989. He said that a number of things have been deferred that they would like to fix. He said that some of the spaces that will be in the building when they are done will be multi-purpose spaces, fitness, cardio, weight rooms, and new locker rooms to support recreational as well as varsity athletes. He said that the centerpiece of the project is a three court basketball center that will be striped for a variety of activities. He said that there is no spectator seating in the addition. He said that competitions will continue to take place in the existing arena.

Mr. Grissino said that the expansion project will allow Babson to enhance its open space. He said that they just completed the quadrangle with renovation of two residence halls and construction of a new one.

Mr. Grissino said that the existing Webster Center site has eight asphalt tennis courts that will be relocated to another site on the campus. He said that the addition will stretch itself out along College Drive. He said that they will open up about half of the tennis court space for new green open space. He said that the south lawn will be a place for students to spend time outdoors. He said that they see it as an integral part of the facility. He said that it allows them to have more spaces for students to be outside.

Mr. Grissino said that there is a small portion of the existing facility that will be demolished to make room for the new addition. He said that the exterior design of the building is meant to reflect the traditional neo-Georgian red brick architecture that is on the campus. He said that it is a goal of the Trustees to unify the campus and preserve the richness and variety. He said that Babson has worked hard

with the Design Review Board (DRB) to develop a design that takes a long building and breaks it into smaller parts. He said that they looked at different windows, cornices and entry height. He said that they started working with DRB last October, well in advance of this process. He said that they received DRB approval recently.

Mr. Grissino said that removal of the tennis courts allows them to do is to make some improvements to how the site functions with respect to Stormwater Management and Maintenance. He said that it is a large impervious area that will be replaced with a building that will have internal drainage controls to direct the water and an open space with planted lawn and a bioswale. He said that by developing the site, they will decrease the amount of stormwater runoff. He said that water will now go through filtration systems. He said that they will reduce the overall flow and what is leaving, is leaving cleaner. He said that stormwater will make its way into a system down College Drive to outflow in an area on campus and eventually make its way into wetland areas.

Mr. Grissino said that they worked closely with the DPW on stormwater and other issues. He said that there are a number of trees around the perimeter of the site. He said that they will make their best efforts to preserve the mature old trees.

Mr. Grissino said that they worked with the DPW to come up with a plan that they were comfortable with for stormwater and sewer. He said that during the PSI process they identified a small increase in sewer outflow, which they agreed to offset. He said that they will be doing a fairly robust program of monitoring and following a program with the DPW so that by the time the building opens in 2019 they will have identified a strategy and implemented improvements that will offset the 12,800 gallons per day that the project would have added to the municipal system. He said that the numbers are dictated by the Code and they will abide by those numbers. He said that they installed some flow monitors in January in a number of locations just off campus. He said that they were similar to ones that they installed in 2013, so they had a good sense of them as a baseline. He said that they used the data that they got from them to identify eight new locations, some of which are on campus and some off campus. He said that some of the data showed that there may be some tree roots breaking up the pipes and causing groundwater to get into the system, where it should not be. He said that they are looking at eight new locations to refine that program. He said that they are confident that with some relining and replacement of some of the pipes on campus will have a huge impact downstream. He said that they did some pipe relining in the Academy Brook trunk line. He said that when they went back out this past January, it showed improvement. He said that they do not think that there is an issue with drains being put in the wrong place. He said that they are confident that some of the techniques that they used at the Academy Brook trunk will address the issues at the Fuller Brook trunk as well.

Mr. Adams asked if Babson has made the switch to low flow toilets. Mr. Grissino said that during PSI process they found that water use has been declining over the past five years. He said that they are bound by the Code numbers.

Mr. Redgate asked if the mitigation required by PSI will all be on campus. Mr. Grissino said that it was a little left open. He said that their preference is to do it on campus. He said that Babson is at the beginning of the sewer shed. He said that at the moment they are confident that they will be able to offset the hypothetical increase that the building will bring.

Mr. Grissino discussed Construction Management. He said that it is a large project. He said that construction duration will be two years. He said that they looked at the protocols that they had in place for projects over the past. He said that they will be following a lot of those. He said that they will only use the main gate for construction and will use similar truck routes coming in from Route 9 and all of the circulation through the town that has worked well in the past. He said that they also looked at construction parking on site and hours of operation. He said that many of those protocols will be the same. He said that there will be some times when there is heavy truck traffic, most noticeably when they are doing excavation and concrete pours. He said that they will utilize the same kinds of systems that they have used in the past. He said that they use the Trim Parking Lot for staging. He said that if there are a number of concrete trucks queuing up they will stage them on campus and bring them along College Drive internally. He said that there have been very few problems with construction management for the larger projects that they have done over the years.

Mr. Grissino discussed the existing and proposed Webster Center. Mr. Adams confirmed that the portion to be demolished was a separate structure and was not part of the building behind it. Mr. Grissino said that the building that will be demolished and the pool are original buildings. He said that the addition was added on and filled the area in. He said that it is a traditional red brick building along College Drive. He said that they are emulating that vocabulary in deference to it. He displayed the location of the new south lawn on the site plan. He said that the rain garden will be along the edge at the parking lot. He said that it will help make up the difference in the grade level of the south lawn and the parking lot. He said that the Webster Parking Lot is the primary place where people will come in and drop off. He displayed the location of the upper level entrance. He said that they will not be changing the existing parking lot except for a portion for construction. He said that they will utilize some of the spaces along the edge. He said that they will put up some jersey barriers to create a lane for trucks to circulate. He said that the parking lot can remain as turnaround. He said that the parking spaces will be replaced after construction is complete. He said that they will re-stripe another area for accessible parking spaces in the Webster Lot to make up for those spaces that are being displaced.

Mr. Adams said that they will be removing a lot of fill and that will generate a lot of trips. He said that will impact on and off campus. He asked if there will be any traffic assistance. Mr. Grissino said that during those intense times they will work closely with their Safety Office to make sure that they have details out and available. He said that there are a number of safe crossings that most people do not use. He said that they wander across the roads. He said that they will work with Public Safety to make sure that the students are aware. He said that there will be some temporary signage up. Mr. Adams asked if they anticipate any need for assistance from the Town's Public Safety offices. Mr. Grissino said that he did not believe so. He said that they have not needed assistance in the past. He said that they would cross that bridge if they needed to. He said that they have a good relationship with the Town.

Mr. Seegel asked about truck traffic during the summer and fall. Mr. Grissino said that there will be more in the fall. He said that they do not anticipate getting really started until the end of the summer. Mr. Seegel said that Wellesley Country Club has a year and a half project going on to modify the 8th and 9th holes. He said that they will be using the same route to get to Brookside Road. He said that Babson may want to try to coordinate the number of trucks.

Mr. Grissino said that they looked at using the fill at other places on campus but it is not good soil to build on. He said that it is a very hilly campus and it is very difficult to create level building sites. He said that they will have to remove the fill from the campus.

Mr. Langer said that when Babson did the Park Manor West Residence Hall, it was the same time that Wellesley Country Club was re-doing the pool building. He said that it was a similar situation with truck traffic for the Country Club and the Babson projects. He said that this will not be a new situation and Babson will be able to deal with it.

Mr. Grissino said that there are a number of trails systems that cross the campus. He said that the Sudbury Trail makes it way up from the tennis court area, hooks across the corner of the Webster Center Site and then makes it way down College Drive. He said that during construction they will relocate the trail and bring it to the other side of the street and have people come down the other side of College Drive. He said that they worked out some diagrams that they shared with the Natural Resources Director, Brandon Schmitt, who thought that it was an appropriate approach to create a safe passage around the construction site. Mr. Adams said that the construction site will be fully fenced, so people cannot just wander in. Mr. Grissino said that they may construct a temporary sidewalk on the other side to get people out and around the construction site.

Mr. Redgate asked about uses of the Webster Facility. Mr. Grissino said that one of the advantages of the new three court facility is that they relocate some other activities on campus to the new site. He said that currently they use the Pepsico area for all of the freshmen to take their final exam at the same time. He said that it has poor lighting and ventilation and there is no air conditioning. He said that they have Spring Concert in that area. He said that there is a whole range of events that are held at outdoor and indoor venues that could be improved. He said that the new facility will have air conditioned space and proper lighting. He said that the recreation center will have very large windows. He said that it should be a great space for a lot of different things that they do on campus. He said that they currently use Knight Auditorium to welcome incoming students and their families in the fall. He said that they have to do that in shifts and there is no air conditioning. He said that they laid out a variety of uses in the PSI application. He said that in addition to Babson activities, there are also a lot of community activities. He said that the campus gets used a lot by a whole host of people. He said that this gives them the opportunity to do it in better space. He said that the primary goal is recreational athletics. He said that they do not want it to become someplace that is always being used for something else. He said that they looked at a number of configurations for this space and this one, in its simple form, really gives them the most flexibility to use it in a variety of ways.

Mr. Redgate asked if there were any traffic issues discussed during the PSI process. Mr. Grissino said that the fundamental point was that the traffic counts be consistent. He said that they have a number of trends on campus in terms of numbers. He said that a lot of their graduate activities take place in downtown Boston. He said that there is some balancing of how the students are coming to the campus. He said that there will be no change in enrollment because of this project. He said that the drivers for trip generation have remained stable over the years. Mr. Langer said that the way that the structure is being built and used is geared internally toward the campus. He said that there will not be any spectator seating. He said that it is not the kind of the thing where there will be a large number of people coming to the campus. He said those facilities are already in the existing part of the gym. He said that the new facility will allow for existing activities to be done in a better way. He said that the College's Traffic Consultant

and BETA Engineering were comfortable with no net increase. Mr. Redgate confirmed that BETA did and review and submitted a report.

Mr. Redgate asked for a description of the building by the Architect. Stefan Bold, Cambridge Seven Associates, Inc., said that there are architectural guidelines for the campus. He said that they took the existing fabric of the campus into consideration. He said that they are neo-Georgian brick buildings with white entrances. He said that it will be a large building. He said that they broke up the building into different areas. He said that they accentuated different areas by height and length and broke them up with an entrance with a different material, all in cohesion with the existing campus. He said that Peavey Hall is a traditional two-story building with brick and white window mullions. Mr. Adams confirmed that it will be two stories from the entrance over to the left and then one story at the back. Mr. Bold said that there is a grade change along College Drive. He said that it slopes up. He said that it is a one story building at the back side. He said that they will replace Peavey in kind at roughly the same height. He said that there will be a new main entrance. He said that they will upgrade the finishes in the existing building. He said that the pool and the Field House will remain. He said that they will slightly reconfigure the lockers and will supplement them with new lockers to accommodate the new facility.

Mr. Adams asked if it will be steel frame construction with concrete and metal deck floors. Mr. Bold said that the new building will be fully separated from the existing building. He said that fire alarm is combined between the two buildings. He said that it will be long span bar joists over the basketball courts. He said that the new entrance will allow for better internal circulation. He said that currently this is sort of a dead end of campus. He said that this will feel more energetic along College Drive. Mr. Adams asked if there will be an entrance on the back side as well. Mr. Bold said that there will be. He said that there will be a spine going through the building for way finding, similar to what they have at Stalky with a big stair and the grade change in the building. He said that the intention is to not block connection with a giant building but to have an internal street and an external street going around.

Mr. Adams asked about exterior lighting. Mr. Bold said that there is a campus standard for street lighting. He said that they may slightly relocate some existing street lighting. He said that they have done some calculations and there will be no spill. He said that there will be no exterior building lighting except for what is required by Code. He said that lighting is dark sky compliant.

Mr. Adams asked about the water retention system. He asked if the retention basin is the same as the water garden. Jessie Markovich, Nitsch Engineering, said that there will be a reduction in impervious area. She said that they will reduce runoff volumes by approximately 5 percent. She said that as a result of that, they are not required to do a sub-surface detention system. She said that they will provide a bio-retention system by the parking lot that will collect some of the impervious area and treat it for TSS removal and water quality volume for that area. She said that downstream of there as you go toward Babson College Drive, there is a water treatment structure that meets the code of 80 percent TSS removal and Phosphorous removal. Mr. Adams confirmed that there will not be a pond there. He said that the water will collect in the rain garden and will get filtered through the system. Ms. Markovich said that the system will be below the surface. She said that they will reduce the rate and volume and clean for sediments and Phosphorous. Mr. Adams said that there will be drainage underneath the new court structure. Ms. Markovich said that there will be an underslab and perimeter drain that they will connect to the storm drain system.

Mr. Seegel said that one of his concerns is that in the past there have been water problems created that have affected some neighbors. He said that one of the neighbors wrote to the Board. He asked if this project will in any way increase the flow of water into the wetlands or cause sheeting of the water in a heavy storm towards the neighbors. Mr. Grissino said that they have worked closely with Mr. Walsh. He said that they recognize his concerns and know that there is some history there. He said that water in the area will be improved by the project by keeping more of it on the site, directing it into a cleaning system and into the stormwater system. He said that some of the work that was done over the years preceded the Stormwater Management Study. He said that the improvements that they made in 2010 showed that some of the off-campus impacts were not being generated by the campus but were generated by the hydrology of the area. He said that understanding the area and how it works has been part of the responses in what they have done on campus and the techniques that they have used for the improvements. He said that there has been recognition that there have been improvements to some of those issues over the years.

Mr. Redgate asked if the entire campus is located within the Water Supply Protection District. Mr. Grissino said that the entire campus is within the District.

Mr. Seegel said that the plans say that each sub-contractor will be responsible for washing down their own trucks. He said that there will be many trucks going in and out of there. He said that they will be excavating and will be full of mud. He said that they did not say where the wheel wash down will be. He asked if there should be an individual responsible for it rather than leaving it up to each sub-contractor. Mr. Grissino said that Figure 2 in the CMP showed a wheel wash location. He said that the vehicles will come in, circulate through the staging area and then exit. He said that once they get through the wheel wash, the trucks have a long way to go before they come to the public streets. He said that they will be doing a lot of sweeping on campus. He said that the location of the wheel wash and the distance from that to where the vehicles will leave the campus will generate problems for Babson to take care of on site. Ryan Hutchins, Gilbane Building Company, said that Gilbane, as Construction Manager, will be responsible for making sure that any vehicle leaving the site has had their wheels washed. He said that it is Gilbane's superintendents' responsibility to make sure that happens. He said that each sub-contractor will be responsible for making sure that if a truck delivers their own materials or from another vendor delivering materials to them, the wheels are washed on the way out. He said that Gilbane is ultimately responsible to make sure that happens. Mr. Adams asked if there will be a formal wheel washing setup where the truck drives through and is sprayed. Mr. Hutchins said that it will be a hose setup. He said that it will be a rip rap station with hose and bib that will be maintained by a Gilbane superintendent. He said that concrete truck drivers usually wash their own wheels. He said that there is usually a laborer responsible for wheel wash for trucks that bring materials off site.

Mr. Seegel said that we have been in a severe drought for several years. He said that he assumed that the tests were done before we had a lot of rain over the past several months. He asked if the drought has affected the groundwater levels. Ms. Markovich said that the geo-technical tests were done on June 2, 2016. He said that was approximately the height of the drought. Ms. Markovich said that what they found was pretty consistent with what they found at other sites that Babson has been developing. She said that the soil types are pretty consistent. She said that the Geo-Technical Report concluded that because of the glacial till it was perched groundwater as opposed to reflective seasonal high groundwater. She said that she did not think that it would have much effect on the findings. Mr. Hutchins said that is partially why the design has the underslab drainage system, in case things were to happen differently from what they anticipated. He said that they will at least have a backup system. Mr. Seegel said that he understood

that they cannot do any water recharging but wanted to know if the system was designed when the groundwater level was low. He questioned whether there would be natural groundwater buildup. Ms. Markovich said that in terms of the building, if groundwater elevations were higher, it would be collected by the underslab drainage system. She said that from what they saw in the Geo-Technical Report, they are not expecting a lot of water to be picked up by the underslab drainage system. Mr. Adams said that the findings take advantage of the fact that they will be reducing the amount of impervious surface.

Mr. Redgate asked if the campus currently has any sort of groundwater monitoring wells or program. Mr. Grissino said that there is none that he is aware of. He said that they are currently in the midst of a comprehensive update to Babson's Stormwater & Sewer Master Plan. He said that they will be doing a lot of monitoring of the sewer system. He said that if there are systems, they will be revisited. He said that the campus sits in a saddle and there are a lot of surrounding wetlands. He said that he was unsure if there were issues in other locations in the past.

Mr. Seegel asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Seegel said that the Board would vote on two items, subject to adding conditions to both the special permit and the site plan approval. He said that most of them will be standard conditions.

Mr. Adams moved and Mr. Redgate seconded the motion to approve the special permit for a major construction project in a Water Supply Protection District, subject to standard conditions and any additional conditions that the Board deems appropriate and will be voted on at a business meeting in the next few weeks. The Board voted unanimously to approve the special permit.

Mr. Adams moved and Mr. Redgate seconded the motion to grant site plan approval, subject to standard conditions and any additional conditions that the Board deems appropriate and will be voted on at a business meeting in the next few weeks. The Board voted unanimously to approve site plan approval.

Mr. Seegel said that the Board will email draft conditions to Mr. Grissino when they are available.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary