

TOWN OF WELLESLEY



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MEGHAN C. JOP
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Date: August 19, 2020

To: Catherine Johnson, Chair
Planning Board

From: Marjorie Freiman, Chair
Board of Selectmen

RE: Wellesley Country Club – Racquet Facility PSI-20-04

At its meeting on August 18, 2020, the Board of Selectmen voted unanimously (4-0) to approved the PSI application dated April 28, 2020 as being professionally prepared and providing sufficient evidence that the traffic conditions resulting from the proposed construction of a new Tennis and Racquet Facility having approximately 34,500 square feet, with 30,000 square feet of tennis court space and 4,500 square feet of programming space known as PSI-20-04 meets the Town's Project of Significant Impact standards for traffic, pedestrian and bicycle safety with the inclusion of mitigation measures as outlined below. The proposed program space in the new building will include locker rooms, restrooms, viewing lounge, and pro-shop, and two (2) golf simulation bays. The facility will be utilized by members only and will not be open to the public. The existing facility is comprised of 16,180 square feet and includes two (2) indoor tennis courts adjacent to 8 outdoor tennis courts. Under the new proposal there will be four (4) indoor tennis courts and six (6) outdoor courts. The project is net neutral on playing surfaces. The Board considered and discussed the traffic and pedestrian safety considerations of the application on August 18, 2020 and reviewed and discussed peer review input and suggestions from Jim Fitzgerald and Jane Davis of Environmental Partners, Inc., (EP) the Town's traffic consultant.

The project does not meet the PSI threshold for a Roadway Impacted by Development as it will not impact a signalized intersection and will generate less than 50 vehicles at an unsignalized intersection (Wellesley Avenue and Forest Street) related to the project in a single direction during any single hour, and will not increase in Average Daily Traffic (ADT) by 5%.

Pedestrian and Bicycle Safety:

The PSI standards for pedestrian and bicycle circulation require sidewalks within a walking distance of 600 feet of the Project to be provided along walking routes to the nearest public transportation station(s) or boarding point(s) if such facilities exists within one mile of the

development site as well as identification of sidewalk links or connections to surrounding neighborhoods. The Board of Selectmen recognize the challenges of installing a sidewalk on Wellesley Avenue and have worked in recent years with the Wellesley Country Club to provide safe pedestrian access along the Sudbury Aqueduct which provides a stone marked path along the Club property to the crosswalk at Wellesley Avenue and Forest Street. Crossing at that point does provide sidewalk access along Forest Street to the MWRTA Bus stop located in front of the Babson College Post Office. The Wellesley Country Club has also worked with the Traffic Committee to improve pedestrian and golf-cart crossing along Wellesley Avenue with the installation of a Rectangular Rapid Flashing Beacon (RRFB) aka "Pilecki Light". The Peer Review indicates there is a lack of bicycle racks or bicycle accommodations.

The Board of Selectmen recommends the following mitigation:

- Bicycle racks and/or bicycle accommodations be added to the project.

Site Plan Review

Although not a PSI recommendation, EP has identified an on-site mitigation concern with regards to ADA accessibility. EP recommends that the plans specify that all pedestrian accommodations be compliant with ADA and the Code of Massachusetts Regulations Title 521 (521 CMR) requirements. A particular concern exists at the proposed ramp near the stairs on the west side of the proposed building where there is a difference in elevation of approximately three to four feet between the building door and the road. Grading details for the ramp are recommended for review.

Traffic Committee Recommendations:

In addition to the Peer Review under the PSI, the Traffic Committee evaluated the Racquet Facility project. The Traffic Committee, although recognizing outside of the PSI Special Permit, raised serious concerns over the pavement condition of Brookside Road. The Engineer Division recommended paving the southern stretch of Brookside Road from Wellesley Avenue to Needham as part of the construction of the par 3 course several years ago. The roads deterioration is escalating, and paving the portion of road should be an element of the WCC master plan.

Attachments: EP Memo dated August 14, 2020