

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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November 21, 2019

7:30 pm

Juliani Meeting Room

Town Hall

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

ZBA 2019-82 JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), a MICHIGAN COMPANY,
40 WILLIAM STREET

Present on behalf of the Town of Wellesley was Christopher Heep, Esq.

Present on behalf of the Applicant were Peter Tamm, Esq., David Hall, Hanover Company, Tom Denney, Lauren Hildebrand, Steven Winter Associates, Brian O'Connor, Cube 3, and Jeffrey Dirk, Vanasse and Associates.

Mr. Becker said that the Board received new documents including a Construction Management Plan (CMP), Operation and Maintenance Plan (O & M), and some narrative and data describing the shared parking between the project and 20 William Street.

Mr. Hall opened the presentation with a discussion about sustainability and resiliency. He said that they worked with the Town to pursue something that was unexpected for the Hanover Company and the John Hancock Life Insurance Company. He said that it was suggested that the Applicant research electrification of the building, which is above and beyond the obligations of the development agreement but was something that they thought was a good idea and were willing to look at. He said that they came to the conclusion that it is something that can be done, which means that there will be no gas hooked up to the building. He said that the element that makes it all workable is subject to an agreement with the Municipal Light Plant (MLP) for low electric rates. Mr. Tamm said that the approach to heating and cooling of the building is a voluntary commitment. He said that they have been very engaged with Don Newell at the MLP and expect that the details can be resolved in the coming months.

Mr. Seegel asked about backup generators. Tom Denney said that he represented the construction group. He said that at this point, they are not planning to have backup generators to heat and cool the building. He said that the building will be extremely well insulated with high E value windows. He said that they will only need a smaller generator for life safety items.

Ms. Hildebrand discussed her background, construction projects and working with the Hanover Company. She said that the Hanover Company has been very forward thinking with sustainability and energy efficiency. She discussed the LEED Certification program and the goal to achieve LEED Silver certification. She said that they will be 12 percent, which is better than the Stretch Code requirement of 10 percent. She discussed LEED credit categories, electric demands, and clean energy. She said that Hanover always uses LED lighting. She said that they will be getting rid of combustion and providing good ventilation, which improves the environment for the occupants. She said that appliances will be Energy Star. She said that pavement will be reduced and a good stormwater system will be installed. She said that there will be space to keep water on site. She discussed mitigation for the flood zone. She said that Hanover is looking to create active design space to not only connect to the trails but to interact and use the space behind the building, encouraging shared space. She said that they are making sure that piping will mitigate radon, electric stove tops, fresh air, exhaust, and efficient filters. She said that it will be a non smoking building. She discussed using healthy materials. She said that the landscaping plan has a lot of greenery and there will be a lot of windows to connect people to the outside. She said that Hanover has done a great job incorporating affordable housing into its projects. She said that the building will be solar ready.

Mr. Sheffield asked about further restrictions for furniture and carpets that tenants bring into the building. He said that furniture and carpets give off gases. Ms. Hillebrand said that they cannot control what is brought into the building but they can regulate the common areas. She said that they promote healthy building materials with interior designers and specify typical low VOC paints and adhesives. She said that they will set up meetings to train tenants and building staff and will leave a manual for them to reference. Mr. Tamm said that there are Federal and State standards already in place. He said that they can explore offering educational materials as part of the tenant manual. Mr. Becker said that sustainability is not a Zoning issue.

Mr. Tamm discussed the Shared Parking Analysis and the pattern of residential parking at night and office parking during the day. He discussed figures for all of the parking spaces in the office park, pre and post construction. He said that they have allowed for market accepted figures of 1.3 spaces per 1,000 square feet of office space and 1.5 spaces for the residential building at 20 William Street. He said that the analysis assumes that all of the buildings are 100 percent leased. He said that they have not assigned a float factor for sick, vacation and different hourly needs.

Mr. Dirk said that the Shared Parking Analysis was simplified in a conservative way. He compared it to a shared parking analysis that Vanasse and Associates would typically run. He said that there will be excess of at least 20 parking spaces at any time.

Mr. Seegel said that currently Building 20 has 414 spaces, of which 90 to 95 percent are used daily. He asked how they will have sufficient space at certain hours. Mr. Hall discussed the figures in the analysis, first come, first serve parking on the surface level, and fob access to the garage. He said that residents tend to park on the level where their home is.

Mr. Becker asked about assumptions in the parking analysis and the ratio of 1.3. Mr. Dirk said that the percentage of use was done based on surveys of various uses that they had information on. He further described the shared parking analysis process. Mr. Hall said that they can submit a table that shows allocation of spaces.

Mr. Becker asked about parking during construction. Mr. Tamm said that there will be some displacement for people at 20 William Street where they will have to walk a little farther or do something different from last year. He said that the Operations Plan is draft and is evolving. He said that parking was derived based on current parking demand and the Applicant's interest in maintaining viability for the existing buildings. He said that they will go vertical and eliminate some surface parking. He said that the ratio is well within the Zoning requirement.

Mr. Dirk discussed the response letter to BETA, the context of the project in relation to the whole office park, the slip ramp to Route 128 northbound, and discussions with MassDOT. He said that they looked at looked at 3 Burke Lane and factored in 9 developments for traffic growth. He discussed sight distances, volumes of traffic, pavement markings, stop line, additional signage, and conceptualized improvement plans.

Mr. Hall discussed the Building Operations Management Plan, staffing plan, outsourcing maintenance and cleaning, moving truck area, and private trash service. Mr. O'Connor discussed similar trash service at other Hanover buildings. He said that loading and service access is good and there are multiple move in/move out locations. He said that Hanover does a great job scheduling.

Mr. Becker said that the Construction Management Plan (CMP) is laid out in five phases. He said that there will be a lot of moving in at the same time when the building opens. Mr. Hall said that they will schedule three hour time slots, three a day, one at a time.

Mr. Sheffield asked about oversized trash during move in. Mr. O'Connor said that they will have to use the elevator if the trash is too large to fit down the chute. He said that the trash room on the first floor can accommodate oversized trash.

Mr. O'Connor discussed the bike room, kayak storage and access to DCR trails and the river. He discussed breed restrictions for pets and a pet washroom.

Mr. Sheffield asked about basic circulation for getting from to the units from the garage. Mr. O'Connor said that they spent a lot of time coordinating the garage floor elevations with the building. He said that they have a connection at the southwest corner with stairs and an elevator. He said that there will be connection on the northwest side as well. Mr. Sheffield discussed the layout of the building and lighting.

Mr. Becker said that the uses of the apartments will have to comply with the business use in the Zoning Bylaw. Mr. Hall said that many tenants run businesses from home. He said that they always provide a business center and a conference room that could double as a dining room.

Mr. O'Connor discussed location of the mail room.

Mr. Becker asked about charges for a second parking space and how it affects equal access for the affordable units and meeting DHCD requirements. He discussed access to public transportation. Mr. Tamm said that there is no requirement for subsidy. He discussed the enhanced transportation management plan, expanded shuttle service and access to the Green Line. He said that they will provide an outline of the surplus parking spaces.

The Board discussed the CMP and permitting. Mr. Seegel asked about garage materials and location of the crane. Mr. Tamm said that design details in the CMP will be developed up to construction. He said that the Applicant can always come back for review. Mr. Hall discussed approval of the CMP and Operations Plan by the Building Inspector. Mr. Becker said that it is not clear if the Board has the authority to assign that approval to the Building Inspector.

Mr. Seegel discussed concerns about traffic, large trailer truck traffic, storage on site, number of trucks per day, how often and what hours. Mr. Denney said that there will be 10 pre-cast trucks a day, early in the morning before 5:30 to 6 am. He said that they will use police details. He said that during foundation concrete pours, there will be three trucks, up to 20 for big pours for slabs. He said that lumber will be bundled to two trailers for three days. He said that there will be one crane.

Mr. Denney discussed sequencing in the phases of construction. Mr. Tamm discussed meeting with the police, fire and peer review consultant to discuss life safety.

Mr. Becker confirmed that the garage will be done first and then the residential building. He asked about water and sewer work at Route 9 and at 100 William Street. Mr. Denney said that those are separate activities that will be done early in the process. Mr. Hall said that they will add that to the schedule. Mr. Tamm said that there is an obligation to complete under the Development Agreement.

Mr. Becker asked about controlled blasting. Mr. Denney said that it will be a limited area for the bottom half of the garage where the site gets high and there is a lot of ledge.

Mr. Seegel asked about noise considerations during demolition of 40 William Street. He asked how the building will be taken down. Mr. Denney said that they will hire a demolition contractor to take it down with an excavator. He said that dust will be water controlled.

Mr. Hall said that they invited all of the tenants in the park to a meeting and it was well attended.

Mr. Denney discussed rock crushing, drill and blast twice a day, warning signals, blast mats, excavation and haul off. Mr. Becker asked about blasting impacting parking. Mr. Denney said that they will work within fence lines and it should not affect the parking.

The Board discussed updating the CMP with tonight's information. Mr. Becker said that the CMP seems to lack information about communications and a website. Mr. Denney said that they have committed to do weekly scheduled updates with John Hancock. Mr. Hall said that they can add it to the plan. Mr. Denney confirmed that construction signs will have contact information. Mr. Tamm said that all impacted parties are tenants of John Hancock and there is a dedicated property manager. The Board said that the updated CMP should include a date and the owner should be consistent with other documents.

Mr. Sheffield discussed alerting office workers when there will be deliveries.

Mr. Becker confirmed that there will be enough space to work and park on site before the garage is ready.

Mr. Denney discussed just in time deliveries and materials storage against the fence line.

Mr. Becker asked about de-watering. Mr. Denney said that there is not enough groundwater close to the bottom of the footings but if they find it, they will pump it back into the ground.

The Board discussed scheduling earthwork and underground utility on-site and water line under William Street. The Board discussed working at night and on weekends.

Mr. Hall discussed working with DCR to place amenities on their land and expanding trails. Mr. Tamm said that he spoke with general counsel at DCR about developing amenities five years ago. He said that John Hancock has obligations to maintain the existing trail. He said that he discussed opportunities to enhance the recreational opportunities with the Wetlands Protection Committee. He said that initial response is that DCR is receptive to consideration of enhancements.

Mr. Hall asked for questions on the new plans. Mr. Sheffield asked about the bright white metal panels on the building. He asked if the DRB commented on it. Mr. O'Connor said that they want some contrast. He said that they will refine the materials and it is unlikely that they will be stark white.

Mr. Sheffield asked about the noise level in the courtyard and any additional levels of glazing for apartments that face the courtyard. Mr. O'Connor said that noise levels are low even during high usage time. He said

that having no parallel walls and landscaping helps. He said that the area will not be covered to enhance the sense of being outside.

Mr. Becker asked for clarification of the parking between the arrival plaza and the eastern end of the building. Mr. Hall said that seven spaces on William Street are dedicated to retail. He said that people frequenting a coffee shop will tend to go to the left side of the lot. He said that the lot is first come, first serve and they expect that there will be a lot of quick in and out circulation parking with deliveries. Mr. Dirk said that delivery trucks are captured in the Shared Parking Analysis.

Mr. Becker asked about the target market. Mr. Hall said that it will cover a whole range of demographics including empty nesters, millennials, international and tech workers and divorcees. He said that there is no specific target. He said that it is meant to appeal to a broad demand.

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

The Board discussed continuing the hearing.

Mr. Seegel moved and Mr. Sheffield seconded the motion, and the Board voted unanimously to continue the hearing to December 3, 2019.

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

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary

DRAFT