

**ZONING BOARD OF APPEALS**

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-65
Petition of Wellesley College
91 Dover Road (Nehoiden Golf Club)

INTRODUCTION

Wellesley College, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a Site Plan Approval subject to Section 5.6 and Section 6.3 of the Zoning Bylaw and a Special Permit subject to Section 3.8 authorizing a major construction project in an Educational District and a Water Supply Protection District. The Site is bounded by Washington Street to the north, Dover Road to the east, Sudbury Aqueduct to the south, and a residential district on the west.

THE PROJECT**Description**

The Site consists of land located at 91 Dover Road, consisting of 88 acres. Square footage of the proposed construction limit of work is 22,300 square feet. The project will consist of clearing a mix of grasses and trees to install a putting green with adjacent areas of fairway grass. The green, fairway, and rough will occupy approximately half of the project area, with the remaining area to be cleared for sun and air flow for the health of the green. Cleared areas not replaced with fairway or green space will be revegetated with a native meadow mix. The practice green will be provided with underdrains to ensure drainage function. The underdrains will connect to an adjacent surface depression with grate inlets and a below-grade stone trench. No building or municipal utility service connections are proposed with the project. The project is located outside of resource areas regulated under the MA Wetland Protection Act.

RECORD OF DISCUSSIONS

The Board held a public hearing on September 12, 2024. The public hearing was closed and Site Plan Approval and a Special Permit for a Major Construction Project in a Water Supply Protection District were granted on September 12, 2024.

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.

In Educational Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereto, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following specified uses:

1. Permitted Uses a. Educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic, or by a religious sect or denomination, or by a non-profit educational corporation, including, but not limited to, classrooms, libraries, auditoriums, educational buildings, dormitories and/or residence halls (not limited to occupancy by related or unrelated persons, as defined in Section 1.2 under the term "Housekeeping Unit"), recreational and competitive sports fields and facilities, dining facilities, performing arts centers and theatres, campus centers, conference centers, chapels, floriculture, horticulture and agriculture related to an educational use, and other such accessory uses as are customary.

Site Plan Approval Standards

Section 6.3. D of the Zoning Bylaw requires that in order for a site plan approval to be granted, the Applicant must meet the conditions contained in the seven standards listed in Section 6.3. D.1 through D.7. The Board makes the following findings with respect to the Applicant's compliance with the required standards:

1. Vehicular Circulation - Circulation patterns do not create conditions that add to traffic congestion or accident potential on the site or in the surrounding area. The practice green will be installed in a non-vehicular area to the west of the existing tee box for the first hole of the golf course. The Board finds that the proposed construction does not involve vehicular circulation, so this condition is not applicable to the Project.
2. Driveways - New driveways are not less than 50 feet from street intersections; and have widths not less than the width of driveways specified in Section 5.17 of the Zoning Bylaw. No new driveways are proposed. The Board finds that the proposed construction does not involve driveways, so this condition is not applicable to the Project.
3. Vehicle Queuing Lanes - Vehicle queuing lanes have a width equal to or greater than nine feet; and that vehicle storage capacity and separation are provided so that vehicles will not encroach onto sidewalk areas or designated fire lanes, or interfere with the travel or maneuvering of other vehicles into and out of parking spaces, driveways or within the public way. No new vehicle queuing lanes are required or proposed. The Board finds that the proposed construction does not involve vehicle queuing lanes, so this condition is not applicable to the Project.

4. Compatibility with Surroundings – Any modification of a premises resulting from the proposed use or structure which is the subject of the special permit is made compatible, to the extent required by the Special Permit Granting Authority with the existing natural and man-made features of the site and with the characteristics of the surrounding area; and that consideration is given to the protection of trees and other natural features. The practice green is a standard feature for most golf courses and has been strategically located to fit with the existing first tee box. Landscaping will be consistent with the surrounding area. Existing trees along the wooded slope separating the golf course from the Sudbury Aqueduct walking path will be maintained. The Board finds that the Project is made compatible with the existing natural and man-made features of the Site and the surrounding area. The Board finds that compatibility with the surroundings meets the required standards.
5. Pedestrian Safety – Pedestrian and bicycle circulation is provided, in accordance with nationally recognized safety standards; and that separation, such as curbing, bollards or landscaped buffer areas, is provided between pedestrian areas and all areas open to vehicular traffic, such as parking spaces, vehicle queuing lanes and driveways. No changes to the existing access to the golf course are proposed. Existing parking areas and cart paths will serve the practice green. The Board finds that the proposed construction does not involve pedestrian safety, so this condition is not applicable to the Project.
6. Noxious Uses - The proposed use or activity is consistent with the provisions of Section 1.4.A and B. The Project does not involve noxious uses, so this condition is not applicable to the Project.
7. Intensity of Use - Any increase in: the number of vehicle trips, the number of employees or visitors, the number of parking spaces, the amount of energy used, or the volume of liquid or solid waste produced, likely to result from the proposed use or activity will not adversely affect the character of the site and its surrounding area. The proposed use is consistent with existing golf course operations. The project will not result in an increase in vehicle trips, employees, visitors, parking spaces, waste generation or energy consumption. The Board finds that the proposed construction meets the required standards.

SUBMITTALS FROM THE APPLICANT

- Letter to Zoning Board of Appeals, dated August 2, 2024, from Justin Mosca, PE, Vanasse Hangen Brustlin, Inc., re: Nehoiden Practice Green
- Application for Site Plan Approval, dated August 2, 2024
- Plans and Submittal Checklist
- Development Prospectus, dated August 2, 2024
- Project Location Figure
- Construction Management Plans
- Stormwater Report, dated August 2, 2024, revised September 9, 2024 prepared by VHB

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ZONING BOARD
2024

- Letter to Zoning Board of Appeals, dated September 9, 2024, from Justin Mosca, PE, Vanasse Hangen Brustlin, Inc., re: Nehoiden Golf Club Practice Green – Responses to DPW Comments
- Surface Elevation Data, dated 9/6/24, prepared by VHB

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet	7/30/24	Justin Mosca, PE	9/9/24
C1.00	Legend and General Notes	7/30/24	Justin Mosca, PE	9/9/24
C2.00	Site Plan	7/30/24	Justin Mosca, PE	9/9/24
C3.00	Site Details	7/30/24	Justin Mosca, PE #49217	9/9/24
L1.00	Site Plan	7/30/24	Mungeam Golf Design	
Sv-1	Existing Conditions Plan of Land	7/6/24	Russell J. Bousquet, PLS # 35388	

SUBMITTALS ON BEHALF OF THE TOWN OF WELLESLEY:

On July 31, 2024, the Design Review Board reviewed the Project and voted unanimously to recommend approval, subject to recommendations.

On September 5, 2024 and September 12, 2024, George Saraceno, Assistant Town Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On September 10, 2024, the Planning Staff reviewed the Project and recommended that Site Plan Approval be granted.

On September 10, 2024, Julie Meyer, Wetlands Administrator, Wellesley Wetlands Protection Committee, reviewed the project and submitted comments.

DECISION

The Applicant has requested from the Board the issuance of a site plan approval subject to the Zoning Bylaw Section 5.6, §§ C.2. (a) and (b), authorizing the Applicant to construct the Project and a Special Permit subject to the Zoning Bylaw Section 3.8 for a major construction project in a Water Supply Protection District.

The Board has made a careful study of the materials submitted and the information presented at the hearing, and has documented the results of the study above. Based on the results of the study, on September 12, 2024, the Board voted unanimously to grant the site plan approval pursuant to Section 5.6 of the Zoning Bylaw for a major construction project subject to site plan review.

The Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section 3.8 of the Zoning Bylaw for Water Supply Protection Districts. Therefore, a Special Permit is granted for a major construction project in a Water Supply Protection District.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed constructions plans. If construction has not commenced, except for good cause, this site plan approval shall expire two years after the date time stamped on this 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.

CONDITIONS

General Conditions

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. 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 this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on September 12, 2024. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
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, the Conservation Administrator or any other applicable local inspector or board.

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TOWN OF WELLESLEY

4. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, and posted at the Site in a conspicuous location visible to the public.

Construction Conditions

5. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
6. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 8:00 a.m. and no later than 3:00 p.m. and between the hours of 9:00 a.m. and 2:00 p.m. on Saturday. Construction work may be performed on the Site Monday through Friday commencing not earlier than 8:00 a.m. and completing not later than 5:00 p.m. and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday.
7. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the Site.

Use Conditions

8. Landscaping shall be in conformance with the Planting Plan and Planting Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as shown in the Plant Schedule.
9. The stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations".

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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.

Robert W. Levy (lm)
Robert W. Levy, Acting Chairman

David G. Sheffield (lm)
David G. Sheffield

Derek B. Redgate (lm)
Derek B. Redgate

ZBA 2024-65
Applicant Wellesley College
Address 91 Dover Road (Nehoiden Golf Club)

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



**Nehoiden Golf Club
Proposed Putting Green**
91 Dover Road
Wellesley, Massachusetts

No.	Revision	Date	Appr'd

Issued for: **Local Approvals** Date: **July 30, 2024**

Not Approved for Construction
Drawing Title: **Site Plan**
Drawing Number: **L1.00**

L1.00

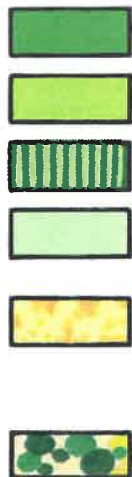
Sheet 1 of 1

Project Number
12920.18

LEGEND

AREA	PLANTING
PUTTING GREEN	100% Creeping bentgrass & poa annua blend SOD
FAIRWAY/COLLAR	100% Pennlira creeping bentgrass SOD
EXISTING TEE	No change to existing turf
PRIMARY ROUGH	SOD blend comprised of: 60% Kentucky bluegrass 40% Fine fescue
SECONDARY ROUGH	SEEDED blend of: 30% Hard fescue 30% Chewings fescue 30% Creeping red fescue 10% Perennial ryegrass
EXISTING WOODLAND	No change

SYMBOL



STONE BOUND-
W/ DRILL HOLE
FROM
(FOUND)