

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482

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ZBA 2022-30

Petition of Dana Hall School

45 Dana Road (Upper School Classroom Building)

INTRODUCTION

Dana Hall School, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval permit subject to the Zoning Bylaw Chapter 16A, §§(C)(2)(a) and (b), authorizing the Applicant to renovate floor space, demolish portions of the existing building and construct new additions with a ground floor and two stories above, new domestic and fire protection service, new sewer manhole, stormwater drainage improvements, new electric service and generator, associated walkways, parking and temporary classrooms, at 45 Dana Road (Upper School Classroom Building), in an Educational District (the "Project").

THE PROJECT

Description

The Site consists of land located on the Dana Hall School Campus at 45 Dana Road totaling 35 acres and includes middle and upper school buildings, student and faculty housing, athletic and equestrian field houses, open field and play areas, and parking with internal drives. The Limit of Work is internal to the campus on 3.3 acres. Proposed construction footprint is 6,700 square feet, existing building footprint is 22,738 square feet, total structure footprint is 29,418 square feet, total floor area of existing building is 56,901 square feet, total floor area of proposed construction is 20,433 square feet, and total floor area after proposed construction is 77,344 square feet. The height of the building is 44.5 feet from average grade. The number of parking spaces is unchanged at 26.

The Project involves renovation of a majority of the floor space in the Upper Classroom Building, demolition at each end and construction of new additions that will improve safety and accessibility. Sidewalks leading up to the building, as well as circulation paths through the building are all intended to

comply with Universal Design without the need for dedicated ramps. The accessible pathways will connect the Upper School Classroom Building to the adjacent Library/Science Building and the surrounding campus.

The existing 6 inch water main in Dana Road will be extended 180 feet to the northeast corner of the new classroom building. Separate domestic and fire protection systems will be installed. The existing service from Grove Street will be maintained and reconstructed for service to the Shipley Science Center exclusively.

Storm drainage improvements will provide enhanced treatment of stormwater and a reduction in peak rates of runoff and runoff volume. The proposed storm drainage systems will conform to MassDEP Stormwater Management Standards and Wellesley Stormwater Rules and Regulations.

Proposed electrical service consists of installation of a new 800-ampere rated main switchboard. It is anticipated that the pad-mounted transformer will be upgraded by the Wellesley Municipal Light Plant. The new switchboard power will emanate from the upgraded pad mounted transformer via a new underground concrete encased duct bank. Existing HVAC equipment currently fed from the Library/Science building will be refed from the new switchboard. A new normal lighting and power distribution system will be installed and will be designed to meet all requirements of the Wellesley Municipal Light Board.

A new natural gas emergency generator with sound attenuating enclosure, located at grade adjacent to the building, will be installed. A new life safety emergency light and power system and a new non-essential standby power system will be installed.

A sprinkler system will be installed for the entire building. A new fire alarm system will be installed in the building, as well as a Bi-Directional Amplifier system for first responders' radios.

To satisfy total classroom requirements during the construction project, modular units will be brought on site for temporary use. The temporary classroom installation will include six classrooms, boys and girls toilet rooms, a faculty toilet room, an IT closet and a janitor's closet. The modular units will be connected to each other. Overall dimensions of the temporary installation are 60 feet by 95 feet 8 inches, for a total of 5,740 square feet. The temporary classrooms will be located on an unoccupied grass field located to the north of the existing softball field. The temporary classrooms will be constructed in accordance with the Massachusetts State Building Code prior to arrival at the site. Installation and connection of temporary utilities will be completed under a building permit issued by the Town of Wellesley Inspector of Buildings. A Certificate of Occupancy will be in place prior to use as classrooms.

RECORD OF DISCUSSIONS

The Board held public hearings on April 21, 2022 and May 19, 2022. The public hearing was closed on May 19, 2022.

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FINDINGS OF FACT

Zoning

The Zoning Bylaw provides, for each zoning district, requirements for the use of land and structures, as well as dimensional requirements for the land and structures erected upon the land. As described above, the Project is located in an Educational District.

Requirements

A Major Construction Project involves one or more of the following: construction of twenty-five hundred (2,500) or more square feet gross floor area; or an increase in gross floor area by fifty (50) percent or more which results in a gross floor area of at least twenty-five hundred (2,500) square feet; grading or regrading of land to planned elevations, and/or removal or disturbance of the existing vegetative cover, over an area of five thousand (5,000) or more square feet; any activities regulated or restricted under Section 14B; or any activities regulated under Section 14E. Major Construction Projects are subject to Site Plan Review.

Submittals from the Applicant

- Application for Site Plan Approval, dated March 22, 2022
- Plan Submittal List
- Letter, stamped by Semoon Oh, P.E, re: Adequate Capacity and Water Pressure
- Development Prospectus
- Site Locus Plan
- Municipal Systems Impact Analyses
- Project Overview
- Figures
 - Figure-1 Pre-Development Watershed Plan
 - Figure-2 Post-Development Watershed Plan
- Appendix A
 - Existing Conditions HydroCAD Calculations
- Appendix B
 - Proposed Conditions HydroCAD Calculations
- Appendix C
 - NRCS-USDA Soils Map
- Appendix D
 - Long Term Pollution Prevention Plan and Operations and Maintenance Plan
- Electrical Systems
- Traffic, Pedestrian, and Bicycle Safety
- Refuse Disposal System
- Construction Management Plan, dated April 25, 2022, revised May 6, 2022

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- Memorandum, dated February 18, 2022, to David Ehrhardt, Dario Designs, Inc., from Kevin M. Martin, P.E., re: Geotechnical Summary Report, Dana Hall Schools, Temporary Classrooms, Wellesley, Massachusetts
- Upper School Classroom Building Renewal Project, dated April 14, 2022, re: Temporary Classrooms
- Traffic Impact Assessment, dated November 16, 2021, revised January 3, 2022, prepared by TEC, Inc.

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
C0.0	Title Sheet	3/8/22	Kelly Killeen, P.E.	
C0.1	Existing Conditions Plan	3/8/22	William J. Dorgan, PLS	
C1.0	Demolition and Erosion Control Plan	3/8/22	Kelly Killeen, P.E.	
C2.0	Site Layout Plan	3/8/22	Kelly Killeen, P.E.	
C3.0	Grading and Drainage Plan	3/8/22	Kelly Killeen, P.E.	
C4.0	Utility Plan	3/8/22	Kelly Killeen, P.E.	
C5.0	Landscaping Plan	3/8/22	Dario Designs/CHA	
C6.0	Lighting Plan	3/8/22	Kelly Killeen, P.E.	
C7.0	Detail Sheet 1	3/8/22	Kelly Killeen, P.E.	
C8.0	Detail Sheet 2	3/8/22	Kelly Killeen, P.E.	
C9.0	Detail Sheet 3	3/8/22	Kelly Killeen, P.E.	
C10.0	Detail Sheet 4	3/8/22	Kelly Killeen, P.E.	
	Building Concept Plan	11/16/21	Dario Designs	
	Ground Floor Plan		Dario Designs	
	First Floor Plan		Dario Designs	
	Second Floor Plan		Dario Designs	
	South Elevation Option G/West Elevation	11/30/21	Dario Designs	
	North Elevation Option G/East Elevation	2/2/22	Dario Designs	
	Transverse Building Section/Longitudinal Building Section	2/28/22	Dario Designs	
	Logistics Plan	3/2/22	Dario Designs	
	Renderings	11/30/21	Dario Designs	
E1.1	Site Electrical Demolition Plan	1/7/22	Dario Designs/CHA	
E1.2	Site Electrical Plan	1/7/22	Dario Designs/CHA	

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E1.3	Site Electrical Details	1/7/22	Dario Designs/CHA	
C11.0	Temporary Classroom Site Plan	3/8/22	Kelly Killeen, P.E.	
	Temporary Classrooms	3/4/22	Dario Designs	
CMP-1	Construction Management Plan	4/26/22	CHA	
CMP-2	Construction Management Plan	4/26/22	CHA	

Submittals on behalf of the Town of Wellesley:

On February 4, 2022, the Design Review Board approved the project for PSI. The Design Review Board had no further comments for Site Plan Review.

On April 15, 2021, the Planning Board reviewed the project and submitted comments.

DECISION

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

CONDITIONS

1. This Site Plan Approval shall expire two years from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved in May, 2022.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant shall coordinate planned major events on the Site with planned major events for the Hunnewell School Project such that undue

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traffic impacts and rush hour congestion is mitigated to the extent practicable.

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.

Construction Conditions

6. The Applicant shall implement its "Construction Management Plan for an Upper School and Auditorium Renovation for Dana Hall School" as specified in its submittal dated April 25, 2022, revised May 6, 2022, as modified by these Conditions.
7. During the period of construction, all construction equipment and materials deliveries shall utilize (1) Grove Street; (2) Grove Street, Hampden Street, and Dana Road; or (3) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
8. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. without the prior consent of the Wellesley Police Chief. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m., and on Saturday commencing not earlier than 8:00 am and completing not later than 4:00 pm. Without the prior consent of the Wellesley Police Chief. No work is allowed on Sundays or on legal holidays in the Town of Wellesley.
9. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on any public way of the Town. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
10. The Applicant shall cause Hampden Street, and Grove Street to be swept as frequently as required in the event that dust, dirt and debris from the Site are carried over by the truck traffic and are deposited on Grove Street or Hampden Street.

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11. Insofar as practicable, refueling of construction equipment on the Site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied.¹
12. The Board finds that the work for the temporary classrooms as depicted on Drawing C11.0, "Temporary Classrooms Site Plan" and related drawings is sufficiently independent from the remainder of the work covered under this Site Plan Approval, that, at the option of the Inspector of Buildings, the work for the Temporary Classrooms may be done under a separate building permit, provided that the Applicant meets all the customary requirements for the application and issuance of a building permit. Similarly, the Inspector of Buildings may issue a separate certificate of occupancy provided that the Applicant meets the customary requirements for a certificate of occupancy

Use Conditions

13. The Applicant shall implement its Appendix D "Long Term Pollution Prevention Plan and Operation & Maintenance Plan" as specified in its submittal under the Project of Significant Impact.
14. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of May, 2022.

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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


Robert W. Levy


David G. Sheffield

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Applicant Dana Hall School

Address 45 Dana Road (Upper School Classroom Building)

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

