

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

Thursday, October 26, 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

Present were Laurence Shind, Esq., Phil Cordeiro, Brian Devellis, Ken Provencher and Paul Griffin.

Mr. Sheffield asked about anticipated parking for non-event, daily routines for the facility. Mr. Devellis said that they anticipate that parking will be for less than 100. He said that there will be 12 full time staff present.

Mr. Sheffield asked that access to the landing pad be painted to make it symmetrical.

Mr. Sheffield said that the Planting Plan shows plants in the parking spaces. He asked about planting on the north islands. Mr. Devellis said that the islands will be all be planted.

Mr. Sheffield asked about night setback for the mechanical equipment for maintenance of the ice rinks and pools. Mr. Devellis said that noise from the equipment will be a dull hum. He said that the last ice sheet is at 11 pm and the ice temperature is raised at 11:30 pm. Mr. Sheffield asked if any sound attenuation can be applied after the fact. Mr. Provencher said that the condenser on the ground is the biggest concern and it will have sound barriers. He said that the speed of the fan is configurable for low sound options. Mr. Seegel said that the Board may want to retain jurisdiction in case issues come up after the facility is operational. Mr. Provencher said that the MA DEP regulatory statute permits an increase of 10 decibels. He said that data for the acoustic report was 24/7 data. He said that they could take sound measurements in the future and make a comparison. Mr. Redgate said that the noise could be monitored for six months after the facility becomes operational. Mr. Griffin said that the equipment is at the back where there is a 40 foot elevation change that is dense with trees and brush. He said that he would be surprised if noise from the mechanical equipment becomes an issue. Mr. Provencher said that other than the dehumidifiers for the pool, the equipment will be for control of the environment in the other spaces. He said that equipment will be programmed with night time setbacks. He said that

the modeling had every piece of equipment running simultaneously and they were within the allowable 10 decibels. He said that they took a conservative approach in the acoustic model.

Mr. Seegel said that the Planning Board discussed hours of operation in the PSI. Mr. Devellis said that staff will arrive at 5:30 am and first ice will be at 6 am. He said that last ice is at 11 pm. He said that staff will close the building at 12:30 am. He said that they can stagger the lights shut off. He said that there will be some security lighting.

Mr. Cordeiro said that he worked extensively with DPW since last week. He said that they have satisfied Mr. Saraceno's comments and he has submitted a letter. He said that they identified changes to the site plan related to pedestrian circulation.

Mr. Sheffield discussed paint striping mirroring the striping on the north side of the entry plaza. He said that there is a detail on the southeast corner for access into the fire lane. He asked if it should be striped for no parking. Mr. Cordeiro said that they can put signage there for no parking.

Mr. Seegel said that the Applicant may want to apply for a special permit for a larger sign on the fence. He said that it should be larger than 12 square feet to be effective.

Mr. Sheffield asked about a website. Mr. Devellis said that the website is already up and will be updated.

Mr. Sheffield asked what will happen if people want to park on Lexington and Beechwood Roads to access the facility. Mr. Devellis said that enforcement of no parking there was approved under PSI. – no parking there. He said that notices will go out with lease agreements. He said that buses will not be allowed to remain on site.

Mr. Shind said that PSI requires a follow up traffic study on parking and site circulation between October 31 and March 31 of the first year of operation, then a secondary study after two years. Mr. Redgate as if use of compact spaces will be reviewed. He said that they will be inefficiently parked because people do not park in the lines. He said that the spaces could be re-striped if there is a problem.

Mr. Sheffield asked about temporary banners and flagpoles. Mr. Devellis said that they will come back for that at a later time.

Mr. Sheffield asked about the illuminated sign. He said that there was some push back on that. Mr. Devellis said that the sign can be helpful. He said that they can work with the town on the message. He said that other facilities have used them for amber alerts.

Mr. Redgate asked about construction while working with MassDOT. Mr. Devellis said that the goal is to have MassDOT approval during the first phase of occupancy. He said that MassDOT has been good to work with. He said that because hockey is seasonal, the goal is to get occupancy for the rink a year from now. Mr. Redgate confirmed that the plan is to open the two rinks first and the pool and other spaces afterwards. Mr. Devellis said that the turf in the field house will be done last. Mr. Shind said that the PSI required that signalization be installed prior to issuance of a Certificate of Occupancy. Mr. Seegel discussed inserting a condition for Police details before the traffic light is installed.

Mr. Redgate said that the Planning Board did a good job of conditioning its approval.

Mr. Seegel said that he still has concerns about pedestrians in the northern end of the parking lot. Mr. Cordeiro said that it is approximately 330 feet to the front door from the northwest corner. He said that they looked at running a sidewalk parallel to main entrance from the Route 9 sidewalk. He said that grade changes prohibited that. He said that they would have to construct a retaining wall to do that. He said that there will be a striped crosswalk for the sidewalk on route 9. He said that the intent is for pedestrians to walk along the asphalt to the sidewalk and crosswalks. He said that they anticipate the athletes being dropped off and just parents walking from their cars. He said that the intent is to keep people internal to the site.

Mr. Redgate asked if there will be push buttons for the traffic light. Mr. Cordeiro said that there will be push buttons for directions. He said that MDM factored in island refuge spots for safe passage across Route 9.

Mr. Redgate confirmed that the Order of Conditions was approved and that the revised plans match the Order of Conditions.

Mr. Sheffield asked about the location of the construction trailers. Mr. Cordeiro said that they will be located at the front of the site. He said that the personnel parking area will shift.

Mr. Redgate discussed incorporating the PSI and Order of Conditions as part of Site Plan Approval.

Mr. Redgate said that a copy of the Stormwater Pollution Prevention Plan should be submitted to Engineering.

Mr. Seegel said that the requirements for the Water Supply Protection District and the Flood Plain District have been satisfied. He moved and Mr. Redgate seconded the motion to grant a Special Permit pursuant to Section XIVB of the Zoning Bylaw for a major construction project in a Flood Plain District. The Board voted unanimously to grant a Special Permit for a major construction project in a Flood Plain District.

Mr. Seegel moved and Mr. Redgate seconded the motion to grant a Special Permit pursuant to Section XIVE of the Zoning Bylaw for a major construction project in a Water Supply Protection District. The Board voted unanimously to grant a Special Permit for a major construction project in a Water Supply Protection District.

Mr. Sheffield moved and Mr. Redgate seconded the motion to grant Site Plan Approval, in accordance with the plans dated 10/23/17, pending formalization of conditions. The Board voted unanimously to grant Site Plan Approval, pending formalization of conditions.

Mr. Redgate said that the conditions will reference materials that were submitted. Mr. Seegel said that the Board will also insert standard conditions.

The Board voted unanimously to schedule a public meeting for Friday, November 3, 2017 at 8:30 am.

As there was no further business to come before the Board, the meeting was adjourned at 9:15 am.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary