

Catherine Johnson, Chair
Kathleen Woodward, Vice Chair
Patricia Mallett, Secretary
James Roberti
Thomas Taylor
Sheila Olson, Associate Member



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Donald S. McCauley
Planning Director

**PSI-20-03
HUNNEWELL SCHOOL
28 CAMERON STREET
APPROVAL AGREEMENT
COVER SHEET**

Date Approved: January 4, 2021

Date Filed: January 12, 2021

Date to be Released: February 1, 2021 (20 Days)

Point of Contact: Don McCauley (x2234)

Further Instructions:

Before releasing to the Applicant, please make a copy of the signed and notarized decision for the Planning Department.

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Planning Director

**PROJECT OF SIGNIFICANT IMPACT
SPECIAL PERMIT**

Application: PSI-20-03 - Project of Significant Impact Special Permit Application for Hunnewell Elementary School
Subject Property: 28 Cameron Street (Parcel ID# 112-14)
Applicant: Town of Wellesley – School Department
Property Owner: Town of Wellesley – School Department
Date: January 11, 2021

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OVERVIEW

The subject application is a Project of Significant Impact (“PSI”) Special Permit application for demolishing and removing the current Hunnewell Elementary School and constructing a new Hunnewell Elementary School at 28 Cameron Street in Wellesley.

The project site has an area of 245,860 sq. ft. according to the submitted existing conditions plan and 242,451 sq. ft. according to the Town’s Property Record Card for the site. The project has frontage on Cameron Street.

The property is located within the Single Residence District and in the Ten Thousand Foot District for Area Regulation 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 July 15, 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). The documents submitted by the Applicant are set out in Attachment 1.

PUBLIC HEARING

Following receipt of the PSI Application, the Planning Board commenced the PSI hearing on September 8, 2020. Subsequent meetings were held on October 5, 2020, October 19, 2020, November 2, 2020, November 16, 2020, December 7, 2020, December 21, 2020, and January 4, 2021.

James Roberti, who is also a member of the School Committee, recused himself from the PSI hearings. Sheila Olson, Associate Member, participated in the hearing in Mr. Roberti's place. Catherine Johnson, Kathleen Woodward, Thomas Taylor, and Sheila Olson were present for all sessions of the public hearing.

After closing the Public Hearing, the Board at the January 4, 2021 meeting discussed the PSI Application. Kathleen Woodward made a motion to grant the PSI Special Permit based on the following Application Submittal Documents and Plans: Town Review Comments, Reports, and Recommendations; Findings; and Conditions. Patricia Mallett seconded the Motion. The Board voted five in favor and none opposed 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.

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.

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

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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. 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 WATER service, as specified in Section 16A.C.3.e;
2. 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 SEWER service, as specified in Section 16A.C.3.e;
3. 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, 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 following plans and materials set forth in Attachment 1 as modified to comply with the additional conditions herein.

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2. Modifications or material changes to the Project, including changes resulting from review of the Project by other boards, commissions, or departments of the Town, 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 Site Plan Review approval by the Zoning Board of Appeals, or the issuance of permits 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 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. Fire Department approval of fire protection systems before issuance of Building Permit

6. The following traffic, pedestrian, and bicycle mitigation measures and studies:
 - a) Installation of a "Do Not Block Intersection" pavement marking and signage to be installed on Grove Street at Spring Street.

 - b) Implementation of a "rolling queue" for pick-up/drop-off with additional enforcement to reduce parking at the Library and other commercial properties in the area. It is recommended the schools begin to phase the rolling queue in now, prior to redistricting and the construction of the new school.

 - c) New or modified parking restrictions for the "layby area" and along Cameron Street shall be reviewed and approved by the Select Board prior to issuance of a Certificate of Occupancy.

 - d) Implementation of Safe Routes to School program.

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- e) Provide a defined sidewalk and curb ramp at the terminus of the existing crosswalk further away from the existing driveway on the western side of Cameron Street.
- f) Cameron Street between Fuller Brook Park and Washington Street shall be repaved from curb to curb.
- g) The applicant shall review the signal timing and phasing plan for the intersections of Washington Street and Grove Street; Washington Street at Cameron Street; and Washington Street and Wellesley Avenue prior to the Certificate of Occupancy and shall re-optimize if necessary; this shall include the yellow and all-red vehicle clearance intervals and the timing for the pedestrian phase and shall conform to MUTCD standards.
- h) Consider including costs of Adaptive Traffic Signal controls at Washington Street at Grove Street, Washington Street at Cameron Street, and Washington Street at Wellesley Avenue to improve real-time traffic responsive changes during school pick-up/drop-off hours.
- i) Following the issuance of a Certificate of Occupancy, the applicant shall perform follow-up parking and traffic studies; the timing of such shall be at 6 months from the date of the Certificate of Occupancy. Following the initial study, a secondary study shall be conducted no later than 1 year following the issuance of a Certificate of Occupancy. Such study shall include, but not be limited to the following:
 - i. Occupancy and Utilization Study of parking in the vicinity surround the Hunnewell School to include Cameron Street, Cameron Commuter Parking Lot, Library Parking Lot, and 40 Grove Street.
 - ii. The total number of vehicles entering and exiting the site during the weekday AM and PM peak, to determine the 10% increase in trip generation; and
 - iii. The study shall include capacity, queuing, and delay analysis of the critical locations listed below:
 1. Washington Street/Grove Street
 2. Washington Street/Cameron Street
 3. Grove Street/ Spring Street
 4. Cameron Street/Hampden Road
 5. Washington Street/ Wellesley Avenue

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- j) All pedestrian ramps on the project site and within 600 feet of the project site shall be compliant with Americans with Disabilities Act (ADA)
 - k) Cameron Street crosswalks and school pavement markings shall be upgraded to new high visibility thermoplastic paint.
7. Street markings be added to Cameron Street and the bus dropoff area to designate emergency areas to be kept clear
 8. Installation of a new 10" by 8" tee cut into the Cameron Street water main and an 8" water main be provided to the school
 9. A new trunk sewer service of 8" diameter, instead of the proposed 6" diameter, be installed from the project to the 12" sewer main on Cameron Street
 10. That the Town's 18" sewer trunk main which crosses Simon's Park and the rear of the site be demarcated and protected during construction.
 11. The project should consider equipment access to and ability to service the 18" sewer trunk main in finalizing plans, including plans for proposed boardwalk and fence which are near and in a few instances crossing the trunk line
 12. The stormwater infiltration system be modified so that there is a decrease in site runoff during the 100 year design storm
 13. Performance of additional borings and soil test pits, reviewed by Engineering and Engineering certifying that the results of such borings and soil tests are consistent with the stormwater infiltration systems and analysis.
 14. Two on-site catch basins are proposed pretreated or infiltration before connection to the 21" storm drain on Cameron Street, as approved by Engineering
 15. Measures to the approval of Engineering should be taken to ensure phosphorous removal is consistent with the Town's storm drainage discharge permit from the EPA
 16. Additional consideration should be given to Stormwater Best Management Practices
 17. Increased amounts of pervious pavement should be used in the entrance plaza, the adult wellness area, the perimeter access drive and the service area
 18. The 21" drain pipe on Cameron Street be upsized to the 30" drainage main installed on Cameron Street as part of the Fuller Brook Preservation Project
 19. Cameron Street crosswalks and school pavement markings should be upgraded to new high visibility thermoplastic paint.

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- 20. An Operation and Maintenance plan for the on-site infiltration systems and rain gardens which should include provisions for at least annual inspections and certifications to the Department of Public Works – Engineering Division shall be prepared by the Applicant and approved by the Department of Public Works – Engineering Division.
- 21. A fence between the site and the driveway from Cameron Street into the Library parking lot shall be installed between the Project and Library parking spaces that are perpendicular to the site. Details of the fence shall be defined and coordinated between the Library Trustees and the Applicant as part of Site Plan Review for the Project.
- 22. Layby areas along Cameron Street shall be installed only to the north of the exit for the half circle driveway for the school.

ADDITIONAL PROVISIONS

The issuance of this permit does not in any way modify or release any obligations of the Applicant/Owner and its successors and assigns under the Development Agreement with the Town regarding the project.

The issuance of this permit does not in any way modify or release any obligations of the Applicant/Owner and its successors and assigns under the Residential Incentive Overlay District Special Permit issued by the Planning Board for the project.

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.

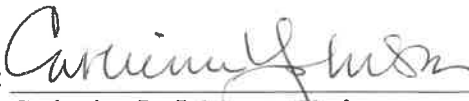
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Appeals from this decision, if any, shall be made pursuant to general laws, Chapter 40A, Section 17, M.G.L. and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk, subject to any extensions or 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, Chair

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with the Town of Wellesley Zoning Bylaw, I hereby certify that ^{TWENTY (20)}~~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. Application Form for Review of Project of Significant Impact, dated 3/27/2020
2. Town of Wellesley Abutters List dated 3/18/2020
3. Municipal Systems Impact Analysis received July 15, 2020, prepared by Symmes Maini & McKee Associates ("SMMA) including:
 - a. Appendix A: Record Water Use Data
 - b. Appendix B: HydroCAD Stormwater Report
 - c. Appendix C: Record Energy Use Data
 - d. Appendix D: Traffic Assessment Report
4. Plans for Hunnewell Elementary School prepared by SMMA Associates dated 04/03/2020:
 - a. C-101 Existing Conditions Plan
 - b. C- 111 Site Preparation Plan
 - c. C-122 Layout & Materials Plan
 - d. C-131 Grading and Utilities Plan
 - e. C-151 Planting Plan
 - f. C-501 Site Details I
 - g. C-502 Site Details II
 - h. C-503 Site Details III
 - i. C-504 Site Details IV
 - j. C-505 Site Details V
 - k. C-506 Site Details VI
 - l. C-507 Site Details VII
 - m. C-508 Site Details VIII
 - n. C-509 Site Details IX
 - o. C-510 Site Details X
5. Presentation for Hunnewell Elementary School, Planning Board, PSI Meeting dated September 8, 2000 prepared by SMMA
6. Hunnewell Elementary School Traffic Assessment Report dated October 2020 prepared by BETA Group, Inc.
7. Beta Group, Inc. Response to Comments October 29, 2020
8. SMMA Supplemental Response to Comments November 4, 2020
9. Presentation for Hunnewell Elementary School, Planning Board, PSI Meeting dated September 8, 2000 prepared by SMMA

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10. Letter dated December 21, 2020 from Peter S. Glick of SMMA to Don McCauley, Planning Director responding to Staff Report dated December 7, 2020

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ATTACHMENT 2

REPORTS FROM
TOWN OF WELLESLEY DEPARTMENTS AND CONSULTANTS

1. Letter dated July 16, 2020, from Deputy Chief Stephen Mortarelli, Town of Wellesley Fire Rescue Department, to Don McCauley
2. Memorandum dated September 18, 2020, from Daniel Fortin, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, to Don McCauley
3. Memorandum received November 9, 2020, from Matthew Herson, Staff Engineer, Town of Wellesley Department of Public Works, to Don McCauley, Planning Director
4. Environmental Partners Memo dated October 9, 2020
5. Environmental Partners Memo dated November 13, 2020
6. Memorandum dated November 20, 2020, from Marjorie Freiman, Chair of the Select Board, to Catherine Johnson, Chair of the Planning Board

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