

TOWN OF WELLESLEY



MASSACHUSETTS

## ZONING BOARD OF APPEALS

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ROBERT W. LEVY  
WALTER B. ADAMS  
DEREK B. REDGATE

Thursday, October 17, 2017, 7:30 pm

Juliani Meeting Room  
Town Hall

Zoning Board of Appeals Members Present: Richard L. Seegel, Chairman  
David G. Sheffield  
Derek B. Redgate

ZBA 2017-80 WELLESLEY SPORTS CENTER, LLC/TOWN OF WELLESLEY, 900  
WORCESTER STREET

Presenting the case at the hearing were Laurence Shind, Esq., Phil Cordeiro, Brian Devellis, and Kevin Provencher.

Mr. Shind said that the WPC voted approval of an Order of Conditions at their meeting tonight. Mr. Seegel said that the Board will not have a chance to read that report tonight. He said that the Applicant should provide plans that show everything that has been required by WPC. He said that the plans should be submitted to ZBA for its records.

Mr. Seegel said that the Board received over 100 letters of support. He said that he would allow two people to people in favor of the project.

Mr. Seegel said that a lot of materials were submitted, particularly from the engineers that were hired by the WPC. He said that the materials contain information that the Board has to absorb and understand before it is able to properly deal with this.

Mr. Seegel said that the Board received a letter today from George Saraceno, Senior Engineer at DPW. He said that the Applicant will need to address those comments on a plan.

Mr. Seegel said that he reviewed some correspondence and notes from the PSI. He said that there were certain things that DRB had requested that have been rejected. He suggested that the Applicant reconsider those requests. He said that DRB is advisory to ZBA but the Board has found over the years that DRB is usually right on with comments, particularly with building design. He said that even though it may involve some dollars, this is a big project for the town and it would be a tendency of this Board to incorporate those requests in SPA. He said that the Applicant should take another look at the comments from the DRB and the Planning Board before the next meeting.

Mr. Shind said that they received the DRB recommendation with their approval with conditions. He said that the Order of Conditions was just voted tonight. He said that the DPW letter was sent today. He said that the Applicant has incorporated various engineering and design changes based on some of the comments and letters. He said that the Board requested an acoustic study on the noise generated by the mechanical equipment. He said that study was submitted.

Mr. Seegel said that this Board does not normally open a hearing until all other boards have completed their hearings and sent their information to ZBA. He said that the Board has been trying to rush this as much as they can while meeting its obligations. He said that some changes will have to be made. Mr. Shind expressed appreciation for allowing the project to come before the Board out of the normal order.

Mr. Cordeiro summarized what has changed since the September 12, 2017 hearing and outlined the next steps to advance the project. He said that the project involves a special permit for the flood plain, a special permit for a major construction project in a Water Supply Protection District and Site Plan Approval. He said that the biggest things that they had to negotiate was working with the WPC in conjunction with DPW. He said that the WPC hired a third party peer review consultant from Metrowest Engineering to iron out stormwater systems and on-site flood mitigation. He said that after a lengthy review by the Applicant, WPC, DPW and the peer review consultant, the WPC issued an Order of Conditions that requires some clarifications on the site plan, which the Applicant is fully prepared to do. He said that doing those changes will predominantly address George Saraceno's and the peer review consultant's comments.

Mr. Cordeiro said that there is a flood plain on the site that enters at the corner of Dale and Worcester Streets that floods out the rear of the property. He said that because the project fills within that zone, they had to provide storage within the zone to mitigate the loss of surface volume. He said that they also had to provide appropriate stormwater management for the building and the parking facility. He said that on a landlocked, low lying parcel with no outlet to the north, south, east or west, that became a complicated challenge with high groundwater situations occurring on approximately half of the site on the westerly side. He said that resolution was multi-faceted. He said that the building system will be comprised of clean roof runoff that will go to sub surface recharge chambers along the south, east and north side of the building. He said that due to high groundwater on the westerly side of the site, they cannot go with sub surface recharge chambers. He said that they elected to go with a porous asphalt to eliminate puddling and ponding in the parking lot and provide storage under the asphalt in a stone media. He said that in between the two will be rain gardens in the islands that are low impact development techniques. He said that green, landscaped islands will treat stormwater before it goes into the collection system. He said that, because of the inlet from the flood plain, they needed to include a way to divert water coming in from Dale and Worcester Streets in the flood conditions on Route 9 into a sub surface chamber system that retains flood waters. He said that allow it to come into the site, be stored temporarily and leave through the inlet that was created for it. He said that is a mandate under the Wetlands Protection Act. He said that have make sure that the flood waters are contained and subsequently returned back from whence they came so that they are not changing the water courses in this area.

Mr. Cordeiro said that the Board has to approve a special permit a use within a Flood Plain District. He said that through the processes with the WPC, as enforcer of bordering lands subject to flooding, which is effectively the flood plain, DPW and the peer review consultant, the approach to the flood plain has been thoroughly vetted. He said that everyone would prefer to see an open air basin hold the water, it is not feasible on the site, given the development conditions. He said that the program here was a multi-year process combined through many of the boards and residents that have resulted in the

building and the parking spaces around it, directly relating to the overlay district that was created that was approved by Town Meeting in April. He said that stormwater mitigation had to take a back seat to site development but they had to come up with strategies to fully address the regulations.

Mr. Cordeiro said that they also created a wetland replication area and flood storage zone. He said that it will create a new isolated wetland pocket separated from the existing isolated wetland by the new fire access roadway. He said that the wetland area will be constructed so that critters can use it. He said that it will be inundated with water during normal rainfalls and will recede just like the existing isolated wetland pocket. He said that the new wetland area will replicate the general nature of habitat and environmentally friendly design in the area that is available.

Mr. Cordeiro said that the project will provide adequate parking that is in compliance with the regulations. He said that it will be a traditional layout. He said that circulation is dictated by the need and necessity of the signalized intersection and improvements along Route 9 at Lexington Street. He said that the entrance needs to coordinate with the signal. He said that they worked with WPC to minimize the amount of parking. He said that, because of the nature of sporting events and how they are phased, they provided a layout that they feel is appropriate for the use of the facility. He said that they based the maximum parking on the traffic consultant's review at 320 to 325 parking spaces during peak sporting events. He said that they will provide a slight surplus of parking to accommodate overlap of events.

Mr. Cordeiro said that the building will have an operational staff to schedule events to make it work with the site. He said that they will develop a schedule in conjunction with the Town of Wellesley groups that are using the facility. He said that they will continually review and monitor how the site is used for parking and will work with the Town.

Mr. Cordeiro said that they made some modifications to the site layout plan since the September 12, 2017 public hearing, based on DRB and WPC comments. He discussed the front plaza entry. He said that it is a brick paver entry that is welcoming to the visitors and will serve as the drop off zone for parents. He said that it will have an associated bike rack and seating walls on either side. He said that the Applicant has elected to install a series of large diameter bollards that will fall in line with the sidewalk to prevent vehicles from accessing the building. He said that they did have a point of contention with DRB because they recommended that the bollards be placed right at the point of entry at the end of the plaza. He said that the Applicant has made a design stand to have them internal to the plaza because they want to make sure that it is generally accessible to all, given how much activity will take place at the front door. He said that they do not want to make movement of pedestrians and athletes restricted by the bollards. He said that they set them back one parking space distance to allow interactivity. He said that it is a difference of design opinion.

Mr. Cordeiro said that the Applicant agreed to reconstruct the sidewalk along Route 9. He said that it was previously shown on the private side of the right of way. He said that they have moved it back into the State's layout to be more in tradition with the Route 9 corridor. He said that they will keep as many existing trees as possible. He said that the trees would be entirely removed in the previous configuration. He said that DRB did not agree with the Applicant's selection of replanted materials in the previous configuration. He said that by keeping most of the existing trees, they can satisfy the DRB comments. He asked that DRB and ZBA understand that MassDOT is involved and as they solicit permits for reconstruction of the corridor for signal improvements on Route 9, MassDOT will also want to weigh in on the street trees through there. Mr. Seegel urged the Applicant to speak with the Park and Tree Division at DPW. He said that they work well with MassDOT and know which species will do well there. Mr. Cordeiro said that the Applicant worked with Cricket Vlass and revised

the planting plan several times with her input. He said that the Applicant is committed to working with the Town.

Mr. Cordeiro said that the Planning Department asked that the Applicant provide an outline of compliance with the parking bylaw with respect to screening and number of spaces. He said that he summarized those items in a memo dated October 10, 2017. He said that the parking area is in compliance with the design review guidelines and dimensional requirements. He said that they are required to provide 10 percent of the internal parking area to be open space and landscaped, which is approximately 10,900 square feet for this project. He said that the plan provides 11,300 square feet of open landscaped space consisting of landscaped end caps and rain gardens. He said that the building and the replication area are not counted. He said that the landscaped area adjacent to the building is extensive as it can be. He said that the project will be well above the criteria in terms of total open space.

Mr. Cordeiro said that Planning asked for a detail of the number of streets that are required to conform. He said that one tree for every 10 parking spaces is required, for a total of 36 trees. He said that the planting plan shows 173 trees, which is well above the requirement. He said that the project has to meet the Tree Preservation Bylaw because they will be cutting down some trees along Dale and Worcester Streets. He said that they will have to replace those trees in kind. He said that the Applicant wants to work with Dale Street residents to provide a dense vegetated buffer, which is the one thing that they asked the Applicant to provide. He said that the Applicant negotiated with the residents about fencing opportunities but their preference is vegetation.

Mr. Cordeiro said that plant species that are specific to wetland areas were selected for the wetland replication area. He said that the plantings will work well with the existing wetland area. He said that they will improve the existing isolated wetland area even though they will remove some existing tree buffer along the back of the property.

Mr. Cordeiro addressed DRB and Planning comments regarding Bayview Road. He said that Bayview Road is located approximately 40 feet above this site. He said that there is not too much that they can do for screening. He said that the best approach is to ensure that all of the trees on the back slope remain in place.

Mr. Cordeiro said that the Planning Board also had comments regarding lighting. He said that a photometric lighting plan was provided. He said that they will have appropriate LED fixtures on the site with standard levels of illumination to ensure that they are not over lighting the facility but are providing safe lighting.

Mr. Cordeiro said that the Planning Board requested that the sidewalk on the southerly side of the parking field be supplemented with an additional sidewalk in a more central location for greater pedestrian circulation through the site. He said that the Applicant's response is that they have provided appropriate circulation for pedestrians to come from the parking facility to the front door. He said that most of the athletes will be dropped off at the front door and most of the pedestrian traffic from the parking lot will be parents coming to sit in at the events. He said that the Applicant would not like to add sidewalks to the site because the project is right at the point of compliance with zoning. He said that they could lose parking spaces and compliance and they do not want to request waivers from a overlay district that was specifically created for the site. He said that it is the Applicant's opinion that they have reached the balance between buildability of the site, accessibility and compliance with the regulations.

Mr. Seegel asked if there was any way to mark up the surface of the parking lot to make a place for pedestrians coming from their cars to the building where they could be more visible. He said it could be reflective paint that they could walk between. He said that he did not see any lighting down the middle of the lot. He said that he was concerned about pedestrian safety. Mr. Cordeiro said that if the issue is to provide paint elements, that can be discussed. He said that a challenge is that the rain garden islands are part of the stormwater system. He said that they are depressed areas with specific mulch and vegetation. He said that they are trying to not encourage people to not trample through them. He said that the Applicant would rather give pedestrians the dedicated path on the southerly side to get them to the building. He said that there will be painted crosswalks to get people across. He said that additional ones can be accommodated but it will not necessarily give pedestrians a clean path to the door without keeping them in the aisle, which is what they would rather not do. He said that they would rather bring them down to a protected sidewalk rather than traipsing through a drive aisle. He said that people usually walk the shortest distance to where they want to go. He said that the Applicant wants to make sure that there is a protected path of travel and encourage its use.

Mr. Sheffield asked Mr. Cordeiro to describe a sequence of events for a vehicle arriving at the site, dropping off at the front door and then parking in one of the remote parking spaces on the north side of the site that faces Route 9. Mr. Cordeiro said that all vehicles are expected to come onto the site through the main access. He said that they expect parents to drop the athletes off at the front entry and then go into the parking field. He said that in the event that they are parked in the upper northwest corner, they may choose to use the marked sidewalk on Route 9 instead of crossing the parking lot.

Mr. Sheffield asked if the landscaped area prohibits crossing over to the sidewalk along Route 9. Mr. Cordeiro said that there will be groupings of trees but it will not be densely prohibitive. He said that there will be gaps. Mr. Seegel said that the gaps may be filled with snow in the winter. Mr. Cordeiro said that there will be no directional signage to use the sidewalk but sidewalks have been provided to get to from all parts of the site to the front door of the building. He said that snow accommodations were discussed with the WPC. He said that because of the nature of the development and the need for parking, the issue was raised. He said that there is a limited area to stockpile snow. He said that the Applicant has made the commitment that it has to be removed from the property. He said that they cannot store snow on the porous asphalt.

Mr. Sheffield said that the potential location of designated circulation to building would be nice if it is landscaped to reinforce the architectural entrance and provide an obvious access point. He said that the Board discussed at the previous hearing, at the southernmost part of the parking lot, having a walking to the building. He said that the adjacent handicapped reserved spaces could be used for pedestrian circulation. He said that the same thing could be done for the northern part of the parking lot by shifting a handicapped space to the other side. He said that point was made by the Planning Board. He said that he did not think that the parking lot works. He said that the retaining wall on the southernmost part of the site has seven spaces for parallel parking. Mr. Cordeiro said that the roadway is the minimum width to support emergency apparatus. He said that the area sandwiched between the access and the face of the retaining wall is part of the stormwater collection system. He said that there is a conveyance swale there that prohibits parking. Mr. Sheffield asked if it could be porous pavement there. Mr. Cordeiro said that there are different elements that could be considered there. He said that there is some grade there. He said that they are desperate for parking spaces in order to conform with Zoning.

Mr. Seegel asked if there is a proposed signage plan for the lot and around the building. Mr. Cordeiro said that they will permit the signs separately from Site Plan Approval. Mr. Seegel said that his concern is that some permitting of signs may be needed for Site Plan Approval for smaller signs on the ground that will help people to navigate the site. Mr. Cordeiro said that the accessible signage is

accounted for on the plan. He said that it is not a complicated site. He said that it has on building and parking. He said that the one entry door will be clearly delineated, illuminated and architecturally defined. He said that the Applicant did not think that over clutter of signage is warranted draw people in the right direction. He said that additional striping might make it clearer.

Mr. Seegel asked what percentage of the events will be at night versus daytime. Mr. Devellis said that tournament season is predominantly 4:30 to 11:30 pm. Mr. Sheffield said that tournaments do not usually have repeat customers. He said that people who come here week after week will know exactly what to do. He asked the Applicant to consider the demographics of the users of the site.

Mr. Sheffield said that the bollards will be aligned with the sidewalk. He asked if cars will drive on the paved surface. Mr. Cordeiro said that the paver area is aligned to the end of the existing spaces and it not part of the drive aisle. He said that they anticipate that the plaza will be flanked by cars who are parked closest to the building. He said that the southerly side with be accessible spaces and the northerly side will be regular spaces. He said that there will be transitional curbing at the sidewalk that will flush out as you approach the drive aisle. He said that the curbing will taper up as you go toward the building. He said that curbing will prevent vehicles from going up onto the paved area.

Mr. Redgate asked if the paved surface was designed to appease another Board. He asked if they were trying to do something else but not providing an area to pull over to the side, pop your trunk and let kids unload. Mr. Cordeiro said that some of the original plans had the drop off zone, similar to the bus drop off area. He said that the design team wanted to incorporate the proposed entrance design to provide better interest to the site.

Mr. Sheffield asked if there was a compromise location for the bollards. Devellis said that having the bollards at the edge of the paved area will cause vehicles to pull further into the drive aisle. He said that their design pulled the bollards back so that the area is free of vehicles but allows room for kids and equipment.

Mr. Redgate asked Mr. Cordeiro to discuss progress on the MassDOT access permit process. Mr. Cordeiro said that have an outside consultant from MDM Transportation who is coordinating the Route 9 signalization and corridor improvements. He said that they have held continuous discussions with the district and everyone is on board with the preliminary design. He said that they are in the hard design phase now, which means that they have completed the Route 9 detailed survey that is necessary for them to do the hard and final design. He said that as soon as that is complete, they will apply for the highway access permit. He said that it will include the striping along Route 9, the median reconfiguration, the crosswalk reconfiguration, the signal and the signalization timing. He said that it is a lengthy process but it has been well received. Mr. Redgate asked if MassDOT will provide a document that says that the project has been preliminarily approved. Mr. Cordeiro said that they provided initial correspondence through MDM but there will not be any documentation until the permit is before them. Mr. Seegel said that they often issue a 25 percent design completion. Mr. Cordeiro said that this will not go through the same procurement process. He said that it will go right to 100 percent. Mr. Seegel asked if the Applicant is utilizing town officials to help at the State level. Mr. Cordeiro said that MDM has coordinated with Dave Hickey, Town Engineer to make sure that they are synced up. He said that there are improvements currently taking place on Route 9. He said that these improvements have to be plugged in to the other improvements so that they happen in an efficient manner. Mr. Seegel said that the State Representative and Senator may be able to assist. Mr. Cordeiro said that they have not had to draw them in yet. He said that you typically call them in if you have resistance. He said that they went into the process with the support of the Town. He said that opens the doors wider when you get to MassDOT. He said that they anticipate receiving the permit in early 2018.

Mr. Seegel asked when they expect to put the first shovel in the ground for the project. Mr. Cordeiro said that the project will proceed without the DOT permit in place. He said that the hope is to have the facility open in the fall of 2018 to capture the sports seasons. He said that time is waning. He said that they have to fill slots and make the facility available. He said that the Applicant appreciates the town working with them and the rapid turnaround that they have requested but it is ultimately for the benefit of the town. He said that it is a town project that is being privately sourced. Mr. Redgate asked how quickly plans could be provided that incorporate DPW and WPC revisions. Mr. Cordeiro said that they could turn the plans around in less than a week. He said that the nature of the comments are minor technical clarifications at this point. He said that the heavy lifting is done. He said that the infrastructure is established.

Mr. Seegel asked if the Applicant is able to address the DRB and Planning Board comments tonight. Mr. Cordeiro said that they merit more discussion with this Board. He said that if they decide that a change should be made, the Applicant will commit to the changes. He said that there is a difference of design opinion between the multiple Boards. He said that the Architect selected the design of the plaza. Mr. Redgate said that DRB makes recommendations for changes and it is up to ZBA to decide if those changes should be made.

Mr. Sheffield said that it is a large building and there is not a lot of opportunity to break up the scale except with colors and textures.

Mr. Provencher displayed images to give more detail to the bollard issue. He said that there is a change in material in the paving elements between the adjacent sidewalk areas from concrete to a concrete paver. He said that the paver would be laid out in a pattern in three different colors. He said that where the pavers meet the bituminous pavement will be a flush condition. He said that a pre-cast concrete curb would be flush to contain the pavers and define the edges and hold them in place. He said that they felt that it was important to have clear area to exit vehicles and gather briefly before heading into the facility at the main entrance on the west side. He said that the design team felt strongly that the bollards should be aligned with the edge of the curb. Mr. Sheffield said that he agreed. He said that it is also a staging area going the other way for equipment coming out of the building and kids waiting to be picked up. Mr. Redgate said that he agreed with the location of the bollards. Mr. Provencher said that is where emergency responders will pull up, if necessary.

Mr. Provencher said that the DRB had a comment about the horizontal banding, which is a design element. He said that it is a painted metal panel that is overlaid over the insulated metal wall panels and has a ribbed profile with the ribs in a horizontal direction. He said that it is an accent band that carries the line of the clerestory windows at the north end of the building, turns the corner and leads to the main entrance of the facility. He said that it will terminate at the entrance. He said that there is no intent on the Applicant's part to extend the banding to the right. He said that DRB made comments that the element should be symmetrical. He said that this is a contemporary building where you do not need to balance the left with the right. Mr. Sheffield said that there is also a change in plane. Mr. Provencher said that once you are at the entrance, there is no compelling reason to extend it beyond that point. He said that it also profiles the swimming pool location. He said that there is some consideration of the massing and the programmatic elements of the building.

Mr. Sheffield said that the rest of the paneling on the building is mostly vertical. He said that the horizontal panels will catch dirt over time. Mr. Provencher said that the profile is fairly modest. He said that it will project about two inches. He said that they have used this element on other buildings. He said that the weather will take care of it on a regular basis. He said that all of the surfaces are sloped. He said that rain will run off and it will self-clean to some degree.

Mr. Provencher said that there was also a request to extend the banding on the east side. He said that heading west on Route 9, the building at 888 Worcester Street largely obscures the façade of the facility. He said that what is visible from Route 9 is roughly the area where they added the detail where it can be appreciated.

Mr. Provencher said that the north side of the building has its own approach. He said that it is the public face of the building. He said that clerestory windows are continuous across. He said that a projecting element will separate the field house from the swimming pool. He said that at the mezzanine level it will be full height glass from the floor to ceiling of curtain wall with some cornice elements at the top and at the bottom. He said that element signifies the bus drop off area. He said that the spaces that are directly adjacent to the glass are the leasable spaces and the likely tenants will be strength training, fitness center, physical therapists.

Mr. Sheffield asked about mechanical equipment on the roof. He asked what color it will be. Mr. Provencher said that they were not able to exactly match the panel color. He said that they will be applying three colors to the façade. He said that the mechanical equipment will likely be a painted steel enclosure, typically a neutral gray.

Mr. Sheffield asked if the mechanical equipment on the roof will be located by the space that it serves. Mr. Provencher said that the footprint of the building is 102,000 square feet, which is a substantial roof. He said that there will be 20 pieces of packaged roof top equipment, each with a purpose that serves that space that it is associated with. He said that DRB requested that the equipment be consolidated to a central location with a screen around it. He said that is not possible. He said that a central system does not in this type of facility. He said that there are several extreme environments. He said that the swimming pool has a high level of humidity and the ice rinks need to be cool and dry. He said that the field house will be heated and ventilated and offices and conference rooms will require air conditioning. He said that there may be an opportunity to make it more visually appealing but this is a special type of facility with special needs. He said that they plan to leave the equipment where it is.

Mr. Provencher said that DRB commented on control of solar glare. He said that there was some concern that in the swimming pool area, there may be some issues with direct sunlight on the pool deck or on the surface of the pool. He said that the primary concern is safety. He said that a concern is glare coming from the clerestory windows or reflecting off of the water into the eyes of a lifeguard. He said that there is a secondary concern about glare in a competition environment where swimmers lining up on blocks have the sun in their eyes. He said that they performed a solar analysis to describe the path of the sun and projects sunlight into the building at the point where it penetrates furthest into the building. He said that most glass is on north side, which gets very little direct sunlight because of the solar orientation. He said that the sun is in the southern sky traveling from the east in the morning to the west in the afternoon. He said that the analysis revealed that between the first week of March and the first week of October, approaching sunset, there is very little amount of light that will find its way to the pool deck. He said that it is impossible to eliminate all of the light without taking the windows away. He said that they feel that this is a non-issue in terms of safety and competitiveness. He said that there is a very limited time of the year when this could potentially be an issue.

Mr. Provencher said that to further control light the comes through these windows, they provided an example of a facility that uses a glazing product that they will use in this project. He said that it is a ceramic frit, which is a coating that is applied to glass in a series of parallel lines, each separated by clear glass. He said that technique was applied at the WPI natatorium, which was complete about three years ago. He said that it cuts down the available light by 50 percent but still provides a clear view to

the outside. He said that the overall effect is a milky white appearance. He said that there still is a visual connection to the sky and outdoors, which is very appealing when you are spending a lot of time in an indoor environment but also addresses the glare issue and the safety issue.

Mr. Sheffield said that this is a high water table area and swimming pools tend to float. He asked about accommodations for the weight of the pool. Mr. Provencher said that the proposed pool type deals with that issue particularly well. He said that the pool is stainless steel. He said that it is panelized, so it is pre-manufactured and assembled on site. He said that the perimeter of the pool are stainless steel panels that are bolted together and then bolted down to a concrete slab. Mr. Sheffield confirmed that concrete provides the ballast. Mr. Provencher said that foundation is independent of the building foundation. He said that the pool is also lined with a PVC liner. He said that when the system is fully assembled is watertight from both sides and is a type of pool that is often used in high water table environments for that very reason. He said that this pool is being re-purposed from another site.

Mr. Provencher said that an acoustic study was prepared by Cavanaugh Tocci, which is an acoustic consulting firm that the Applicant uses when there are noise issues, particularly with mechanical equipment. He said that the Applicant wanted to verify that the outdoor noise making equipment did not exceed the allowable increase in noise that is permitted by MA DEP. He said that post development, the increase in noise level may not exceed 10 decibels above ambient level. He said that the first step in that process is to take a sound reading at the site. He said that there were three sound monitors located on the east, west and south property lines. He said that the monitors were located on site on May 31, 2017 and were there for seven days. He said that they collected data for 24 hours for the week to get a baseline profile of noise as it exists today. He said that noise sources are largely traffic. He said that they take every piece of mechanical equipment that is on the roof and on the ground, get acoustic data from the manufacturers on the noise level and the octave band frequency. He said that it breaks down the noise profile to the octaves and gives the sound level for each octave. He said that continual tone is bothersome and is an item of concern.

Mr. Provencher said that there is a change in elevation of 40 feet on the south side, which is closest to the residences. He said that there is a very large piece of refrigeration equipment that is associated with the ice rinks that is called an evaporative condenser. He said that it is large and noisy. He said that after they modeled the acoustic results, it will be slightly oversized and will be equipped with a special fan that reduces the noise level. He said that over sizing it allows the fan to run at a lower speed, which also reduces the noise level. He said that this piece of equipment will require a sound barrier wall on the west, east and south sides. He said that the wall will be five feet above the top of the equipment. He said that with the adjustments and controls, they have been able to keep the noise within the allowable range. He said that all of the equipment on roof is included in the study and is modeled to be running simultaneously. He said that is 20 pieces of equipment running at the same time, which is a circumstance that is highly unlikely to happen. He said that the existing noise level on the site is between 31-33 decibels and the results of the modeling are between 41 and 43 decibels.

Mr. Sheffield said that the open side of the condenser is adjacent to a reflective surface and sound will bounce off. Mr. Provencher said that all of that was taken into account in the model. Mr. Sheffield asked if doors could be added if there was a problem. Mr. Provencher said that they would not want to do that because it could affect air flow and proper functioning of the machine. He said that Cavanaugh Tocci did look at that issue. He said that all of the building geometry and surfaces are all part of the model. He said that topography and other factors such as existing vegetation were also factored in the model.

Mr. Seegel asked if there was anyone present at the public hearing who wished to speak in favor of or opposition to the project. Mr. Cordeiro said that there is a lot of support for the project from the residents. He said that they have signed petitions in support of this and sent letters to the Board. –

Mr. Cordeiro discussed the Construction Management Plan (CMP). He said that the intention is for the project to have the least amount of impact to the town and the neighbors. He said that they are building a site development plan from the ground up and a shell building. He said that what goes inside the shell is very complicated. He said that they took a simplistic approach to construction. He said that the entrance will be off of Route 9, opposite of Lexington Street. He said that there will be a single entrance that meet all of the conditions for standard entry with stone tire scrubbers and wash down areas to make sure that materials coming into and leaving the site stay entirely on the site. He said that those elements will be incorporated in the CMP and the Stormwater Pollution Prevention Plan, which will be filed on the site once the contractors are identified. He said that once on the property, there will be two distinct areas which are dedicated for the building and the parking. He said that the intention is to start with the foundations of the building and then work the site around it. He said that the building will block off half of the site. He said that the remainder will become lay down area for building materials and site construction. He said that once it is available, they will start excavation for subsurface utilities and all of the drainage infrastructure. He said that they will be elevating the site up. He said that once they strip the existing asphalt, and that asphalt is removed it will be recycled off site. He said that they will infill the base layers with sub strata for the porous asphalt or the sub surface infiltration recharge systems for stormwater, and the flood control systems. He said that once that is completely done, the asphalt materials will be put down and they will pave over the top of it. He said that everything coming to and from the site will be from Route 9. He said that most of the vehicles will travel to Route 95. He said that all of the vehicles will travel on the main roads. He said that the site will be protected with restrictive fencing around the perimeter. He said that they will have appropriate check ins and managers at the entrance to maintain the process. He said that they anticipated using a standard chain link construction fence but they can add a scrim if the Board asks for it. Mr. Seegel said that screening the site will be less distracting for traffic on Route 9 if they cannot see into the project site. Mr. Sheffield said that a scrim will also help with dust control. Mr. Cordeiro said that they can work that into the program. He said that he was just corrected that fencing will be along two sides of the site and not on the back at the steep slope. Paul Griffin, Project Manager, said that they would only want screening in the areas where it would be a problem. He said that they would not necessarily put the fabric on all sides.

Mr. Seegel asked about agreements with MassDOT regarding the length of the turning lane. He said that there will be several trucks coming in simultaneously. Mr. Cordeiro said that there is no particular agreement with MassDOT. He said that they believe that they can queue up two trucks in the existing queue lane. He said that the project would not warrant repetitive stacking. He said that Mr. Griffin will be responsible for scheduling deliveries. Mr. Seegel said that the CMP should discuss how trucks a day there will be during phases of construction, what direction the construction vehicles are anticipated to be coming from, the hours expected, where materials will be laid out on the site, and where construction employees will park their vehicles. He said that there are good examples of CMP's available in the Zoning Office. Mr. Cordeiro said that they will iron out all of that information for the Board's record. He said that employee parking will be on site. He said that there will be a trailer on site for Management during construction. He said that stockpiling materials is likely to occur on the westerly portion of the site while the building is going up on the easterly portion. He said that hours of operation will be Monday to Friday, from 7 am to 5 pm, with noisy equipment starting slightly later, in deference to the neighbors. He said that there will be someone on site early to keep the heavy noise down. Mr. Seegel said that all of that should be set forth in the CMP. Mr. Cordeiro said that there is a request to occasionally work on Saturdays from 8 am to 3 pm, as needs of the project arise. He said that Mr. Griffin will be in charge of scheduling deliveries and staging of materials. He said that the

site is located in a groundwater protection overlay district, so they have to make sure that everything is contained on the site and they do not introduce the possibility of contaminants to enter or leave the site. He said that they do have a long term pollution prevention plan that was a requirement for the Notice of Intent for the WPC. He said that it addresses handling chemicals, oils, paints, gases, etc. He said that they recognize the limitations of doing anything in close proximity to the isolated wetland pocket and that there is a prohibitive 100 foot buffer that they have to stay out of. He said that they will file a Stormwater Pollution Prevention plan with the EPA that includes temporary and permanent stabilization of stockpiles, protection of stockpiles from erosion, protection from wind erosion, particularly dust, the need to ensure that routine watering of the site is happening. He said that everything that is needed to happen on the site will stay on the site. Mr. Sheffield asked about restrictions for refueling on site. Mr. Cordeiro said that once the large machines are on site, they like to keep them there. He asked about putting down pads or liners. Mr. Seegel said that they can describe that in the CMP and the Board will look at. Mr. Redgate said that it should be placed in areas other than the protected area. Mr. Cordeiro said that there is not much choice about where to do it because of the wetlands and flood plain. He said that the porous asphalt on the westerly side of the site will have to be protected so that it does not become overly compacted. He said that they end up with a pie shaped sliver of land along Route 9. Mr. Seegel asked if there will be more than one trailer on site. Mr. Provencher said that they expect to have multiple trailers on site because of the scale of the project. Mr. Cordeiro said that the Applicant needs to come up with a strategy to advance this so that they can get into the ground as soon as possible.

Mr. Sheffield confirmed that there will be a sign with public information on the site that lists emergency phone numbers and website.

The Board discussed meeting with the Applicant after it receives the information that it requested at the hearing tonight. Mr. Cordeiro said that the Applicant can have all of the information ready for next week.

Mr. Redgate summarized where the Board was at in the Site Plan Approval process. He said that the Board received information from DPW and the WPC today. He said that the Board would need to see revised plans that address both of their concerns. He said that the Board had concerns about pedestrian circulation on the site. He said that revised plans should include the improvements that were discussed. He said that the Board addressed the DRB comments. He said that the Board addressed concerns about noise. He said that off site traffic was discussed at the previous hearing and information from the PSI was circulated. He said that off-site traffic has been adequately addressed. He said that the Board would like to see a beefed up version of the CMP submitted with the revised plans. He said that the refueling area should be included in the plans. He said that the Photometrics Plan addressed site lighting. He said that implementation of that plan will be a condition of approval. He said that a copy of the MassDOT access permit and the NPDES permit should be submitted to the Board and the Town Engineer.

Mr. Sheffield asked if the outdoor site lighting can be adjusted if it is too bright. Mr. Provencher said that they will be LED fixtures. He said that he did not have that information tonight. Mr. Cordeiro said that if they cannot reduce illumination on the fixtures, they can selectively shut down some of them to lower the levels. Mr. Sheffield said that the Board would be interested in seeing a program in that regard.

Mr. Seegel asked if it is possible to have attendants directing traffic in the parking during large events. Mr. Devellis said that they can use flagmen.

Mr. Seegel said that he is concerned about snow and ice in the winter. Mr. Cordeiro said that they made agreements with the WPC. He said that porous asphalt needs a lot of maintenance. He said that it cannot absorb a lot of salt and it cannot absorb sand. He said that the Applicant has agreed to a reduced salt program for the entire site so that there was no confusion for the vendors. He said that the site will be designated for reduced salt throughout. He said that they will have to learn as they grow to see if the program is adequate. Mr. Seegel asked about dealing with snow during construction. Mr. Cordeiro said that the goal is to get the building and foundation in first. He said that it is likely that they will not have pavement this season, so they will not run into the icing concerns now. He said that would be more of a finish condition at the end.

Catherine Johnson said that most of the trucks will be traveling westbound on Route 9 to make a left turn into the site and the new queue lane will not be complete until a permit is issued for a traffic light. She asked that the CMP address how the trucks will queue to make the turn, if there will be flagmen, and how trucks will reverse direction. Mr. Cordeiro said that they will have operational control over the site in terms of coordination of deliveries. He said that if conditions warrant it, they can coordinate with Wellesley or State Police to get trucks into the site. He said that in that case they would coordinate a much larger delivery of materials to be more effective.

Mr. Seegel asked about fill being brought to the site. Mr. Cordeiro said that there will be approximately two feet of structural fill to raise the site. - Seegel -

The Board discussed scheduling the next meeting. Mr. Cordeiro said that they will coordinate with George Saraceno to make him aware of the changes.

Mr. Redgate moved and Mr. Sheffield seconded the motion to continue to October 26, 2017 at 8:30 am. The Board voted unanimously to continue to October 26, 2017.

As there was no further business to come before the Board, the hearing was adjourned at 9:45 pm.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary