

**ZONING BOARD OF APPEALS**

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Thursday, June 15, 2017, 7:30 pm

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker, Acting Chairman
David G. Sheffield
Robert W. Levy

ZBA 2017-61, TOWN OF WELLESLEY/NRC, 135 OAKLAND STREET (CENTENNIAL PARK PARKING LOT)

Presenting the case at the hearing was David Hickey, Town Engineer, Town of Wellesley, the Petitioner. Also present was Brandon Schmitt, Director of Natural Resources Commission (NRC), Town of Wellesley.

Mr. Hickey said that the request is that the Board take action on three permits; a special permit for a major construction project in a Conservation District, a special permit for a major construction project in a Water Supply Protection District, and Site Plan Approval.

Mr. Hickey said that the property is located south of the Elizabeth Seton property. He said that the existing driveway is mostly gravel. He said that all of the land is located in a Water Supply Protection District. He said that the project is located 420 feet from Bezanson Pond, 650 feet to Academy Brook, and 2,000 feet to town wells. He said that it is not subject to the Rivers Act.

Mr. Hickey said that this project has been on the radar for NRC for two years. He said that the primary concerns are that it is mostly gravel, the condition of the gravel, parts are steep, potholes and washout. He said that none of the parking spaces are marked and people park awkwardly, which can cause issues. He said that the lot can currently fit 11 cars and the intent is to expand it to 14 spaces. He said that typically there are eight to nine cars there a day.

Mr. Hickey said that the facility is located in the Centennial Park Reservation. He said that a challenge is to strike the right balance between maintenance of paving and serving users.

Mr. Hickey said that they met with NRC and the Park Department. He said that the parking field will be fairly standard and will comply with regulations. He said that the access drive is tree lined and is of variable width. He said that the plan is to widen it from 10 feet to 12 feet. He said that they will not take down trees. He said that near the middle is an elbow where there are fewer trees. He said that they will widen the driveway near the midpoint so that cars do not have to back up to allow passage. He said that if the driveway was a full two lanes, they would have to take out a lot of trees.

Mr. Hickey said that there are no heavy drainage structures proposed. He said that stormwater will be treated on the surface. He said that a pervious surface will make it easier for them to see if there are trash or washoff issues. He said that runoff will go to a bio-retention basin in the corner and overflow will run to a level spreader.

Mr. Hickey said that they met with the Design Review Board (DRB), who recommended that a granite berm be installed instead of the proposed cape cod berm to mitigate problems in a nuisance drainage area.

Mr. Hickey said that they identified a small encroachment issue of four to eight inches on private property within 50 feet of Oakland Street. He said that they will move 18 inches into the driveway to fix the encroachment.

Mr. Schmitt said that a lack of clear markings leads to problems.

Mr. Sheffield asked about intended winter use once the driveway and lot are paved and lined. He asked about snow removal if the plan is to keep it open. Mr. Hickey said that there is no plan to change what goes on now. He said that it is a secondary plow route. He said that they will open it and plow toward the gravel area. Mr. Schmitt said that activities are welcome during the winter but they will not change the priority for plowing. Mr. Levy said that the park is well used for dog walking.

Mr. Levy asked about signage. Mr. Hickey said that proposed signage will relate to ADA van accessible parking. He said that they will move an existing sign with rules for Centennial Park. Mr. Schmitt said that there is a sign that says Centennial Park. Mr. Sheffield asked if there has been any thought about interpretive signs for trails in the future. Mr. Schmitt said that last year an Eagle Scout worked on a trail map. He said that there is a map in the guide house. He said that there is currently no talk about expanding the trails.

Mr. Becker asked if any consideration had been given to making the pavement permeable. He said that this seems to be a natural place for it. Mr. Hickey said that a lot of people asked for it but two things steered them away from it. He said that what NRC had to spend was a factor. He said that when they put the project out to bid, the bids came back for more than NRC wanted to spend. He said that parts of the area are sensitive for trees. He said that they do not want to disturb them. Mr. Schmitt said that permeable pavement requires regular maintenance. He said that would increase the workload for the Department of Public Works (DPW) because they would have to vacuum it.

Mr. Sheffield said that DPW will plow the snow off of the area in the winter. Mr. Hickey said that they will either pile it or remove it.

Mr. Becker said that the construction operation appears to be mainly cut, fill and balance. He asked about importing fill. He said that the site is located in a Water Supply Protection District. He asked about sequencing. He said that this appears to be a smaller operation so there should not be a lot of trucks involved. Mr. Hickey said that the small amount of fill that will be involved in the project will come from DPW resources that have been screened for metals for which he can provide an analysis. He said that they will set up erosion controls and tree wraps and close off half of the parking lot. He said that they will put gravel in for fill of 2 inches to 10 inches. He said that there will not be more 150-200 yards of materials. He said that the little bit of cut is probably not reusable. He said that work should take two to three days. He said that they will rough grade the site and then leave. He said that a sub-contractor will do fine grading and put a binder down. He said that the sub-contractor will come back the next day for the top coat.

Mr. Sheffield asked about the potential of trucks bringing mud and debris onto the public street. He asked if there will be enough control on site so that a wheel wash is not needed. Mr. Hickey said that their biggest

struggle is scheduling. He said that this will not be a big earth moving project. He said that they can schedule construction to avoid working on the site when there is mud and dirt.

Mr. Levy said that the trash receptacles are used by dog walkers. He said that it is important that trash is disposed of properly because the site is located in a Water Supply Protection District. Mr. Hickey said that the trash receptacles are emptied on a regular basis.

Mr. Levy asked if the NRC considered having dog bags available at the park. Mr. Schmitt said that he believes that the Trails Committee puts them there. Mr. Levy said that bio-degradable bags are available now.

Mr. Levy asked if dogs are allowed off-leash. Mr. Schmitt said that they are.

Nancy Westenberg, 50 Windsor Road, asked about changing water channels. She asked if the plan is to distribute fill in the park. Mr. Hickey said that there will be no fill in the park. He said that they will not be creating new trails. Ms. Westenberg said that her concern is that when new flat areas are created, heavy rains cause massive sheeting and once a channel is created, it gets worse over time. She said that it was good to hear that this will be done during the dry period.

The Board discussed conditions for the Site Plan Approval and the two special permits.

Mr. Levy moved and Mr. Sheffield seconded the motion to close the public hearing. The Board voted unanimously to close the public hearing.

Mr. Sheffield moved and Mr. Levy seconded the motion to grant Site Plan Approval, in accordance with the submitted plans. The Board voted unanimously to grant Site Plan Approval.

Mr. Sheffield moved and Mr. Levy seconded the motion to grant a special permit for a major construction project in a Water Supply Protection District and make a finding that the proposed project will comply with the design and operation standards in Section XIVE of the Zoning Bylaw. The Board voted unanimously to grant a special permit.

The Board discussed Special Use Permit Standards.

Mr. Sheffield asked about posting a speed limit on the driveway. Mr. Hickey said that there currently is no speed limit posted on the driveway. He said that they mow the trails. He said that one trail goes to Oakland Street. He said that most pedestrians use the road. He said that there are no sidewalks on Oakland Street. He said that they can post a sign. Mr. Schmitt said that the trails are marked and blazed.

Mr. Levy asked about tick control. Mr. Schmitt said that there is no chemical application at the park.

Mr. Becker said that the Planning Board recommended approval of Site Plan Approval and the two special permits.

Mr. Levy moved and Mr. Sheffield seconded the motion to grant a special permit for a major construction project in a Conservation District and make a finding that it complies with the special use permit standards in Section XXV of the Zoning Bylaw. The Board voted unanimously to grant a special permit.