

**ZONING BOARD OF APPEALS**

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WALTER B. ADAMS
DEREK B. REDGATE

July 11, 2019

7:30 pm

Juliani Meeting Room

Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker
Robert W. Levy
Derek B. Redgate

PUBLIC MEETING**ZBA 2017-80, WELLESLEY SPORTS CENTER LLC, 900 WORCESTER STREET**

Present at the public meeting were Laurence Shind, Esq., and Phil Cordeiro, P.E., Allen & Major.

Mr. Shind said that the request before the Board is a determination that a proposed change to a previously approved Site Plan Approval (SPA) is immaterial. He said that one condition of the SPA was that the landscaping be completed in accordance with the Landscaping Plan. He said that they are not quite able to complete the landscaping due to the fact that the State has not yet officially granted the application for a signal at the site driveway. He said that the application has been approved in principle and is ready to be signed. He said that prior to full occupancy, they went back to the Planning Board to allow under the PSI the issuance of a temporary Certificate of Occupancy (CO) upon certain conditions. He said that the Building Inspector opined that they needed to come back before the Board to have it officially certify that they could not fully complete the landscape plan until the signal is put in.

Mr. Becker said that the Board's original conditions did not say anything about when things would be done. He said that it is not clear about what the Board should be doing with this request. He said that the Board could determine whether it is a material change or not. He asked if the landscaping is in the State part or in the site part. Mr. Cordeiro said that it is in the site part. Mr. Levy asked why the signal is an impediment to doing the landscaping. Mr. Cordeiro said that the Route 9 Corridor permit is inclusive of the signal and a sidewalk that runs along the frontage of the property and down to Jarvis Appliance and Russell Road. He said that once that permit is officially received by the Department of Transportation (DOT), they can proceed. He said that they would like to hold off on the landscaping along the front because the installation of the sidewalk within the right of way could compromise the viability of those plants. He said that having the permit from DOT is imminent. He said that when it is issued they will immediately proceed with all of the Route 9 construction that they are obligated to do under the permit, which includes completion of the landscaping once the sidewalk is installed. He said that once the permit is in hand, they expect to have a two

to three week time period for contractor selection and then approximately eight weeks of construction along the corridor.

Mr. Levy asked if landscaping was a condition of the CO. Mr. Becker said that it was not a condition of the ZBA permit. Mr. Cordeiro said that Michael Grant, Building Inspector, told him that, in order to sign off on a temporary or permanent CO, he must certify that the plans that were approved by the ZBA were complied with. He said that because some of the landscaping has not been done, Mr. Grant would be more comfortable if the Board acknowledges that it is comfortable with deferment of the landscaping, which would allow him to sign off on the TCO and eventually the final CO.

Mr. Levy confirmed that all other landscaping has been done. He asked if that is the only thing that is holding up the CO. Mr. Cordeiro said that the signal improvements and everything within the Route 9 are holding up the CO.

Mr. Redgate asked when the facility is scheduled to open. Mr. Cordeiro said that the plan is to open as soon as they have the TCO in hand. He said that the owner has summer camps lined up that could take place as early as July. Mr. Shind said that they are in the process of making ice.

Mr. Redgate asked for the timeframe for landscape install from opening. Mr. Cordeiro said that it will happen within months, before the end of the season. He said that the MA DOT work must be completed by mid-November. He said that the planting should be prior to October but they hope to do better.

Mr. Levy asked how long a TCO would be effective for. Mr. Cordeiro said that it would be for six months. Mr. Levy confirmed that Mr. Grant is willing to issue a TCO. He said that the Board could make a finding that deferring landscaping to allow for issuance of a TCO would be a minor modification

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to find that the proposed change is a minor modification that does not require a public hearing.

PUBLIC HEARING

Mr. Becker said that the Board received an inordinate amount of email traffic on the Hunnewell Field project. He said that the Natural Resources Commission (NRC) has proposed modifications to two softball fields on Hunnewell Field. He said that the proposed changes have no lights and no sound system, so the Board will not hear any comments about lights or sound system. He said that the project that is before the Board tonight is to disturb more than 5,000 square feet of vegetated cover, which requires Site Plan Approval. He explained the difference between this project and the project at Sprague Field. He discussed ownership of the fields, Zoning Bylaws and special permits.

ZBA 2019-40, SAMUEL LEE, 300 LINDEN STREET

Mr. Becker said that Mr. Lee asked that the petition be allowed to be withdrawn without prejudice.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to allow the petition to be withdrawn without prejudice.

ZBA 2019-65, ROBERT NASCIMENTO, 15 RIVER GLEN ROAD

Mr. Becker said that Mr. Nascimento asked that the petition be continued to September 12, 2019.

Mr. Redgate moved, Mr. Levy seconded the motion, and the Board voted unanimously to continue the hearing for the petition to September 12, 2019.

ZBA 2019-48, LAURA LONDON, 440 WASHINGTON STREET

Mr. Becker said that the petition was continued from June 6, 2019 but would be heard tonight de novo, as the panel had changed. He said that the Applicant can reference the previous hearing as they choose.

Present at the public hearing were Marc Charney, owner, and Paul Worthington, designer.

Mr. Worthington said that the plan is to expand the existing house. He said that it is surrounded by town property and has numerous setback violations. He said that the land has been used in a somewhat loose way because of the nature of the private way to the field. He said that they are looking to expand over the existing footprint to create more space for two units of decent size.

Mr. Redgate asked if there is any new proposed expansion of the footprint. Mr. Worthington said that they will add a deck and an exterior stairway. He said that at the last meeting a member of the public took exception to the exterior stair and requested that it be enclosed. Mr. Worthington said that he did not think that was a big improvement but they went ahead and made the change.

Mr. Worthington said that they moved the ac units to the other side where they are a little more prominent, in response to comments made at the previous hearing.

Mr. Becker asked Mr. Charney to discuss the history of the two-family use on the property. Mr. Charney said that he did not know how or when it became a two-family, other than the fact that for the past 30 to 40 years it has been. Mr. Becker said that a special permit for the use was granted by the Selectmen. Mr. Levy said that the Board is not making findings on the use.

Mr. Worthington said that the property line cuts through the garage and they have decided to remove it.

Mr. Levy said that there were no dimensions shown to the ac condensers on the side. Mr. Charney said that the front yard setback will be less than 30 feet. Mr. Levy confirmed that the ac condensers are non-existing. Mr. Worthington said that the original plan had the condensers at a back corner where they were not visible but because they were in the setback, it was decided that they should be moved to the other side. Mr. Levy said that it will be a new nonconformity. He said that the bylaw says that the condensers cannot be in the setbacks. Mr. Charney there is not conforming place to put the units because of the shape of the lot. Mr. Levy said that there is no variance application before the Board.

Mr. Levy said that the left, right and rear yard setbacks are nonconforming. He said that he was encouraged that the garage will be removed because of the encroachment into the street. Mr. Redgate asked if there is a plan that shows that the garage will be removed. Mr. Levy said that the Board can insert a condition to require that.

Mr. Becker said that the Board did not receive Planning Board recommendations.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Levy said that the Board could make a finding that the proposed construction shall not be substantially more detrimental so far as the structure is concerned but make no finding as to the ac condensers. Mr. Becker said that the condensers can be moved to where they will meet setback requirements or the Applicant can come back before the Board with a request for a variance at a later hearing.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to approve a special permit and make findings in accordance with Section XVII of the Zoning Bylaw, subject to a condition that the garage be removed. The Board said that no relief is granted for the ac condensers.

ZBA 2019-60, JOHN & SUSAN CALCIO, 8 CAVANAGH ROAD

Present at the public hearing was Jeff McClendon, JM Construction, who said that there is an existing nonconforming entryway/porch on the right side between the driveway and the house that the homeowner would like to enclose as a mudroom.

Mr. Becker said that there is a proposed addition at the front shown on the plan. Mr. McClendon said that is already approved and under construction. Mr. Levy said that the Board will not make a finding with respect to the front addition. Mr. Becker said that the property has significant nonconformities.

Mr. McClendon said that the footprint of the porch will not change. Mr. Levy confirmed that the proposed addition that the Board is reviewing under this petition is the 3.9 foot by 5.9 foot porch. He said that the previous setback was 22 feet and it is going to 19 feet. Mr. Becker said that will be an intensification of a nonconformity because the deck that was there was not compliant. He said that it is shown in the photograph that was submitted. Mr. Levy said that it is not shown in the survey. Mr. Becker said that there is nothing that shows the size of the deck but if it is less than 25 square feet, it is exempt. Mr. Levy said that typically the Board would see an Existing Conditions Plan that would show the dimensions and setback of the existing structure that the Applicant was relying on for grandfathering status. He said that the Board could consider the 11 foot setback for the garage as the existing nonconformity.

Mr. Levy asked if there have been any discussions with the abutter to the north. Mr. McClendon said that they are close friends. He said that the existing footprint will be not change. He said that the porch will be enclosed. Mr. Redgate confirmed that the existing and the proposed dimensions will be the same. Mr. Levy said that it will become a mudroom with stairs going in the opposite direction.

Mr. Redgate said that it is a nonconforming lot. Mr. Becker said that there are nonconformities with the garage and the left hand side.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to make a finding that the proposed enclosure of the porch on the right side shall not be substantially more detrimental and grant a special permit. Mr. Levy said that the Board made no findings with regard to the area shown on the plan as proposed addition at the front.

ZBA 2019-62, SUN LIFE ASSURANCE CO. OF CANADA, 100 WORCESTER STREET (WELLESLEY BANK)

Present at the public hearing was Tom Fontaine, President, Wellesley Bank, who said that the request is for a special permit for an exterior wall sign at 100 Worcester Street, which is their new company headquarters. He said that they are asking for relief for the height of the sign and the size of the letters.

Mr. Redgate asked where 100 Worcester Street is located on the Sun Life campus. Mr. Fontaine said that, coming off of Route 9, it is the first building on the left. He said that it is the smallest of the four buildings on the property.

Mr. Becker said that Sun Life previously came before the Board for a special permit for the monument signs at the entrance to the property. He said that his understanding was that there would be directional signs

within the property to identify the location of the tenants. Mr. Redgate said that the Board recently granted a special permit for a wall sign for Morgan Stanley in the campus.

Mr. Becker discussed the maturity of the vegetation along Worcester Street. He asked if any studies been done to determine whether you could actually see the sign from Worcester Street. Mr. Fontaine said that you can see the sign from Worcester Street but is a little harder to see at this time of year. He said that you can also see the sign from Route 128.

Mr. Becker asked how much of the property Wellesley Bank will occupy. Mr. Fontaine said that they will occupy one third of the building. Mr. Becker confirmed that this will not be a retail banking outlet.

Mr. Redgate asked if Wellesley Bank has moved in yet. Mr. Fontaine said that they have moved part of their operations there but there is more to go.

Mr. Becker said that the application package was confusing because it included things for signs on east elevations. He confirmed that the application is for one sign on the north face.

Mr. Redgate confirmed that the intent in requesting a larger letter size is so that the sign can be seen from Route 9.

Mr. Becker discussed the findings that the Board has to make in accordance with Section XXIIA of the Zoning Bylaw. He said that the application package discussed the location of the sign in the sign bank, which is actually an architectural feature on the building. Mr. Fontaine said that it is the only way to attach the sign to the building. He said that it does fit in nicely with the architecture.

Mr. Becker asked why lighting was requested for the sign, given that the bylaw only allows for lighting while the business is open. Mr. Fontaine said that they have people who work late. He said that some operations run late to service their commercial customers. Mr. Levy said that it is not a retail establishment where people need a sign to find it. He questioned whether the sign would be considered advertising. Mr. Fontaine said that Wellesley Bank does have functions at night when they entertain customers there.

Mr. Becker said that there is no issue with the kind of lighting. He said that his issues relate to not being able to see the sign and the fact that it is not a retail outlet where they are trying to attract customers from Route 9. Mr. Fontaine said that 100 Worcester Street is a new address. He said that a lot of their customers do come to the facility. He said that all of their commercial and residential lending are there and they will have wealth management there.

Mr. Levy asked if the sign for the park has restrictions on the hours of lighting. Mr. Redgate said that his recollection is that the Board granted a special permit for a sign on Route 128 at the Wellesley Office Park that allowed it to stay on until 10 pm. Mr. Fontaine said that restricting the sign lighting to 10 pm is reasonable.

Mr. Becker read the Design Review Board (DRB) recommendation.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Becker said that he was concerned that there is a lot of space in the office park and potential for a lot of signs. Mr. Fontaine said that Wellesley Bank is the main tenant in the building. He said that the lease excludes other signage on the building.

The Board discussed hours for lighting the sign. Mr. Redgate said that the building is askew from the residences toward Route 128.

Mr. Redgate moved, Mr. Levy seconded the motion, and the Board voted unanimously to approve a special permit, subject to conditions that, in accordance with the DRB recommendation, if the sign is removed the façade shall be repaired, and that sign lighting is shut off no later than 10 pm, and made findings pursuant to Section XXIIA of the Zoning Bylaw.

ZBA 2019-63, CENTRAL GALLERIA MANAGEMENT, INC., 73 CENTRAL STREET

Present at the public hearing was Steve Schwede, FastSigns who said that he represents iCode and the building owners.

Mr. Schwede said a sign with letter size that conforms to the bylaws was approved by the Design Review Board (DRB). He said that because it was so small, it would not be attractive on the building. He displayed a photosimulation of the proposed sign with 20 inch letters, which the DRB also approved. Mr. Levy said that DRB recommended that the letter size be 20, not 21 inches, which would be consistent with the abutters. He said that the sign at the Gap store across the street has 20 inch letters. Mr. Becker said that sign may pre-date the bylaw.

Mr. Becker said the because they are weak and thin, the letters need to be taller to make the sign look right.

Mr. Levy asked about the iCode business. Mr. Schwede said that they teach kids about software aps, websites and robotics.

Mr. Levy said that DRB commented on alignment with the William Raveis sign. Mr. Schwede said that the sign will be aligned.

Mr. Levy asked about internal illumination. Mr. Schwede said that the sign will be halo it. Mr. Levy questioned the need for the light fixture over the sign. Mr. Schwede said that it is existing and they have been asked to remove it.

Mr. Redgate said that he did not have any issues with the proposed letter height of the sign. He said that the DRB is ok with it.

Mr. Levy asked about hours of operation. Mr. Schwede said that sign lighting can be on only during business hours. He said that the business operates as an after school program and is probably open until around 8 pm.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to grant a special permit, subject to conditions that illumination be shut off no later than 8 pm and that the existing lighting be removed from the façade, in accordance with the findings in Section XXIIA of the Zoning Bylaw.

ZBA 2019-64, SILKY JAIN & VIKRAM MALAIYA, 660 WORCESTER STREET

Present at the public hearing was Josh Kelly, Architect and General Contractor, representing the homeowners at 660 Worcester Street.

Mr. Kelly said that the request is for a special permit for an addition to the existing structure. He said that the site is nonconforming for size and the structure is nonconforming for two front and one side yard setback on a corner lot.

Mr. Kelly said that the proposal is to demolish the existing one-story sunroom and garage and build an extension to the kitchen and rebuild the garage space with a second story.

Mr. Kelly said that the encroachment on the side is currently 19 feet and the proposed encroachment will be 18.7 feet. He said that the only change will be the connection between the sunroom and the garage and extension of the garage one foot to the rear and three feet toward Worcester Street. He said that the front of the structure will be conforming. He said that the rear right corner of the garage will be nonconforming.

Mr. Becker asked for TLAG calculations. Mr. Kelly said that he did not have those calculations with him.

Mr. Levy said that the property is located in a 20,000 square foot Single Residence District. He said that lot coverage will increase by 232 square feet. Mr. Kelly said that lot coverage will increase from 12 to 14.6 percent.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to find that although the proposed addition will intensify and existing nonconformity, it shall not be substantially more detrimental than the existing nonconforming structure and approve a special permit.

Mr. Kelly said that the plans do not currently show ac condensers on the site. He asked if they can place an ac condenser on the lower right hand corner of the structure in a conforming location. The Board said that would be allowed by right.

ZBA 2019-66, PAUL & DIAN QUINN, 210 WALNUT STREET

Present at the public hearing was Dian Quinn, the Petitioner and Francis Young, Architect.

Ms. Quinn said that the request is for a special permit to renovate their home. She said that their lot is currently nonconforming and they have a garage that is in need of vast repair. She said that they would like to repair the garage and move it up the driveway. She said that, in doing that, they will connect the garage to the home by adding a mudroom and building up for a master bathroom.

Mr. Young said that the lot is undersized and the existing garage is nonconforming. He said that the proposed garage will meet setback requirements.

Mr. Levy said that it is hard to read the plan. He confirmed that everything will be conforming except for the lot size. He questioned whether this would be intensifying a nonconformity. Mr. Becker said that the property is located in a Water Supply Protection District. He asked about runoff from the proposed garage and addition. Mr. Young said that the plan was to continue using gutters and downspouts the same as with the rest of the house. Mr. Becker said that there will not be much of a change in lot coverage.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Mr. Levy moved, Mr. Redgate seconded the motion, and the Board voted unanimously to make a finding that the proposed structure shall not be substantially more detrimental than the existing nonconforming structure and grant a special permit for the structure and construction in a Water Supply Protection District.

ZBA 2019-59, TOWN OF WELLESLEY NATURAL RESOURCES COMMISSION, 438 WASHINGTON STREET - HUNNEWELL FIELD

Present at the public hearing were Dave Hickey, Town Engineer, who said that he was representing DPW and a Task Force that was formed to advance this project. Also present was Gene Bolinger, Consultant.

Mr. Hickey said that the proposal is to renovate the multi-purpose field and Lee Softball Field at Hunnewell. He said that the project has been going on for a while. He said that it started with a desire primarily from the softball users but from other sports groups as well. He said that the Playing Field Taskforce looked at Hunnewell Field with respect to using it to its best capability. He said that they brought in Mr. Bolinger and his team to do an analysis of the whole complex. He said that they went through a Wetlands Protection Committee (WPC) process. He said that one of the bigger challenges was the Lee Field being just short of meeting MIAA requirements for girls' softball. He said that it is tight space and behind the third base area is a drainage channel that is very close. He said that one of the first questions to come up was whether they would be able to fill that in. He said that Mr. Bolinger's team came up with a plan to do that and mitigate for it. He said that they went through WPC and Design Review Board (DRB) processes and had at least three meetings and one public input meeting with the Natural Resources Commission (NRC), who are the caretakers of the property. He said that it has been a long and involved process. He said that the bones of the project are about renovations to the fields. He said that they get a lot of play. He said that there will be some irrigation, underdrains, four new dugouts with two at each field with storage capability, new scoreboards, new fencing and a new wetlands feature.

Mr. Bolger said that the goals were to restore to a state of better repair at the Hunnewell Field property. He said that the girls' High School (HS) softball team uses Lee Field. He said that the goal was to correct conditions that were substandard and prevented the team from hosting fully sanctioned State events at the property. He said that goals were to improve and create better playing fields. He said that renovation of the Hunnewell Field, which is softball and multi-purpose, will bring it into better compliance with Title IX requirements where women and girls are entitled to have facilities that are equivalent to what are offered to men.

Mr. Bolinger said that they worked closely throughout the project with the Task Force and people who came out to the public forums to develop an improvement strategy that was mindful of the environmental resources on the property, the landscape character and quality that is inherent to the park and open space setting and to the recreational uses that occur on a daily basis. He said that they were cognizant of the needs and concerns of adjacent residential abutters.

Mr. Bolinger said that they met several times with DPW, Engineering, the working group, NRC, WPC, DRB, and the residents. He said that after several meetings with WPC, it was determined WPC is not jurisdictional.

Mr. Bolinger said that under this project, Hunnewell Softball Field and Lee Softball Field will be renovated. He said that existing conditions are similar at both fields. He said that the turf is stressed and in need of repair, the grading is somewhat irregular, the drainage is either nonexistent or nonfunctioning, the players' bench, backstop and bleachers are in need of repair and upgrading, both fields are lacking ADA accommodations, and the field alignment is not perfect. He said that, in the case of Lee Field, the dimensions are not adequate for the girls' High School Softball Team. He said that there is also a lack of support features and amenities to go with a sports facility of this nature. He said that there is interference from invasive vegetation in some places.

Mr. Bolinger discussed the recommended improvement plan as Lee Field, which will be a limited restoration approach, not a full strip. He said that they will leave the turf in place and do a deep tine aeration, top dressing with sand, cutting in new irrigation systems, in the hopes of bringing the turf to a much higher quality and to a place where it is more easily maintained to support the level of use.

Mr. Bolinger discussed improving the ancillary features around the field including, more formalized dugouts, small storage areas, an area for bleachers, and a bullpen area. He said that it will be a mirror image on the left and right hand sides. He said that there will be new access to the field from the parking lot. He said that the pathways will be stone dust. He said that there will be a small brick paver area to the rear of the backstop with a brick seating wall, brick dugouts and bench areas to mimic the Reidy Field, which is the Little League complex at the same park. He said that there will be a consistency of design vocabulary.

Mr. Bolinger said that in order to provide a more aggressive treatment of stormwater, they will introduce a constructed wetland area where it is currently open lawn. He said that it will capture water that flows below Washington Street and redirect it into the new area so that the water will flow through the park to outlets and other water bodies where it will be treated before flowing off of the premises.

Mr. Bolinger said that they will introduce a good amount of new, native mixed deciduous and evergreen plantings around the perimeter of the outfield to provide a greater buffer between the field and the closest residents to the east. He said that, in order to achieve the adequate dimensions to the outfield, the whole softball field footprint has shifted further to the southwest and further away from the residential properties to the east.

Mr. Becker asked if the rain pond will take 100 percent of the runoff from the field plus what comes under Washington Street. Mr. Hickey said that it will not take 100 percent. He said that the field itself is mostly pervious and small underdrains that outlet to the culverted pipe. He said that the pond is designed to take the flow from a watershed that is off-site. He said that it is designed for the 25-year storm.

Mr. Redgate asked about WPC jurisdiction. Mr. Hickey said that they submitted a Notice of Intent (NOI) to WPC and after three meetings and much discussion, it was concluded that the drainage channel, which is basically a hand dug ditch with little wetlands vegetation, that is comes from a closed drainage and discharges to a closed drainage, it is not a wetland resource. Mr. Bolinger said that there was never a stream there. He said that there are documents that show when the drainage ditch was cut and constructed. He said that there was no historic precedence for a stream flowing through that area.

Mr. Bolinger discussed the Hunnewell multi-purpose Field. He said that they tried to develop more formalized amenities surrounding the infield, reconstructing the infield, doing turf reconstruction throughout the outfield area, more formalized dugouts and storage. He said that on the southwest side, they will introduce just a dugout, foregoing the storage area and a stone dust pathway extension to the bleachers so that they can preserve a highly regarded white oak tree. He said that they were able to reduce to next to nothing, the excavation in the vicinity of the white oak. He said that there will be a new, paved handicapped accessible pathway from the Washington Street sidewalk. He said that the other pathways will be stone dust. He said that the two visitor bleachers will be portable and will sit on the grass just outside the canopy of the white oak.

Mr. Becker asked about the Construction Management Plan (CMP). Mr. Hickey said that this type of project usually involves a series of stages. He said that primarily the access points will be from Washington Street. He said that they added details about how they will protect the pavement and curbing to get in and out. He said that there is a new water feed that comes down the Aqueduct and there may be times when they access the site from there. He said that one material will be the skin of the infield, around 400 yards, there is different material for the outfield track, 300 to 400 yards, and organic sand mix for the rejuvenation of the fields. Mr. Bolinger said that there will be approximately 600 yards of materials brought on site in stages. He said that excavation will create some surplus materials that will be reused in the outfield areas to create a bit of undulation. He said that they have identified materials storage areas within the area of construction. He said that all activity will be within the limits of work. He said that there is a modest sized parking lot where expect to have minimal disruption. He said that it may be used on occasion for access but construction access has been identified outside of the parking lot.

Mr. Bolinger said that they may stage the project so that Lee Field is done first and Hunnewell Field is done second. He said that they expect eight weeks of construction for each of the footprints, for an overall time period of four to five months.

Mr. Levy asked if the work has to be done during a particular season. Mr. Bolinger said that activities at the High School and other town programs complicate the schedule. He said that they may be able to begin construction on Lee Field during the late summer or early fall. He said that construction at the Hunnewell Field will begin next June, July and August to accommodate spring activities. He said that because it will not be full depth reconstruction but a rejuvenation of turf, the growing period is much shorter. Mr. Hickey said that is the schedule that they are currently pursuing. He said that they would like to start Lee Field this fall. He said that there is so much variety of activity on the multi-purpose field, they will not be able to work on it this fall. He said that the Hunnewell Field project will have to wait until after the heavy load of spring activities, probably at least until June.

Mr. Becker confirmed that all construction parking will be on the site. Mr. Levy asked if the parking lot that was referred is located by the tennis courts. Mr. Hickey said that the intention is to do everything that they can to keep the tennis courts operational. He said that there are only limited phases when they expect to take up parking spaces there.

Mr. Redgate asked why the project was not subject to PSI. He said that the project is over 10,000 square feet. Mr. Becker said that the PSI process looks at infrastructure and off-site impacts. He said that the bylaw refers to 10,000 square feet of newly constructed floor area and renovated, altered or replacement floor area of 15,000 square feet or more.

Mr. Redgate asked about ownership of the Aqueduct. Mr. Hickey said that the entirety of the Cochituate Aqueduct is now owned by the town. He said that the field parcel is under the jurisdiction of the NRC.

Mr. Redgate discussed the requirement for a Special Permit pursuant to Section XIVC 2.b of the Zoning Bylaw.

Mr. Becker discussed the CMP. He said that the proposed traffic routing and deliveries is a little aggressive because it still maintained the paragraph from the Sprague Tennis Courts. He said that the hours of operation talk about work at alternate times during weekends and holidays. He said that the Board has traditionally allowed Saturday work but no Sundays or holidays. He asked Mr. Hickey to discuss impacts, give that this will be outdoor work. Mr. Hickey said that in addition to giving the grass time to season, the project could face weather delays. He said that they like to keep their options open so that they can deliver the field, as projected. He said that they are willing to accept a condition that requires permission of the Police Chief or another official to work on weekends or holidays.

Mr. Hickey said that Mr. Bolinger corrected him in that the Aqueduct is owned by the Selectmen and is located in a Single Family Residential District.

Mr. Levy asked if the project is fully funded. Mr. Hickey said that the funding is in place to construct it with costs shared by town funds approved at Town Meeting, Community Preservation (CPC) funds, and private donations.

Mr. Redgate asked about handicapped accessibility. Mr. Bolinger said that they were able to keep all of the pathways under five percent. He said that you will be able to get from a car parked at the lot near the tennis courts to the Lee Field in a seamless way. He said that everything is very shallow pitched with either fixed pavement or stone dust pavement. He said that because the grade is so flat, they believe that the stone dust pavement will be very stable. He said that at the Hunnewell, because of the white oak tree, you will gain

access to the left field side where the bleachers are located. He said that handicapped buddy spaces will be located adjacent to the bleachers. Mr. Redgate asked about the square bituminous area on the first base side of the field that was labeled for handicapped.

Mr. Redgate confirmed that the footbridge will be removed and will be replaced with a flat surface. Mr. Bolinger said that it will cross where the open channel is covered over.

Mr. Redgate said that the Applicant should look at the Zoning and property lines of the Aqueduct to determine what would be required from the Board.

Mr. Redgate said that the existing conditions plans were stamped by a civil engineer, not a land surveyor. He asked if the planting and dugouts plans could be reviewed and stamped by a landscape architect. Mr. Bolinger said that he is a registered landscape architect and can do that. Mr. Redgate asked that Mr. Bolinger review the wetland replication area because it is fairly complicated.

Mr. Redgate asked that plans be submitted that show the setbacks from property lines to structures such as dugouts.

Mr. Levy asked if any trees will be removed. He asked if the Tree Bylaw will be implicated at all in this. Mr. Hickey said that with respect to reorientation of the Lee Field, there is a fair amount of self-seeded trees on the shoulder of the stream and four trees near the first base side, for a total of 21 trees or so. He said that the plan is to mitigate their removal with 30 replacement plantings. He said that all of the trees are on park land and are not street trees. He said that they met with NRC and have had discussions with the DPW's on-staff horticulturalist about the tree mitigation program.

Mr. Redgate asked about increased use of the fields once they are brought up to Code. Mr. Hickey said that the Task Force never represented that there would be increased use. He said that potentially, if the girls get into a tournament with a home game, they will be able to host it. He said that it has never been the objective to expand the use but to renovate what is there to bring it up to a higher standard.

Mr. Hickey said that, from his notes from their meeting with NRC, 19 trees will be removed and 15 trees will be replaced.

Mr. Levy asked where the scoreboards will be located and how they will be regulated. Mr. Hickey said that the scoreboard will be located on an existing light tower at the multi-purpose field. He said that it will be a multi-use scoreboard for various sports. He said that it will have a remote control, the same as what they use using for the High School Field and Track as well as indoors for basketball. He said that the light control box has 120 power and is approximately 25 feet away.

Mr. Hickey said that the only power that they will bring to Lee Field is to the outlets and some lights in the dugouts. He said that they will need power for the pitching machine for practice. He said that there will not be more than a few LED lights and some outlets. He said that because there is good southerly exposure there, they are proposing a solar powered LED light in left center field. He said that there will be no night games.

Mr. Levy asked if there will be water fountains at both fields. Mr. Hickey said that there is currently a water fountain at the multi-purpose field. He said that they will change that to a hydration station, which uses the same line but also has a low faucet so that the coaches can fill the big buckets and a place where users can refill their bottles. He said that they will add a hydration station at Lee Field.

Mr. Levy asked about water for dogs. Mr. Hickey said that they can use the lower faucet for that.

Mr. Levy asked if there are other amenities beyond the hydration stations and scoreboards. Mr. Hickey said that there will be no fencing. He said that a lot of detail went into positioning and shape of backstops.

Mr. Bolger said that they proposed an interpretative panel sign that described that rationale behind doing the constructed wetland area for stormwater treatment. He said that the language will be about environmental protection, enhancement and education. He said that it will be the same standards established for the multi-use trails in town.

Mr. Levy about additional signage. Mr. Bolger said that the backstops sometimes have regulations relative to the use of the facility, usually a square foot or two.

Mr. Hickey said that the NRC is working on renaming Hunnewell Field as a separate project. He said that there may be a plaque. He said that there is a fund raising component to this project that will get recognized in the brick paver area. He said that a rock on the ground with a plaque typically does not qualify as a sign. He said that they have similar plaques at the High School Field and Track, as well as at Sprague. He said that DPW will take care of installation of the plaque. Mr. Redgate said that there is a big piece of granite at Lee Field with a small plaque located down the first base line. He said that is worth protecting or enhancing. Mr. Becker said that the Sign Bylaw does not anticipate any signs in the Parks, Recreation and Conservation District.

Mr. Redgate asked about advertising on the scoreboards. Mr. Hickey said that the Lee Field scoreboard will say, "Wellesley Raiders", and the scoreboard at the multi-purpose field may have the new name if the field is renamed. He said that there will be no advertisement or sponsorship.

Mr. Levy asked if anyone had looked at trajectory of foul balls. Mr. Hickey said that said that there will be small tweaks to home plates. He said that currently there are no issues. He said that when the men's league plays at the multi-purpose field, they can hit the balls out over the Aqueduct, which is something they will not be able to do anything about.

Mr. Becker asked if there was anyone present at the public hearing who wished to speak to the petition.

Martha Collins, 17 Rice Street, said that she is one of the abutters. She said that she would like to know the dimensions of the field and the distance to the property line. She said that it is reasonable and fair to the neighbors to restrict construction hours on Sundays and holidays as the Board suggested. She asked how close construction at Lee Field will come to the hemlocks. She said that when one hemlock gets disturbed, it tends to affect the others. She said that there are two rows of hemlocks, one row on town property and the other on neighbors' properties. She asked about disturbing the soil and the root systems.

Ms. Collins asked about the water service and where the line will run from for the new water fountain. She asked if contact will be provided for the neighbors and what path the neighbors should follow for questions or comments regarding something during construction hours. She asked if there are plans to restore the Aqueduct path after construction if vehicles use it to access the site. She asked how big the scoreboards will be, how they compare to other scoreboards in the field complex and the sign bylaws.

Ms. Collins said that she reviewed the permit application and did not see anything about lights in the dugouts. She asked how much sound the pitching machine will make.

Raina McManus, NRC, said that the project has been a long time coming and has been an iterative process that involved many boards, committees, staff and the Weston Sampson team. She read the letter to the Zoning Board of Appeals, dated July 3, 2019, from Brandon Schmitt, NRC Director, into the record.

Mr. Bolinger said that his experience is that it is a rare request to work on a project of this nature on a holiday or Sunday. He said that under the current condition, the foul poles at Lee Field are underneath the row of hemlocks and one of the benefits of shifting the field to the southwest is that it will be pulled away from the row of hemlocks. He said that there will be no excavation in the vicinity of the hemlocks. He said that the shift was made to preserve the hemlocks, in response to neighbors' concerns. Mr. Hickey said that the right field foul pole will be 18.5 feet from the property line and about 9 to 10 feet from the tree. He said that the existing foul pole is 14 feet from the property line and five to six feet from the closest tree.

Mr. Hickey said that the water service for the new hydration station at Lee Field will come down the Aqueduct. He said that currently irrigation at these fields is done with free water in the Aqueduct. He said that there is a two pump system that can almost irrigate the entirety of Hunnewell Field with water that is not processed. He said that it will serve the sprinkler heads of the outfields at Lee and the multi-purpose field. He said that they have to go to the electric panel, engage it, monitor it and switch the zones. He said that the coaches like to wet the infield skins when they get dusty. He said that there is currently a hose bin at the multi-purpose field that coaches can activate to spray the infield. He said that they will add that together with the hydration station at Lee Field. He said that currently there is no domestic service on that end. He said that the closest to bring it in will be the Aqueduct.

Mr. Bolinger said that any areas outside the defined limits of work that are disturbed will be restored to original condition. He said that the thought is that any trips to the site other than the workers arriving on a daily basis for materials will be fairly limited since the quantity of materials are not great. Mr. Hickey said that the project specifications will also require that any defects caused by the contractor have to be repaired as part of the project.

Mr. Bolinger said that the lights in the dugout are shown on the plans that were submitted to ZBA. He said they are shown on the underside of the ceiling. He said that the facility will not be operating during evening hours or under conditions of darkness. He said that the intent is to shed a little light during the daylight hours in an area that could, in certain circumstances, become a little bit darker. Mr. Levy asked if the lights will be controlled by a switch. Mr. Bolinger said that there will be a switch in a secured cabinet. Mr. Hickey said that the lights can be put on a timer. He said that they have been working with NRC on the Hunnewell Field site with respect to dark sky lighting. He said that it is not the intent to change the hours of operation. Mr. Levy said that he would not want to have the lights left on all night.

Mr. Bolger said that his understanding is that a pitching machine is currently used at the field but it is powered differently. He said that the new system may actually be quieter. Mr. Hickey said that the machines are relatively quiet.

Ms. Collins said that there is bollard pathway lighting on the way to the tracks. She questioned the need for lighting in the dugouts for fields that are only used during the day. She said that her experience has been that getting the lights turned off at night can be a challenge.

Mr. Levy questioned whether a scoreboard would be considered a sign. Mr. Becker said that there are no sign requirements in the Recreation District. Mr. Bolinger said that the scoreboard will be 4.5 to 5 feet high and 12 to 14 feet long, which is approximately the size required for a softball facility. He said that there are smaller models available. He said that the intention was to keep this on the small size. He said that from the dugout area behind home plate, the letters will be just about large enough to read. He said that it will appear larger to someone standing immediately adjacent to it.

Mr. Levy asked about the necessity for lighting in the dugout, given that the games will only be played in the daylight. Mr. Hickey said that having the lights is safety related. He said that it was standard in the dugout packages that they looked at. He said that the dugout is the place to go when a weather event comes through. He said that the players may need a little light to pack up their things at the end of a game. He said that it

seemed to make sense to have lights. He said that the lights will be under the roof, downcast LEDs. He said that a condition that limits the hours would be acceptable.

Mr. Levy said that the Board typically requires that something be posted during construction with a phone number or email address for people with questions to have someone to contact.

Mr. Redgate asked that the Applicant review the application and plans to make sure they are complete. He said that rather than making some of the things that the Board talked about as potential conditions would be better dealt with as updated materials. He said that there have been a lot of changes to the May 3, 2019 plans that were submitted to the Board. He said that a condition could be that the Board receive revised plans.

Mr. Redgate moved, Mr. Levy seconded the motion, and the Board voted unanimously to close the public hearing. The Board said that it will hold a public meeting at a date to be determined and duly noticed.

As there was no further business to come before the Board, the hearing was adjourned at 10:15 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT