



## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

RICHARD L. SEEDEL, CHAIRMAN  
J. RANDOLPH BECKER, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208  
Web: [www.wellesleyma.gov](http://www.wellesleyma.gov)

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

Friday, December 15, 2017, 9:30 am

Juliani Meeting Room  
Town Hall

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

ZBA 2017-92, DEJEU, BORIC, KLINGMEYER, 28, 30 & 32 RIVER RIDGE

Mr. Seegel said that he read Mr. Himmelberger's letter and thought that the motions looked fine.

Mr. Sheffield said that the background is to help 28 become a real property that benefits 30 because of the side yard increase and 32 removes a nonconformity. He said that it does not change the marketability for 32 but does for the others. He said that it straightens out existing problems where there may not be other ways to straighten them out.

Mr. Becker said that he had no trouble with the concepts but was concerned about the motions being framed as boundaries between properties. He said that something should be added that talks about specific relief, not a general variance from Table 3. He said that relief for 28 River Ridge will be for 31 feet of frontage where 90 feet is required. He said that the existing house will be razed. He said that relief for 30 River Ridge is for 24 feet of frontage, with a front yard setback of 23.4 feet and a right side yard setback of 1.62 feet. He said relief for a 3,784 square foot lot with 15 feet of frontage, a 3.7 foot right side yard setback and a 5.1 foot rear yard setback. He said that the existing sheds will be conforming if they are 100 square feet or less.

Mr. Becker moved and Mr. Sheffield seconded the motion to grant a variance for the property at 28 River Ridge to decrease the existing frontage of 45 feet to 31 feet where 90 feet is required, as literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the Petitioner owing to circumstances related to shape of the lot, especially affecting such land or structures but not generally affecting the zoning district in which it is located; and the hardship has not been self-created; and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw, subject to the condition that the existing nonconforming structure shall be razed, effective upon recording of an ANR or Subdivision plan that has been approved by the Planning Department. The Board voted unanimously to grant a variance.

Mr. Becker moved and Mr. Sheffield seconded the motion to grant a variance for the property at 30 River Ridge to increase the existing frontage of 10 feet to 24 feet where 90 feet is required, to maintain the existing front yard setback of 23.4 feet where 30 feet is required and increase the existing side yard setback of .33 feet to 1.62 feet where 20 feet is required, as literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the Petitioner owing to circumstances related to shape of the lot, especially affecting such land or structures but not generally affecting the zoning district in which it is located; and the hardship has not been self-created; and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw. The Board voted unanimously to grant a variance.

Mr. Becker moved and Mr. Sheffield seconded the motion to grant a variance for the property located at 32 River Ridge to increase existing lot size of 3,758 square feet to 3,784 square feet in a district in which the minimum lot size is 10,000 square feet, to maintain existing frontage of 15 feet where 90 feet is required, maintain an existing right side yard setback of 3.7 feet where 20 feet is required and maintain a rear yard setback of 5.1 where 18 feet is required, as literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the Petitioner owing to circumstances related to shape of the lot, especially affecting such land or structures but not generally affecting the zoning district in which it is located; and the hardship has not been self-created; and desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw. The Board voted unanimously to grant a variance.

The Board said that the decision as to whether the Petitioner will have to come back before the Board to construct a new conforming dwelling on the property at 28 River Ridge will be subject to a determination by the Building Inspector.

#### ZBA 2017-99, WELLESLEY COLLEGE, 106 CENTRAL STREET

Present at the meeting were Justin Mosca, VHB, David Conway, Nitsch Engineering, Chris Ridge, Wellesley College, Carl Franceschi, DRA Architects, Miranda Volpicelli, VHB, and Michelle Maheu, Wellesley College.

Mr. Mosca said that VHB issued a response to questions from ZBA.

Mr. Seegel said that construction workers will park on site. He asked about plans to contain spills from vehicles. Mr. Mosca said that the site will be over the existing parking lot that is designed to handle that. He said that there will be fewer cars at the site because they will be displaced by the modulars.

Mr. Seegel asked when the oversized trailers will be brought to the site. Mr. Mosca said that they will be brought in between 9 am and 6 pm. He said that they will most likely be brought in from the west on Route 135. He said that they will have to get MassDOT approval on State roads. He said that is the route that was used for the recent Pendleton Project.

Mr. Seegel said that he was concerned about the weight of the trailers on the existing parking lot. Mr. Mosca said that a foundation system will be going in.

Mr. Sheffield confirmed that runoff will drain to an existing system. Mr. Conway said that there will be underground storage for some of the trailers. He said that the lot will be restored when the trailers are removed. Mr. Sheffield said that care must be taken to not block catch basins. Mr. Conway said that they will mark the utilities. He said that the drainage system will be cleaned and inspected so that everything works as it is supposed to.

Mr. Becker said that the Applicant appears to have relied on national standards rather than language from Wellesley Zoning Bylaw for a Water Supply Protection District (WSPD).

Mr. Sheffield asked about temporary directional signs. Mr. Conway said that the new loading dock may have a small sign. He said that the Science Center will remain in its current location. Ms. Maheu said that there will be construction traffic directions and delivery signs. Mr. Sheffield said that because the project is located on campus, they will not need a large construction sign at the site for the public. Ms. Maheu said that there will be fencing around the project site. Mr. Sheffield said that there is typically a sign with contact numbers on it. Mr. Conway said that the Stormwater Pollution Prevention Plan describes a sign director at the job trailer with contact information and numbers. –

Mr. Sheffield asked about additional security lighting. Ms. Maheu said that there will be lights on the trailers and the walkways. She said that the campus police will monitor the site. Mr. Conway said that there will not be any major construction lighting. Mr. Mosca said that existing lights will be maintained.

Mr. Conway said that they met with the Fire Department to discuss access.

Mr. Becker discussed proposed conditions. Mr. Mosca questioned the limit of Saturday work to 4 pm. Mr. Becker said that the limit just for exterior work. Ms. Maheu said that limitation may cause problems because of a tight construction schedule. Mr. Mosca asked if the limit could be extended to 6 pm on Saturdays. Ms. Maheu said that the site is internal to the campus. The Board members agreed to the 6 pm limit to work on Saturdays.

Mr. Becker said that proposed design condition #6 addresses issues in the WSPD. He said that they will be using the existing infrastructure to meet the requirements of the bylaw. He said that the Board will need assurances that any fill meets the requirements and standards under the WSPD bylaw. He asked who would be appropriate to supervise that. Ms. Maheu said that the College has an Environmental Health & Safety Director, who would be responsible.

Mr. Sheffield asked about grease traps in the existing stormwater system. He said that there will be construction vehicles in the WSPD. Mr. Becker discussed adding language about construction vehicles refueling on site. Mr. Sheffield said that this type of construction involves a limited time for heavy construction vehicles.

Mr. Seegel said that all equipment should be brought in from Route 135 in Natick.

The Board discussed the temporary nature of the completed project. The Board discussed calling the units modular so as not to confuse them with trailers that are referenced in bylaw language.

Mr. Becker moved and Mr. Sheffield seconded the motion to grant Site Plan Approval, subject to the conditions that were presented and modified at the public meeting. The Board voted unanimously to grant Site Plan Approval.

Mr. Becker moved and Mr. Seegel seconded the motion to grant a special permit for a major construction project in a WSPD. The Board voted unanimously to grant a special permit.

Mr. Mosca discussed scheduling two Site Plan Approvals in January. He said that the timing of the building permit requires them to get onto the ZBA agenda in January. Mr. Seegel said that the Board will hold a public hearing on Thursday, January 11, 2018.

As there was no further business to come before the Board, the public meeting was adjourned at 10:35 am.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary

DRAFT