

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

J. RANDOLPH BECKER, CHAIRMAN
ROBERT W. LEVY, VICE CHAIRMAN
DAVID G. SHEFFIELD

LENORE R. MAHONEY
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 2208

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 MAR 17 PM 12:55
WALTER B. ADAMS
DEREK B. REDGATE
RICHARD L. SEEGL

ZBA 2022-24

Petition of Wellesley College

106 Central Street (Tennis Courts)

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 3, 2022 at 7:30 pm, in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting Site Plan Approval and Special Permits pursuant to the provisions of Section 2, Section 14E, Section 16A, Section 16C, Section 16E, Section 16G and Section 25 of the Zoning Bylaw for replacement of eight asphalt concrete tennis courts with six post-tensioned concrete tennis courts, raising the grade two feet to accommodate new electrical conduit, drainage and landscape improvements, and replacement of existing 24 foot high metal halide tennis court lights with 24 foot high LED tennis court lights, at 106 Central Street, in a 40,000 square foot Single Residence District.

On February 3, 2022, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Present at the public hearing were Megan Buczynski, P.E., Activitas, and Chris Ridge, Wellesley College.

Ms. Buczynski said that the project before the Board is for Site Plan Approval for renovations at the tennis courts. She said that the site is at Wellesley College's athletic complex at Paintshop Pond, which is under an Activity Use Limitation (AUL). She said that Haley and Aldrich is working on Release Abatement Measure Plan (RAM).

Ms. Buczynski said that the plan is to take eight existing courts and reduce them to six. She said that they will remove six trees, all outside of the tree bylaw. She said that they will raise the site up. She said that because the site is on the AUL, they are trying to reduce any removal of soils. She said that they will raise the site up two feet and will maintain the character of the site. She said that the site follows the slope of Route 135. She said that they will not reduce any of the vegetation along Route 135 and the views will not change.

Ms. Buczynski said that the existing site has lighting for the tennis courts. She said that there are currently 23 poles with metal halide lights that throw light everywhere. She said that they will replace them with new LED light fixtures and poles. She said that they will reduce the number down to 22 fixtures. She said that the fixtures will focus the light more onto the courts. She said that light levels will

be less than one foot candle at the property line. She said that they are asking for relief from the maximum requirement of 75 foot candles. She said that NCAA prefers to have 75 average foot candles. She said that, in order to get the average, they will have some above and some below. She said that they are asking for relief with the intent that the average is 75 and at the property line it will be less than 1 foot candle. She said that they are also asking for relief for the shielded luminaires. She said that they will have them along Route 135 to reduce any spill behind, going towards the road area. She said that in order to reach the preferred foot candle levels, not all of the lights can be fully shielded. A Board member confirmed that they will be adjustable after installation. The Board said that a special permit would not be required for lighting as it is addressed under Section 16 of the Zoning Bylaw for Project Approval.

Ms. Buczynski said that the project was reviewed and commented on by the Engineering Department. She said that there was one tree by the parking lot that was erroneously shown as being removed. She said that tree will be staying. She said that Haley and Aldrich provided a memorandum that addressed the question of why the asphalt will be kept in place.

Ms. Buczynski discussed drainage improvements. She said that they will be reducing impervious surface. She said that they will collect some runoff and put it into a leaching basin. She said that anything that does not leach into the ground will continue to flow in the same pattern as it does now.

The Chairman asked if the courts will only be used for competition. Ms. Buczynski said that they will be open to other segments of the school population. She said that they are used day and night. She said that the lights will be controlled on a digital system to go on and off at set time that can be overridden.

A Board member asked about the truncated corners on the courts. Ms. Buczynski said that they are trying to reuse the existing fence posts. She said that where they can, they will leave the fence posts in place and sleeve over with new fencing, so that they are not removing material and having to dig again.

The Chairman asked if pre-cast, pre-stressed concrete would be used if this site was not under an AUL. Ms. Buczynski said that asphalt is not what is used to be because of the amount of recycled materials put into it and it does not last. She said that post tension concrete will be warrantied for 25 years. She said that there is a greater up front cost but the longevity and not having to go back in and patch impacts the long term costs. She said that from the data that they have seen so far, it does not seem to be harder on the joints.

The Chairman confirmed that the existing light poles are 24 feet high. Ms. Buczynski said that they will basically just replace the bulbs.

Ms. Buczynski said that the changes requested by the Wellesley Engineering Department will be incorporated in the plans.

No member of the public wished to speak to the petition.

Submittals from the Applicant

- Memorandum to Zoning Board of Appeals, dated 2/1/22, from: Meg Buczynski, Activitas, re: Wellesley College – Tennis Court Renovation

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 MAR 17 PM 12:55

ZBA 2022-24
Petition of Wellesley College
106 Central Street (Tennis Courts)

- Application for Site Plan Approval
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Operation and Maintenance Plan – Wellesley College Tennis Court Renovations, dated 2/1/22, prepared by Activitas
- Stormwater Report – Wellesley College Tennis Court Renovations, dated 2/1/22, prepared by Activitas

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet with Locus Map	2/1/22	Activitas	
EX-1	Existing Conditions Plan	6/17/21	Michael E. Ross, PLS	
SP1.1	Site Preparation Plan	2/1/22	Megan E. Buczynski, PE	
SP1.2	Site Preparation Details	2/1/22	Megan E. Buczynski, PE	
	Construction Management Plan	2/1/22	Megan E. Buczynski, PE	
L1.1	Layout and Materials Plan	2/1/22	Megan E. Buczynski, PE	
L2.1	Grading and Utility Plan	2/1/22	Megan E. Buczynski, PE	
L3.1	Detail Sheet I	2/1/22	Megan E. Buczynski, PE	
L4.1	Site Lighting Plan and Information I	2/1/22	Megan E. Buczynski, PE	
L4.2	Site Lighting Plan and Information II	2/1/22	Megan E. Buczynski, PE	

On February 24, 2022, George Saraceno, Senior Civil Engineer, DPW Engineering Division submitted comments regarding the proposed project.

On February 25, 2022, the Planning Board reviewed the project and recommended approval of Site Plan Approval and a special permit for a major construction project in a Water Supply Protection District.

DECISION

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the submitted plans. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

ZBA 2022-24
Petition of Wellesley College
106 Central Street (Tennis Courts)

The Board found that the Project meets the requirements of Section 14E of the Zoning Bylaws for Water Supply Protection Districts and voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

The Board found that the proposed lighting is necessary to enhance public safety; the proposed lighting enhances, or does not negatively impact, community ambiance and character; the proposed lighting does not produce unacceptable light trespass, glare, sky glow, or compromise the privacy of abutting property owners; and the proposed lighting is necessary for recreational or athletic activities conducted on land used for municipal or educational uses and voted unanimously to grant a Special Permit, pursuant to Section 16G and Section 25 of the Zoning Bylaw.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 MAR 17 PM 12:55

ZBA 2022-24
Petition of Wellesley College
106 Central Street (Tennis Courts)

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.


J. Randolph Becker, Chairman


David G. Sheffield


Richard L. Seegel

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MA 02482
2022 MAR 17 PM 12:55

ZBA 2022-24
Applicant Wellesley College
Address 106 Central Street (Tennis Courts)

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) 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

cc: Planning Board
Inspector of Buildings
lrm

LAYOUT AND MATERIALS NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY LANDTECH INC., LOCATED AT 515 GROTON ROAD, WESTPORT, MA, AND DATED JUNE 17, 2021.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK THE LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.

LAYOUT AND MATERIALS LEGEND

APPROXIMATE LIMIT OF WORK

CHAIN LINK FENCE

BITUMINOUS CONCRETE PAVEMENT

ATHLETIC LIGHTING

