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Kathleen Woodward, Vice Chair
Patricia Mallett, Secretary
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Thomas Taylor
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Donald S. McCauley
Planning Director

**PROJECT OF SIGNIFICANT IMPACT
SPECIAL PERMIT**

Application: PSI-20-04 - Project of Significant Impact Special Permit Application for Racquet Facility at Wellesley Country Club
Subject Property: 300 Wellesley Avenue (PID# 32-2-A)
Applicant: The Wellesley Country Club
Property Owner: The Wellesley Country Club
Date: September 2, 2020

OVERVIEW

The subject application is a Project of Significant Impact (“PSI”) Special Permit application for the replacement of the Wellesley Country Club’s existing indoor two court tennis facility with a new indoor four court racquet facility which will also contain certain additional facilities including locker rooms, bathrooms, viewing areas, pro-shop, offices, golf simulator bays, and a golf simulator lounge. The project site has an area of 4,573,800 sq. ft. with frontage on Wellesley Avenue and is comprised of three one (1) parcel, 300 Wellesley Avenue (PID# 32-2-A). The new building will have a floor area of 118,000 sq. ft.

The property is located within the Single Residence District, Thirty Thousand Foot Area Regulation District, and the Water Supply Protection District.

A PSI special permit is required for any construction project (except for one-family or two-family dwellings) having an aggregate total of 1) newly constructed floor area of 10,000 or more square feet, or 2) renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use.” Standard 1 is applicable to the subject project.

APPLICATION SUBMITTAL DOCUMENTS AND PLANS

The PSI application was submitted on February 28, 2020, in accordance with the Rules Relative to the Issuance of Special Permits (adopted by the Planning Board on September 18, 1990 and revised March 10, 2008). Revised documents were also submitted in response to comments from the Town's reviewers, the public, and the Board. The documents submitted by the Applicant are set out in Attachment 1.

TOWN REVIEW COMMENTS, REPORTS, AND RECOMMENDATIONS

In accordance with Zoning Bylaw 16A PROJECT APPROVAL the PSI application was referred to the Town's Department of Public Works, Fire Department, Municipal Light Plant, and Board of Selectmen. The Planning Board received reviews, reports and recommendations from Town Departments set forth in Attachment 2.

PUBLIC HEARING

The Planning Board opened the PSI hearing on August 3, 2020. The hearing was duly continued to August 19, 2020 and to September 2, 2020.

All members of the Board were present at each session of the hearing.

After comments were concluded on September 2, 2020, James Roberti made a motion to close the public hearing. Kathleen Woodward seconded the motion. The Board voted 5-0 to close the public hearing.

After closing the Public Hearing, the Board at the September 2, 2020 hearing, James Roberti made a motion to grant the PSI Special Permit based on the Application Submittal Documents and Plans: Town Review Comments, Reports, and Recommendations; Findings; and Conditions. Kathleen Woodward seconded the Motion. The Board voted 5-0 to approve the motion.

As a result of the COVID 19 emergency the PSI Hearings were held as remote meetings using a Zoom Webinar platform. All sessions of the public hearing were recorded by Wellesley Media and are available at www.wellesleymedia.org.

PSI REQUIREMENTS

Section 16A, *Project Approval*, of the Zoning Bylaw, requires the Applicant to "submit...a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling." The intent of the analysis by the Applicant, Review Departments, and the Planning Board being to "determine the impact on the Town's existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities which will benefit a PSI."

FINDINGS

Based on the aforementioned *Application Submittal Documents and Plans* and the *Town Review Comments, Reports, and Recommendations*, along with the consideration of information received at the public hearing sessions, the Wellesley Planning Board has made the following findings:

1. Upon the receipt of additional investigations and completion of any associated work as described in Condition 7 and otherwise in compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to WATER service, as specified in Section 16A.C.3.e;
2. Upon the receipt of additional investigations and completion of any associated work as described in Condition 9 and otherwise in compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to SEWER service, as specified in Section 16A.C.3.e;
3. Upon the receipt of additional investigations and completion of any associated work as described in Condition 8 and otherwise in compliance with compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to STORM DRAINAGE service, as specified in Section 16A.C.3.e;
4. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to ELECTRIC service, as specified in Section 16A.C.3.e;
5. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, including condition 6, requiring studies and improvements related to traffic, pedestrian, and bicycle safety, the project meets the minimum service standard with respect to TRAFFIC, PEDESTRIAN AND BICYCLE SAFETY, as specified in Section 16A.C.3.e;
6. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to FIRE PROTECTION AND LIFE SAFETY service, as specified in Section 16A.C.3.e; and
7. With compliance with the conditions provided in this decision to ensure development in a manner consistent with the submitted plans and materials, the project meets the minimum service standard with respect to the REFUSE DISPOSAL SYSTEM, as specified in Section 16A.C.3.e.

CONDITIONS

This decision is made based on the Applicant, the Project, their successors and assigns complying with the following conditions:

1. The owner/developer shall construct all improvements in substantial accordance with the plans and materials set forth in Attachment 1.
2. Modifications or material changes to the Project shall be presented to the Planning Board for review. The Planning Board shall determine whether such changes generate an intensification of use. If such changes generate an intensification of use, the owner/developer shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements or conditions cannot be completed, the owner/developer shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.
3. Prior to the issuance of a building permit by the Building Department, the Department of Public Works shall confirm their approval of all planned work associated with the municipal water system, sewer system, storm drainage system, and refuse disposal system, both on and off-site. Prior to the issuance of a Certificate of Occupancy for the Project, the Applicant shall submit to the Department of Public Works as-built plans for all stormwater infiltration systems and all applicable utilities and systems installed, and the Department of Public Works shall confirm that all work has been completed to the Department's satisfaction.
4. All work regarding the municipal electric system, both on and off-site, shall be completed to the satisfaction of the Municipal Light Plant prior to the issuance of a Certificate of Occupancy for the Project.
5. All refuse and recycling from the Project shall be handled by private haulers in accordance with Town regulations and shall not be the responsibility of the Town.
6. Bicycle racks be added to the Project.
7. When allowed to do so by the Water and Sewer Division, the Applicant should hire a testing company to conduct a Hydrant Flow Test and provide an updated HFT report. If such report indicates there is insufficient pressure then Applicant shall reimburse the Town for costs of upgrading the hydrant water line.

8. After demolition of the existing structure and before installing infiltration systems or receiving any other permits from the Building Department, Applicant shall perform additional soil testing as indicated in the June 22 memo and submit the results to the Town Engineer. If the Town Engineer determines that the test results do not show suitable soils for infiltration an groundwater at a minimum of 2 feet below the infiltration system, a revised infiltration system shall be designed and approved by the Town Engineer prior to any further construction activities.
9. The Applicant shall conduct a TV inspection of the existing 6 inch sewer lateral from the existing tennis court building to the sewer main in the street and shall provide the Town Engineer with a copy of the TV inspection report. If after reviewing such report the Town Engineer determines the existing lateral has significant defects fractured pipe, severe off set joints or if the material is Orangeburg type material, the Applicant must replace the pipe from the new building to the main in the street on Wellesley Avenue at their cost prior to issuance of a certificate of occupancy.
10. Prior to the issuance of a Certificate of Occupancy for the Project, the Planning Director shall be responsible for determining the compliance of the project, and any plans therefor, with the PSI special permit and these conditions. During the course of construction, the Planning Director shall have access to the project site with reasonable notice to the owner/developer.

ADDITIONAL PROVISIONS

The Planning Board retains the right to submit to the Zoning Board of Appeals or other applicable boards or commissions any comments deemed appropriate by the Planning Board in connection with Site Plan Approval under Section 16A PROJECT APPROVAL of the Town's Zoning Bylaw or any other permits or approvals required in connection with the Project.

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Appeals from this decision, if any, shall be made pursuant to general laws, Chapter 40A, Section 17, M.G.L. and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk, subject to any extensions or stays of such filing or appeal periods including any extensions or stays set forth in applicable legislation, executive orders, or rules or orders of the Supreme Judicial Court pertaining to COVID - 19.

This special permit shall be recorded at the registry of deeds in accordance with the provision of Chapter 40A, Section 11, M.G.L.

WELLESLEY PLANNING BOARD

By: 
Catherine L. Johnson, Chairman

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with the Town of Wellesley Zoning Bylaw, I hereby certify that thirty (30) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

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ATTACHMENT 1
SUBMITTALS AND PLANS

1. PSI Submission Cover Letter, dated April 29, 2020
2. PSI Application Form, dated April 28, 2020
3. List of Past Wellesley Country Club Significant Projects (2008-2019) and Ten Year Capital Plan Projects (2020-2029)
4. Project Narrative and Drainage Report, prepared by Allen & Major Associates, Inc., dated April 28, 2020
5. Set of proposed plans for Wellesley Country Club Racquet Facility, prepared by Allen & Major Associates, Inc., Stanmar Inc., and Olson + Lewis Architects, dated April 30, 2020:
 - a. V-101 Limited Existing Conditions Plan
 - b. C-101 Layout & Materials Plan
 - c. C-102 Grading & Drainage Plan
 - d. C 103 Utilities Plan
 - e. SE1.1 Site Electrical Plan and Notes
 - f. A1.0 Lower Level Plan
 - g. A1.1 Upper Level Plan
 - h. A1.2 Roof Plan
6. Town of Wellesley Abutters List for 300 Wellesley Avenue, dated February 19, 2020
7. Geotechnical Report, prepared by Geisser Engineering Corporation, dated January 13, 2020
8. Letter dated March 24, 2020, from Kirsten Braun, PE, Senior Traffic Engineer, Ron Müller & Associates, to Phil Cordeiro, Allen & Major Associates, Inc., regarding expected traffic generation of the proposed renovation and expansion of the existing indoor tennis courts located on the Wellesley Country Club property
9. Wellesley Country Club Design Review Submission, dated May 27, 2020 enclosing:
 - a. the following plans prepared by Stanmar Inc., and Olson + Lewis Architects:
 - i. 1 Lower Level Plan dated 5/29/2020
 - ii. 2 Upper Level Plan dated 5/29/2020
 - iii. 3 Roof Plan dated 5/29/2020
 - iv. 4 Exterior Elevations dated 5/29/2020
 - v. 5 Exterior Elevations dated 5/29/2020
 - vi. 6 Exterior Details dated 5/29/2020
 - vii. 7 Exterior Details dated 5/29/2020
 - viii. 8 Exterior Materials Palette dated 5/29/2020
 - ix. 9 Exterior Materials dated 5/29/2020
 - x. 10 Views dated 5/29/2020

- xi. 11 Views dated 5/29/2020
 - xii. 12 Views dated 5/29/2020
 - xiii. 13 Views dated 5/29/2020
 - xiv. 14 Views dated 5/29/2020
 - xv. 15 Views dated 5/29/2020
 - xvi. 16 Views dated 5/29/2020
 - xvii. 17 Views dated 5/29/2020
 - xviii. 18 Existing Buildings dated 5/29/2020
 - xix. 19 Existing Buildings dated 5/29/2020
 - xx. 20 Existing Buildings dated 5/29/2020
- b. The following plans prepared by Allen & Major Associates, Inc., Stanmar Inc., and Olson + Lewis Architects:
- i. C-901 Aerial Overview Plan dated 5/29/2020
 - ii. L-101 Landscaping Plan dated 5/29/2020
 - iii. L-501 Landscaping Plan dated 5/29/2020
 - iv. V-101 Limited Existing Conditions Plan dated 5/29/2020
 - v. C-101 Layout & Materials Plan dated 5/29/2020
 - vi. C-102 Grading & Drainage Plan dated 5/29/2020
 - vii. C-103 Utilities Plan dated 5/29/2020
- c. The following plans prepared by Electrical Systems Engineering, Inc. and Olson + Lewis Architects:
- i. SE1.1 Site Electrical Plan and Notes dated 4/30/20

10. GIS Site Plan of Wellesley Country Club, dated August 3, 2020

11. Construction Management Plan, prepared by Stanmar, Inc., dated August 10, 2020

12. Memorandum dated August 12, 2020, from Paul G. Matos, PE, PLS, Project Manager, Allen & Major Associates, Inc., to Don McCauley, Planning Director, providing responses as related to comments from the Department of Public Works

13. Letter dated August 13, 2020, from Ruth Mallett, Wellesley Country Club, to the Planning Department regarding noise issues and enclosing:

- a. a report dated June 15, 2020 from Aaron M. Farbo and Bradley Dunkin of Cavanaugh Tocci to Jerry Burke, Stanmar Inc. concerning Wellesley Country Club Racquet Facility Acoustic Measurements and Analysis

14. The following documents submitted on August 14, 2020, via <https://olsonlewis.box.com/s/3aef7aefhdh6vo0jfd4e9iw73eefpcpn> to Don McCauley, Planning Director:

- a. The following plans prepared by Allen & Major Associates, Inc., Stanmar Inc., and Olson + Lewis Architects:
 - i. L-101 Landscaping Plan dated 5/29/2020, revision date not specified
- b. the following plans prepared by Stanmar Inc., and Olson + Lewis Architects:

- i. 1 Views dated 8/03/2020
- ii. 2 Views dated 8/03/2020
- iii. 3 Views dated 8/03/2020
- iv. 4 Views dated 8/03/2020
- v. 8 Views dated 8/03/2020
- vi. 9 Views dated 8/03/2020
- vii. 11 Views dated 8/03/2020

15. Email dated August 16, 2020, from Sustainable Wellesley to Board Members of the Wellesley Country Club, Wellesley Board of Selectmen, and Planning Board with a copy of Town of Wellesley Municipal Sustainable Building Guidelines

16. Letter dated August 19, 2020, from David Himmelberger to Don McCauley, Planning Director enclosing the following letters:

- a. Letter dated August 18, 2020, from Jerry Burke, Stanmar Inc. to the Planning Board;
- b. Letter dated August 19, 2020, from Ruth Mallett, Wellesley Country Club, to the Planning Department

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ATTACHMENT 2

REPORTS FROM TOWN OF WELLESLEY DEPARTMENTS AND CONSULTANTS

1. Letter dated May 20, 2020, from Stephen Mortarelli, Deputy Chief, Fire Rescue Department, Office of Fire Prevention, to Don McCauley and Planning Board
2. Memorandum dated June 22, 2020, from George Saraceno, Senior Civil Engineer, Department of Public Works, to Don McCauley, Planning Director
3. Memorandum dated July 23, 2020, from Daniel Fortin, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, to Don McCauley, Planning Director, and Planning Board
4. Memorandum dated August 14, 2020, from James Fitzgerald, Environmental Partners, to Meghan Jop, Executive Director
5. Memorandum dated August 19, 2020 from Marjorie Freiman, Chair of the Board of Selectmen, to Catherine Johnson, Chair of the Planning Board
6. Memorandum dated August 31, 2020, from George Saraceno, Senior Civil Engineer, Department of Public Works, to Don McCauley, Planning Director
7. Recommendation of the Design Review Board dated August 31, 2020

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