

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS
888 WORCESTER STREET • SUITE 160 • 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

WALTER B. ADAMS
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ZBA 2022-64
Petition of Beacon Capital Partners
93 Worcester Street

INTRODUCTION

Beacon Capital Partners, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval permit subject to Section 5.6 and Section 6.3 of the Zoning Bylaw authorizing the Applicant to convert approximately 40,000 square feet of office space to support Lab R&D space, at 93 Worcester Street, in an Administrative/Professional District (the "Project").

THE PROJECT

Description

The Site consists of 683,660 square feet of land located at 93 Worcester Street and includes a four story building and a two story parking garage. Existing building footprint is 75,562 square feet, proposed construction footprint is 40,000 square feet, for a total of 134,070 square feet. Existing floor area is 272,713 square feet and total floor area after proposed construction will be 272,713 square feet. Building height is 46.7 feet. There are 1,087 standard parking spaces and 19 handicapped parking spaces. 355 of the parking spaces are covered and 751 parking spaces are open. The number of parking spaces exceeds the requirement for 873 spaces.

The Project includes the addition of new MEP infrastructure to serve the East Wing of the building including new rooftop units, new mechanical/electrical rooms and a pH system as well as renovations/upgrades to the existing bathrooms on the 1st, 3rd and 4th floors. Core and shell work will prepare the building for future tenant fit outs. The project will include new shafts throughout the three levels and new mechanical equipment on the low roof above the 3rd floor.

RECORD OF DISCUSSIONS

The Board held a public hearing on October 6, 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 Administrative/Professional District.

Requirements

Section 5.6 C.3.i of the Zoning Bylaw requires that upon granting of a special permit by the Planning for a Project of Significant Impact (PSI), the applicant is authorized to apply for Project Approval under the procedure in Section 5.6 for Major Construction Project Approval. Planning Board review of PSI application shall not substitute for Major Construction Project approval. No application shall be made for Major Construction Project approval for a PSI prior to the granting of a special permit by the Planning Board.

A Project of Significant Impact Special Permit was approved by the Planning Board on July 20, 2022.

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 3.7; or any activities regulated under Section 3.8. Major Construction Projects are subject to Site Plan Review.

Submittals from the Applicant

- Application for Site Plan Approval, dated August 17, 2022
- Site Plan Approval Checklist
- Development Prospectus
- Site Locus Plan
- Memorandum, dated March 1, 2022, from Nitsch Engineering, re: Wellesley Gateway Conversion Civil Utility Narrative – Site Plan Approval Review Nitsch Project #14912.1, with attachments
- Memorandum, dated March 30, 2022, from Jeffrey S. Dirk, P.E., PTOE, FITE, Vanasse & Associates, Inc., re: Transportation Impact Assessment
- Construction Management Plan, prepared by the Richmond Group

ZBA 2022-64
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- Wellesley Gateway Core and Shell Renovation, NFPA 241 Fire Safety Program, Rev1, dated June 9, 2022, prepared by Arup US, Inc., with attachments
- Wellesley Gateway Presentation, dated October 6, 2022

| Plan Number | Drawing Title | Date of Issue | Prepared By | Date of Revision |
|--------------|--|---------------|--------------------------|------------------|
| Sheet 1 of 1 | Existing Conditions Plan | 2/17/22 | Timothy R. Agurkis, PLS | |
| Sheet 2 of 2 | Existing Conditions Plan | 2/17/22 | Feldman Geospatial | |
| C1.00 | Site Development Plan | 3/4/22 | Michelle Callahan, P.E. | |
| C1.01 | Plot Plan | 3/4/22 | Michelle Callahan, P.E. | |
| C1.02 | Grading and Drainage Plan | 3/4/22 | Michelle Callahan, P.E. | |
| G0.00.01 | Drawing Index | 8/12/22 | Jacobs Consultants, Inc. | |
| G0.00.02 | Symbols, Abbreviations & General Notes | 8/12/22 | Jacobs Consultants, Inc. | |
| G0.01.00 | Life Safety Plan & Code Review | 8/12/22 | Jacobs Consultants, Inc. | |
| G0.01.01 | Life Safety Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| G0.01.02 | Life Safety Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| S1.1.1 | General Notes I | 8/12/22 | Benjamin B. Wild, P.E. | |
| S1.1.2 | General Notes II | 8/12/22 | Benjamin B. Wild, P.E. | |
| S2.1.1 | Level 1 Plan | 8/12/22 | Benjamin B. Wild, P.E. | |
| S2.1.4 | Level 4 Framing Plan | 8/12/22 | Benjamin B. Wild, P.E. | |
| S2.1.5 | Roof Framing Plan | 8/12/22 | Benjamin B. Wild, P.E. | |
| S2.1.6 | HI Dunnage Framing Plan | 8/12/22 | Benjamin B. Wild, P.E. | |
| S3.1.1 | Typical Details | 8/12/22 | Benjamin B. Wild, P.E. | |
| S4.1.1 | Sections and Details | 8/12/22 | Benjamin B. Wild, P.E. | |
| S4.1.2 | Sections & Details II | 8/12/22 | Benjamin B. Wild, P.E. | |

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 BOSTON, MASSACHUSETTS 02110
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 Petition of Beacon Capital Partners
 93 Worcester Street

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|-----------|---|---------|--------------------------|--|
| AD1.00.01 | Demolition Floor Plan – Level 01 | 8/12/22 | Jacobs Consultants, Inc. | |
| AD1.00.03 | Demolition Floor Plan – Level 03 | 8/12/22 | Jacobs Consultants, Inc. | |
| AD1.00.04 | Demolition Floor Plan – Level 04 | 8/12/22 | Jacobs Consultants, Inc. | |
| AD1.00.05 | Demolition Roof Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| AD4.00.01 | Demolition Exterior Elevations | 8/12/22 | Jacobs Consultants, Inc. | |
| A1.00.00 | Architectural Site Plan | 6/30/22 | Jacobs Consultants, Inc. | |
| A1.00.01 | Floor Plan Level 01 | 8/12/22 | Jacobs Consultants, Inc. | |
| A1.00.02 | Floor Plan Level 02 | 8/12/22 | Jacobs Consultants, Inc. | |
| A1.00.03 | Floor Plan Level 03 | 8/12/22 | Jacobs Consultants, Inc. | |
| A1.00.04 | Floor Plan Level 04 | 8/12/22 | Jacobs Consultants, Inc. | |
| A1.00.05 | Roof Equipment Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.00.02 | Utility Rooms – First Floor Plan and RCP | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.00.03 | Third Floor Mech. Room Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.00.04 | Fourth Floor Boiler Room Plan | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.02.01 | Enlarged Restroom Plans & Elevations – Level 01 | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.02.02 | Enlarged Restroom Plans & Elevations – Level 03 | 8/12/22 | Jacobs Consultants, Inc. | |
| A3.02.03 | Enlarged Restroom Plans & Elevations – Level 04 | 8/12/22 | Jacobs Consultants, Inc. | |
| A4.00.01 | Exterior Elevations | 8/12/22 | Jacobs Consultants, Inc. | |
| A8.00.02 | Exterior Details | 8/12/22 | Jacobs Consultants, Inc. | |
| A8.00.03 | Low Roof Screenwall | 8/12/22 | Jacobs Consultants, Inc. | |
| A9.00.01 | Partition Types | 8/12/22 | Jacobs Consultants, Inc. | |
| A9.01.11 | Door Schedule | 8/12/22 | Jacobs Consultants, Inc. | |

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|----------|--|---------|--------------------------|---------------------|
| A9.02.01 | Finish Legend, Finish Notes, RCP Legend, & Details | 8/12/22 | Jacobs Consultants, Inc. | |
| A9.03.01 | Typical Mounting Heights, Accessibility Requirements, Restrooms Legend & Details | 8/12/22 | Jacobs Consultants, Inc. | |
| C1.00.00 | Erosion and Sedimentation Control Plan | 8/12/22 | Michelle Callahan, P.E. | |
| C2.00.00 | Site Development Plan | 8/12/22 | Michelle Callahan, P.E. | |
| FP0.1 | Fire Protection Plan | 8/12/22 | Alan P. Cameron, P.E. | |
| FP0.2 | Fire Protection Plan | 8/12/22 | Alan P. Cameron, P.E. | |
| FP0.3 | Fire Protection Plan | 8/12/22 | Alan P. Cameron, P.E. | |
| P0.00.00 | Plumbing Legend Notes and Schedules | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.01.00 | Plumbing Underslab/Level 01 Waste & Vent Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.01.20 | Plumbing Level 01 Water & Utility Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | 2022 OCT 20 PM 1:17 |
| P1.02.00 | Plumbing Level 02 Waste & Vent Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.02.20 | Plumbing Level 02 Water & Utility Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.03.00 | Plumbing Level 03 Waste & Vent Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.03.20 | Plumbing Level 03 Water & Utility Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.04.00 | Plumbing Level 04 Waste & Vent Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.04.20 | Plumbing Level 04 Water & Utility Piping Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| P1.05.00 | Plumbing Roof Plan | 8/12/22 | Eric A. Cummings, P.E. | |
| HD1.0 | Level 01 HVAC Demo | 8/12/22 | Ryan J. Kazijian, P.E. | |
| HD2.0 | Level 02 HVAC Demo | 8/12/22 | Ryan J. Kazijian, P.E. | |

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| HD3.0 | Level 03 HVAC Demo | 8/12/22 | Ryan J. Kazijian, P.E. | |
| HD4.0 | Level 04 HVAC Demo | 8/12/22 | Ryan J. Kazijian, P.E. | |
| HD5.0 | Roof HVAC Demo | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H1.0 | Level 01 – Duct & Piping Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H2.0 | Level 02 – Duct & Piping Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H3.0 | Level 03 – Duct & Piping Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H4.0 | Level 04 – Duct & Piping Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H4.1 | Enlarged Boiler Room Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H5.0 | Roof – Duct & Piping Plan | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.0 | Hot Water Piping Schematic | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.1 | Chilled Water Piping Schematic | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.2 | Energy Recover Piping Schematic | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.3 | Make-Up Air Riser Diagram | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.4 | Lab Exhaust Riser Diagram | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.5 | Hot Water & Chilled Water Riser Diagrams | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.6 | AHU-1 & 2 Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.7 | AHU-3 Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.8 | AHU-4 Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.9 | Lab Exhaust Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H6.10 | Grating Plan/EAHU Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H7.0 | HVAC Sections | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H7.1 | HVAC Sections | 8/12/22 | Ryan J. Kazijian, P.E. | |

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| H8.0 | HVAC Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H8.1 | HVAC Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H8.2 | HVAC Details | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H9.0 | HVAC Schedules | 8/12/22 | Jacobs Consultants, Inc. | |
| H9.0 | HVAC Schedules | 8/12/22 | Ryan J. Kazijian, P.E. | |
| H9.1 | HVAC Schedules | 8/12/22 | Jacobs Consultants, Inc. | |
| H9.1 | HVAC Schedules | 8/12/22 | Ryan J. Kazijian, P.E. | |
| E0.00.00 | Legend, Symbols & General Notes | 8/12/22 | Ioan E. Panait, P.E. | |
| ED1.10.00 | First Floor Demo Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| ED1.30.00 | Third Floor Demo Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| ED1.40.00 | Fourth Floor Demo Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| ED1.50.00 | Roof Demo Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E2.00.00 | Lighting Schedules | 8/12/22 | Ioan E. Panait, P.E. | |
| E2.10.00 | First Floor Lighting Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E2.30.00 | Third Floor Lighting Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E2.40.00 | Fourth Floor Lighting Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E3.10.00 | First Floor Power Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E3.30.00 | Third Floor Power Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E3.40.00 | Fourth Floor Power Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E3.50.00 | Roof Power Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| E5.10.00 | Riser Diagram | 8/12/22 | Ioan E. Panait, P.E. | |
| E5.20.00 | Panelboard Schedules | 8/12/22 | Ioan E. Panait, P.E. | |
| FA1.00.00 | Fire Alarm Legend, Riser and Matrix | 8/12/22 | Ioan E. Panait, P.E. | |
| FA1.10.00 | First Floor Fire Alarm Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| FA1.30.00 | Third Floor Fire Alarm Plan | 8/12/22 | Ioan E. Panait, P.E. | |
| FA1.40.00 | Fourth Floor Fire Alarm Plan | 8/12/22 | Ioan E. Panait, P.E. | |

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Submittals on behalf of the Town of Wellesley:

On September 20, 2022, Daniel Fortin, Supervisory Electrical Engineer, Wellesley Municipal Light Plant, submitted comments.

On September 21, 2022, Chief Stephen Mortarelli, Town of Wellesley Fire Department, submitted comments.

On October 5, 2022 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. All conditions set forth in the prior Site Plan Approvals for the property shall continue to apply.
2. Operation of the facility shall not exceed BSL Level 2 activities.
3. Reports on the operation, maintenance, and condition of the new facilities shall be provided every two years to the Board of Health and the Fire Department to such degree as they reasonably require, with copies of the reports also provided to the Select Board, the Planning Board, and the Zoning Board of Appeals.

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93 Worcester Street

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.

Robert W. Levy
Robert W. Levy, Acting Chairman

David G. Sheffield
David G. Sheffield

Derek B. Redgate
Derek B. Redgate

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ZBA 2022-64
Applicant Beacon Capital Partners
Address 93 Worcester Street

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:

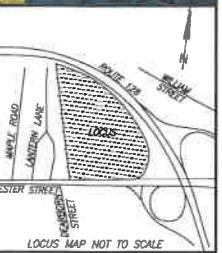
Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm

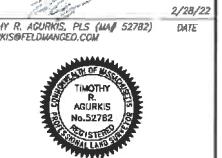
BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
(617)357-9740
www.feldmango.com



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

TIMOTHY R. AGURKIS, PLS (MAP 52782) DATE
TACURKIS@FELDMANCO.COM



2/28/2022

ADDRESS:
93 WORCESTER STREET
WELLESLEY, MASS.

RESEARCH: MAM 11 FIELD CHECK: EC
PROJ MGR: MAM APPROVER:
CALS 11 CAD: MAM MAM
FIELD CHG: CDR FILE: 210114Z

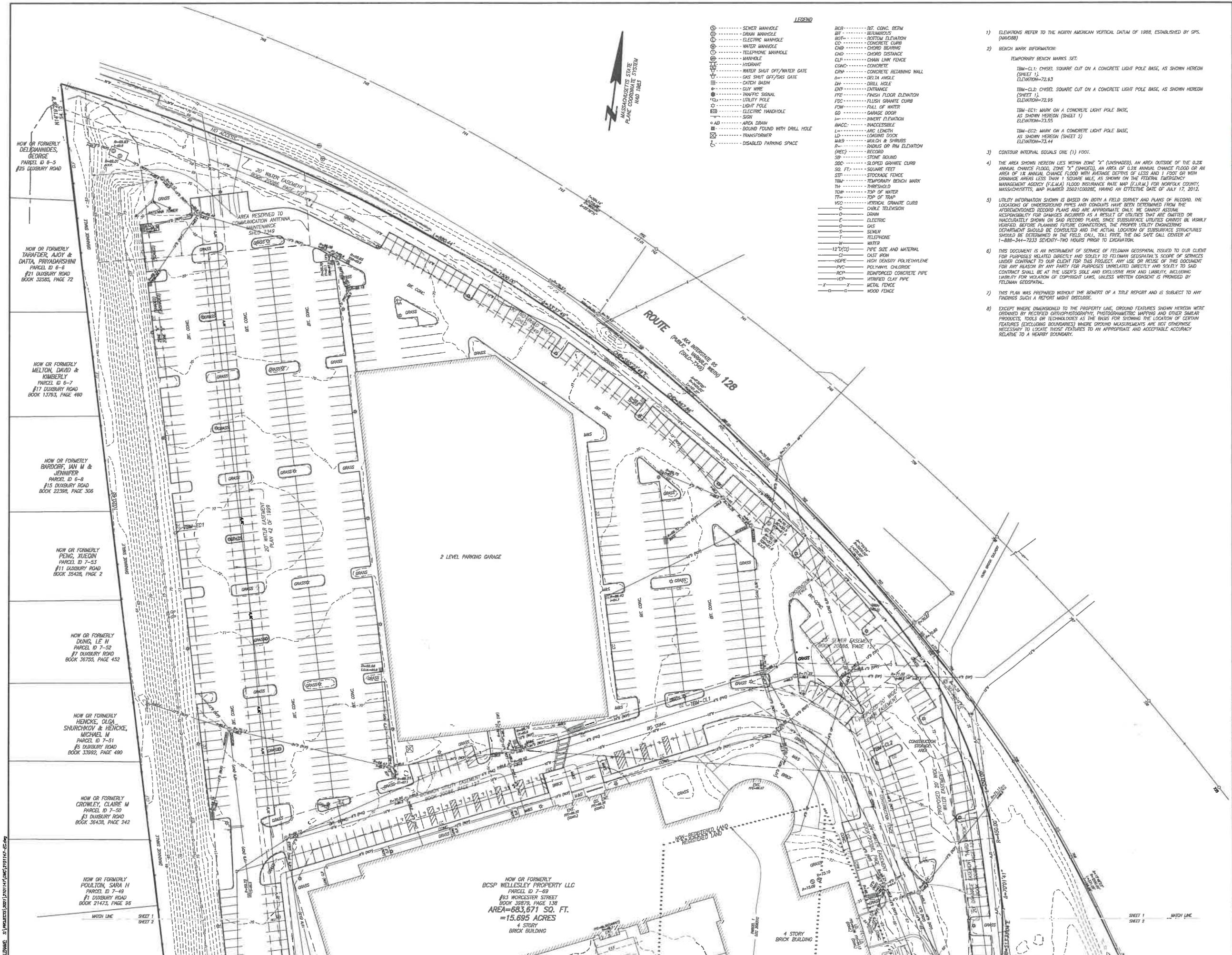
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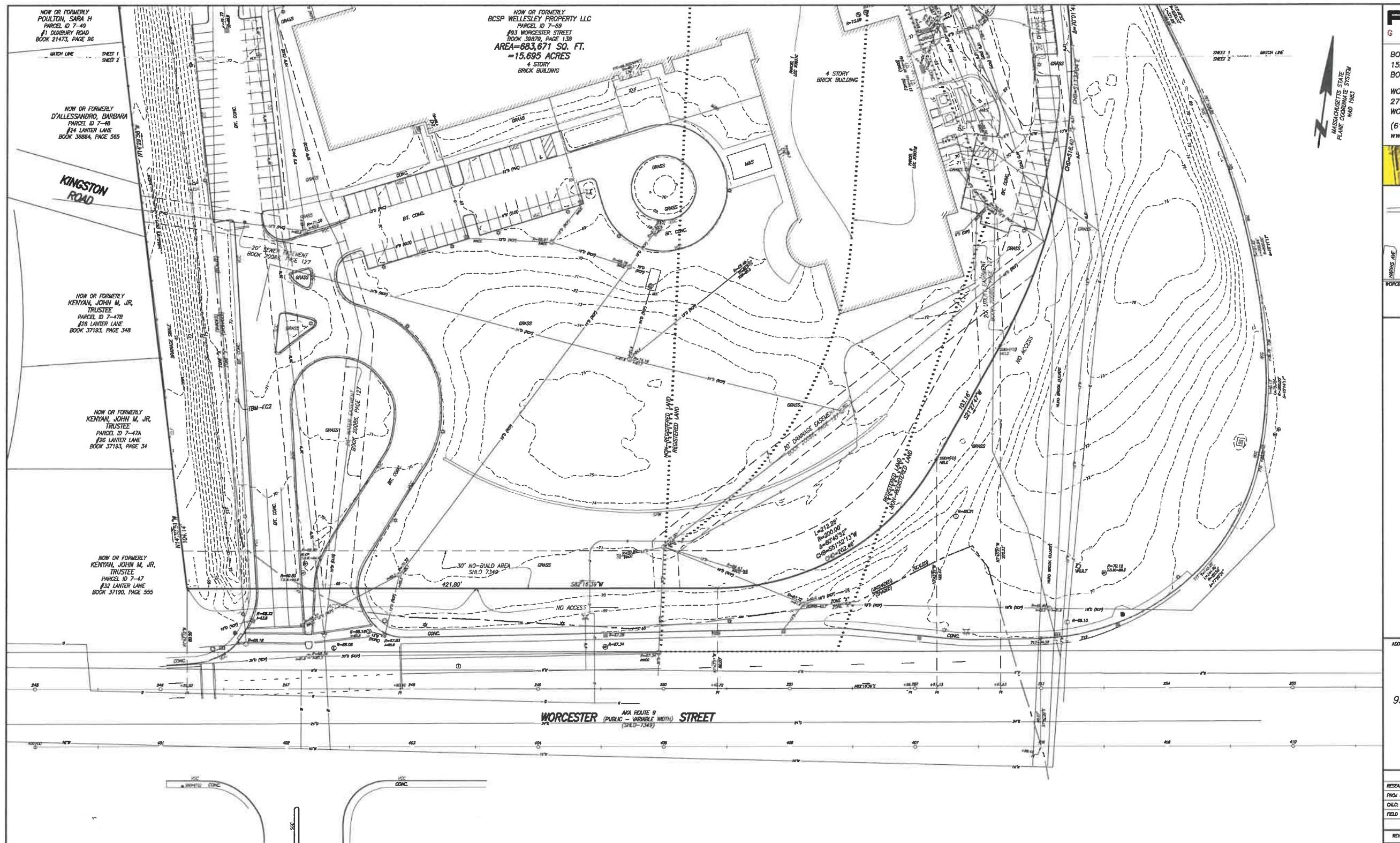
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EXISTING CONDITIONS
PLAN

DATE: FEBRUARY 17, 2022

SCALE: 1"=30
SHEET NO. 1 OF 2

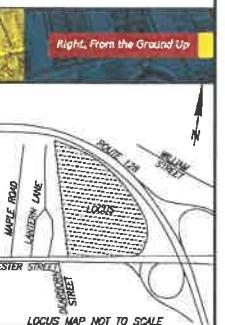




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RESEARCH: NAME: TI FIELD CHEF: EC
PROJ MGR: MA APPROVED:
CALC: TI CADD: NAME MDH
FIELD CHK: DRD FILE: 2101147

REVISIONS:

DRAWING NAME:

EXISTING CONDITIONS
PLAN

DATE: FEBRUARY 17, 2022
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5:



Academy Capital Partners

State Street, 5th Floor, BOSTON, MA
17) 457-0400
17) 457-0499
<https://www.beeconcapital.com/>

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3 WORCESTER STREET
TELLESLEY, MA 02481
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