
Section 1
Application Forms

Site Plan Review
HUNNEWELL FIELD SOFTBALL
RENOVATION PROJECT

TOWN OF WELLESLEY



MASSACHUSETTS

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

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Executive Secretary
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(781) 431-1019 Ext. 2208

ROBERT W. LEVY
WALTER B. ADAMS
DEREK REDGATE

Date: May 2, 2019

ZBA: 2019-59

Petition for:	Residential Fee	Commercial & Municipal Fee
Variance	_____ \$200	*N/A
Special Permit	_____ \$200	*N/A \$500
Special Permit/Findings	_____ \$200	_____
Special Permit Renewals	_____ \$150	_____
Signs	_____	_____ \$300
Site Plan Approval without PSI	_____	*N/A \$2,000 & Fire Department Consulting Fee
Site Plan Approval with PSI	_____	_____ \$3,500
Appeals	_____ \$200	_____ \$300
Comprehensive Permit	_____	_____ \$750
Publication & Mailing Fees/All Petitions	\$25	\$25
Petitioner assumes all costs for Peer Review	*Fee Waiver requested by petitioner and granted	

Property Location: 438 WASH. Street Zoning District: PARKS, RECREATION & CONSERVATION

Property located in a:

Historic District	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
Wetlands Protection Area	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Water Supply Protection District	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

Applicable Section(s) of the Zoning Bylaw: Section XVIA Project Approval & Section XXV Special Permit

Explanation of Request:
Site Plan Approval for Hunnewell Field Softball Renovation project including: Hunnewell Field and Lee Field reconstruction with new dugouts, infield, fencing, drainage, stonedust surface, bleachers, turf renovation, new culvert, construction wetland and extensive landscaping and miscellaneous site upgrades.

Requested Relief:

_____ Lot Area	_____ Front Yard Depth (Street Setback)
_____ Lot Coverage	_____ Side Yard Width (Side Line Setback)
_____ Frontage	_____ Rear Yard Depth (Rear Line Setback)
_____ Front Yard Width	Other _____

OWNER OF PROPERTY: Town of Wellesley Natural Resources Commission

MAILING ADDRESS: 525 Washington Street, Wellesley, MA 02482

PHONE: WORK: 781-431-1019 HOME: N/A

SIGNATURE OF OWNER: B. G. Smith c/o NATURAL RESOURCES COMMISSION

PETITIONER (If different than Owner): _____

MAILING ADDRESS: _____

**TOWN OF WELLESLEY
ZONING BOARD OF APPEALS
SITE PLAN APPROVAL REVIEW
PLANS AND SUBMITTAL CHECKLIST**

Plans and submittals for site plan approval review are submitted to the Department of Public Works for its review and approval on behalf of the Zoning Board of Appeals shall contain the items listed in this checklist. Electric plans will be reviewed by representatives of the Wellesley Municipal Light Plant.

<u>PLANS</u>	<u>CHECK</u>
1. EXISTING SITE FEATURES PLAN	
a) Location, type, size or dimension of existing trees and rock masses	✓
b) Surface drainage and topography with one foot contours	✓
c) Property lines, zoning districts, adjacent roadways, historical or archeological features	✓
d) Rights of way and easements (temporary and permanent)	✓
e) Wetlands and floodplains	✓
f) Adjacent public, footpaths, trails and other natural or man-made features such as walls and fences	✓
g) Plan to be Scale 1" = 40' or larger	✓
h) Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	✓
2. SITE PLAN DEVELOPMENT	
a) Building locations, finish floor elevations at basement and first floor	✓
b) Grading detail for entire site with existing and proposed contours	✓
c) Existing and proposed curb cuts, design as per Town Policy by Board of Selectmen dated 5/15/73	✓
d) Property lines and easement lines	✓
e) All elevations on the Town of Wellesley datum base	✓
f) North directional arrows shall be provided and point due north	✓
g) Plan must be stamped, dated and signed by a Registered Architect, Registered Land Surveyor or Professional Engineer in the Commonwealth of Massachusetts	✓
3. PLOT PLAN	
a) Existing buildings and structures	✓
b) Proposed structure(s) including all dimensions and distances from front, rear and side property lines	✓
c) Area of lot or lots included in the project	✓
d) Zoning district lines and portion of lot in different zoning district (if applicable)	✓
e) Names of all abutters as they appear on the most recent tax list	✓
f) The location of all permanent survey monuments	✓
g) Not less than 3 permanent benchmarks, preferably triangulated, shall be shown	✓
h) Plan must be stamped, dated and signed by a Registered Land Surveyor in the Commonwealth of Massachusetts	✓

4. GRADING AND DRAINAGE PLAN

a)	Existing and proposed contours in one foot intervals of elevation	✓
b)	Location of existing and proposed storm drainage structures	✓
c)	Profile showing proposed utilities in relation to the ground surface	✓
d)	Erosion control measures such as haybales and siltation fencing	✓
e)	Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts	✓

5. UTILITIES SITE PLAN

a)	Building location and elevations	✓
b)	Existing utilities on project site and in abutting street	✓
c)	Location, depth, size, (slope where applicable) and material of:	✓
	• Water service and hydrants	✓
	• Gas service	N/A
	• Sanitary sewer connection (pipe to be SRD-35 PVC, green)	N/A
	• Storm drain installations	✓
	• Electric service	N/A
	• Fire alarm connection	N/A
	• Telephone service	N/A
d)	Number utility structures such as manholes and catch basins for identification purposes	✓
e)	Detail specifications for installation of all utilities including street pavement restoration as per current DPW standards	✓
f)	Flow direction arrows on drain and sewer lines	✓
g)	Plan must be stamped, dated and signed by a Registered Professional Engineer in the Commonwealth of Massachusetts	✓

6. LANDSCAPING/PARKING PLAN

a)	Proposed landscaping of property	✓
b)	Size, type and location of proposed plant materials with botanical names	✓
c)	Consider the impact for plantings at their maturity size as relates to sight distances	✓
d)	Landscaping plan shall be coordinated with the grading plan	✓
e)	Tree planting and shrub planting details	✓
f)	Hardscape details such as walkways and patios	✓
g)	See attached listing of undesirable plants as prepared by the Town Horticulturalist	✓
h)	Plan must be stamped, dated and signed by a Registered Landscape Architect in the Commonwealth of Massachusetts	✓
i)	No bushes or trees of any kind shall be planted within 10 feet in any direction of a Fire Department connection or a Master Fire Alarm box. Connections include hydrants, standpipes and sprinkler feeds on the outside of buildings.	✓
j)	Parking lot plans shall include dimensions of parking spaces, maneuvering aisles, islands, turning radii, percentage of landscaped open space, percentage of interior landscaping, appropriate number of handicapped parking spaces, and directional flow arrows. All parking spaces shall be numbered	N/A

7. ARCHITECTURAL PLANS

a) Proposed floor plans	N/A
b) Elevations of all sides of all buildings	N/A
c) Sections identifying type and exterior finish of proposed buildings	N/A
d) Plan must be stamped, dated and signed by a Registered Architect in the Commonwealth of Massachusetts	N/A

8. SUBSURFACE CONDITIONS PLAN

a) Boring location with boring numbers	✓
b) Boring logs	✓
c) Ledge encountered and depth	N/A
d) Water encountered and depth	N/A
e) Percolation test info (if applicable)	N/A

9. UTILITIES DETAIL PLAN

a) Structure details	N/A
• Sanitary sewer manholes	✓
• Drain manholes, detention structures, etc.	N/A
• Catchbasins (gas and oil separators required at parking lots)	N/A
• Outside grease trap if restaurant is proposed	N/A
b) Plumbing details	N/A
• Water service size and entrance location	N/A
• Water meter size, location and piping detail	N/A
• Size and location of water service backflow protection devices (if applicable)	N/A
• Sanitary sewer size and entrance location with elevations	N/A
• Size and location of sanitary sewer check valves (if applicable)	N/A
• Oil/water separators and MDC gas traps (if applicable)	N/A
• Pumping equipment (if applicable)	N/A
c) Electrical Details	N/A
• Location service entrance	N/A
• Size of Service	N/A
• Meter location and switchgear arrangement	N/A
• Provision for future expansion	N/A
• Transformer size and facilities for pad or vault room	N/A
• Data including load requirements	N/A

GENERAL PLAN COMMENTS

a)	All plans must be stamped, signed and dated by a Registered Professional Engineer, or Architect in the Commonwealth of Massachusetts responsible for the particular plan's contents	✓
b)	Title Blocks shall provide the name of project, job site location, architects and engineer responsible for plan contents, date and plan scale	✓
c)	All plans must be numbered and titled	✓
d)	All dates of revisions shall be included	✓
e)	Provide retaining wall design details	✓
f)	Provide locus plan drawn at a scale of 1" = 500' showing the relation of the project to adjoining properties within a radius of ¼ mile	✓
g)	The cover sheet shall provide the names, mailing addresses and phone numbers of the land owner, building owner, architects and engineers and project contact person, and Table of Contents	✓
h)	Location of all mechanical systems must be shown	✓

SUBMITTALS

a)	Drain calculations showing capacities of the existing and proposed drain systems	✓
b)	Runoff calculations for the 10, 25 and 100 year storm event for storm drains, leaching basins or holding areas	✓
c)	Post development rate of peak runoff less than pre-development rate of peak runoff	✓
d)	Information showing that the DEP Stormwater Management Standards will be met	✓
e)	Operation and maintenance plan for drainage system	✓
f)	Evaluation of existing municipal systems capacities	✓
g)	Quantification and documentation of infiltration/inflow reduction measures	N/A
h)	Quantification and documentation of water conservation measures	N/A
i)	Written statement from a Registered Professional Engineer in the Commonwealth of Massachusetts regarding the adequacy of the water flow for the fire protection system	N/A
j)	Construction area to be fenced	✓
k)	Traffic Management Plan during construction period	✓
l)	Area of construction worker and equipment parking	✓
m)	Materials staging area	✓

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OFFICIAL DEVELOPMENT PROSPECTUS

Applicable to Major Construction Projects
Submitted Under Section XVIA of the Zoning Bylaw
and Comprehensive Permit Projects Submitted
Under Chapter 40B

Date: May 2, 2019

Year/Number: 2019-

I. IDENTIFICATION

Petitioner: Town of Wellesley Natural Resources Commission

Address: 525 Washington Street, Wellesley MA 02482

Telephone: 781-431-1019

Land Owner of Record: Town of Wellesley Natural Resources Commission

Location of Property: 438 Washington Street

Proposed Use of Property: Playing Fields (Existing and Proposed)

Zoning Districts: (Including all overlay districts)

Parks, Recreation, & Conservation Districts

Are any other special permits or variances, other Site Plan Approval
required for this project? Yes _____ No x

If yes, what is required? N/A

Describe in detail the plan to be executed under the appropriate categories below

1. Land Area Limit of Work 190,942 square feet (4.39 acres)
2. Square footage of proposed construction footprint 190,942
3. Square footage of existing building footprint N/A
4. Square footage of total structure footprint 1,760
5. Total floor area of existing building N/A
6. Total floor area of proposed construction 1,760
7. Total floor area after proposed construction completed 1,760
8. Floor area ratio: (Commercial) N/A
9. Number of Buildings (2) 11'x40' Dugout at Lee Field, (2) 11'x40' Dugout at Hunnewell Field.
10. Number of Stories of each Building Single Story
11. Height of each Building 10'
12. Number of Parking Spaces: (Existing/Proposed) NO PARKING CHANGES
 Standard 31 / 31 Compact 0 / 0 Handicapped 2 / 2
 Covered 0 / 0 Open 0 / 0
 Total (Existing and proposed) 33/33
 Total Number Required Project not subject to quantity reqs
13. Number of handicapped sidewalk curb cuts provided No new provided
14. Lot coverage in square feet (%) No change

	Before	After
1) Buildings	(0)	(1,760)
2) Drives & Parking	(N/A)	(N/A)
3) Other uses (Walkways and Paths)	(N/A)	(N/A)
15. Open Space

1) Landscaped area	(64,233)	(64,233)
2) Natural (i.e. woods, fields)	(0)	(0)
3) Recreational	(126,709)	(126,709)

A. Residential Construction N/A

1. Number of Dwelling Units

Efficiency _____ One Bedroom _____ Two Bedroom _____
Three Bedroom _____ Other _____

2. How many units will be provided with handicapped access to bathrooms, toilets, entrances, egresses, etc.? _____

3. Density in square feet of land per dwelling unit.

Existing _____ Proposed _____

4. Density in square feet of land per person:

Existing _____ Proposed _____

III. TRAFFIC IMPACT ANALYSIS AND DATA N/A

(Explain basis for data entered)

If, as a result of the proposed construction, the following conditions will exist, Questions 1-5 must be answered:

a. If the floor area of the building exceeds 10,000 sf; or

b. If 50 or more vehicle trips will be generated by the completed project in any single hour of the day.

1. Projected traffic generation of proposed new development: N/A

a. Peak Day In Out Total

24-Hour _____
AM Peak Hour _____
PM Peak Hour _____

b. Typical or Average Day

24-Hour _____
AM Peak Hour _____
PM Peak Hour _____

2. Current two-way traffic flows on frontage street(s):

24 Hour AM Peak Hour PM Peak Hour

Street Data not collected, no change in traffic flows

Street _____

3. Data compiled by: N/A

4. Date of data compilation: N/A

5. Comment on adequacy of drive entrances & exits with respect to sight distance and other traffic operations considerations on frontage street(s)

Locations through which 30 or more vehicles approach from a single direction in any single hour of the day.

(List intersections and operational problems):

Existing drive entrances & exits have adequate site distances to on-coming traffic along the streets adjacent to the project area.

List possible hazardous pedestrian and bicycle crossings:

N/A

6. Has a separate Traffic Study been submitted? Yes _____ No X

IV. PUBLIC UTILITIES - (Quantitative, state basis for data entered)

- A. Estimated water consumption N/A gal/day
- B. Number of Fire Hydrants - existing within 200 ft 2 Proposed 0
- C. Estimated discharge to sewer system N/A gal/day
- D. Sewer Disposal - will any proposed on-site individual sewage disposal systems be designed to receive more than 110 gallons of sewage per quarter acre per day? Yes _____ No X
- E. Refuse disposal 0 lbs./ day
1. Proposed method of handling _____
2. What provisions will be made to facilitate the recycling of solid waste? _____
- F. Service Voltage N/A Service Amperage N/A
1. Estimated peak electrical consumption N/A
- a. Heating Season N/A b. Cooling Season N/A
2. Estimated annual electric energy consumption N/A
3. Three Phase Service N/A Single Phase Service _____
- G. Are energy efficient appliances to be used? N/A
- H. What R-Factors will be used in insulation and glazing for walls and ceilings? N/A

I. What energy source will be used for heating water?
Electric _____ Gas _____ Fuel Oil _____ Other N/A
Will electric resistance heating or heat pumps be used? Yes ___ No N/A

K. Will the facility include an emergency electric generator?
Yes ___ No N/A

If YES, would you be willing to run it to reduce your peak load?

Yes ___ No N/A

V. FIRE PROTECTION

A. *Fire flow presently available at site N/A

B. *Total floor area of building (Largest single building if more than one building) N/A

C. Type of Building Construction N/A

D. *Required fire flow for building (Maximum required for a single building if more than one building) N/A

E. *If required fire flow (D) exceeds available fire flow (A), describe plans to provide required fire flow (D)

N/A

F. Describe access for fire apparatus to building(s) _____

*Written statement indicating these figures signed by a registered professional engineer must accompany submittal.

VI. ENVIRONMENTAL IMPACT

A. What percentage of the property is Wetlands < 1 %
Floodplains 0 %

Will either be altered as a result of the project? No

B. Will the proposed development contribute in any way to pollution of groundwater, surface water, or waterway: Yes ___ No X

Oil ___ Salt ___ Chemicals ___ Other ___

Explain: Stormwater run-off at Lee Field will be intercepted by a sub-drain system that discharges to the existing drain channel. Stormwater run-off at Hunnewell field will be intercepted by a sub-surface drain system that discharges to an existing drain line, which conveys stormwater runoff to Fuller Brook. See the Operation and Maintenance Plan for the storm drainage system.

Describe proposed measures to eliminate or minimize such pollution:

N/A

C. Does the proposed development involve storage of any of the following materials above or below the ground?

No deicing chemicals or other related materials
No commercial fertilizers and other related materials
No hazardous materials
No liquid petroleum products

If YES to any of the above, list specific materials to be stored:

D. Impact on surface drainage 100 yr Storm 8.6 inches/hr

1a. Current rate of peak runoff 4.38 cfs

b. Current volume of runoff 0.45 acre-feet

2a. Post-development rate of peak runoff 2.77 cfs

b. Post-development volume of runoff 0.38 acre-feet

(Design storm and rainfall intensity should be cited for #1 & #2)

3. Describe measures to eliminate or minimize any increase in rate of runoff: Install sub-drain system to recharge runoff. The Project will result in a decrease in both peak stormwater flows and peal volumes.

4. Might the project result in significant changes in existing drainage patterns? Will any abutting or other property be adversely affected by the changes? No

E. Does the proposed structure include installation of floor drains?
Yes No X If YES, how many?

F. Will the project affect the condition, use, or access to any existing public open space or recreation area? If so, how?

Yes, the project will affect the use of Hunnewell Fields and surrounding area during the project construction, see proposed Site Preparation Plan for for the project.

G. Does the proposed development involve outside lighting? Yes ___ No X
if YES, state height of lighting fixtures _____

Will the outside lighting shine directly on abutting premises?
Yes ___ No X

If YES, explain

Describe proposed steps to minimize this impact _____

H. Might any site or structure of historic or archeological significance be affected? Yes ___ No X

Describe _____

I. Will the project require the removal of any street trees protected under M.G.L. Ch. 87? Yes ___ No X
If YES, how many? _____

J. Will the project involve blasting or pile driving? Yes ___ No x

1. What is the approximate volume of the material to be removed?

N/A

Where will this material be disposed? Any material removed from the site will be brought to an approved off-site facility

K. Is an Environmental Notification Form required to be filed under M.G.L. Ch. 30, Section 61-62H, the Mass. Environmental Policy Act? Yes ___ No X

VII. IMPACT OF WATER SUPPLY

A. Will the project result in an increase of 10,000 square feet or more of impervious area within a Water Supply Protection District defined by Section XIVE of the Zoning Bylaw? Yes ___ No X

If so, does it satisfy the design and operation standards of Section XIVE? Yes ___ No _____

B. Will the project result in finished exterior grades lower than the existing grade and less than 5 feet of soil overburden above the maximum ground water elevation within a Water Supply Protection District? Yes ___ No X

C. Will catch basins be installed? ___ No X

If so, how many? _____

Do catch basins presently exist? Yes X No _____

If so, how many? 1

Are catch basins fitted with oil and grease traps? Yes _____ No _____

How many? Existing N/A Proposed _____

D. Will water saving appliances be used or water conservation devices be used in all plumbing? Yes _____ No _____ N/A _____

VIII. FINANCIAL IMPACT

A. Estimated Building Permit Valuation N/A _____

B. Estimated assessed value _____