

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2025-43
Petition of Babson College
231 Forest Street (Executive Lodge & Conference Center)

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INTRODUCTION

Babson College, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval subject to Section 3.8, Section 5.6 and Section 6.3 of the Zoning Bylaw for a major construction project in a Water Supply Protection District. The project will be located entirely within the Babson College Campus, at 231 Forest Street.

THE PROJECT

Description

The Site consists of a 174.1 acre campus, in an Educational District. The property is bounded by the Town of Needham to the south, residential properties to the north and west, and Forest Street to the east.

The project includes redevelopment of a recently demolished parking garage into a new Executive Lodge and Conference Center, which will include 77,600 square feet of hospitality space, guest rooms, function/meeting areas, fitness center and restaurant. The scope of work includes associated site improvements consisting of surface parking, accessible pedestrian routes, landscaping, a comprehensive stormwater management system, and building utility services.

RECORD OF DISCUSSIONS

The Board held a public hearing on August 21, 2025. The public hearing was closed and Site Plan Approval was approved on August 21, 2025.

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.

SECTION 3.8. WATER SUPPLY PROTECTION DISTRICTS

A. Purpose

The Water Supply Protection Districts are intended to protect the public health, safety, and welfare by preventing contamination of and preserving the quantity of ground and surface water which provides existing or potential water supply for the town's residents, institutions, and businesses.

B. Definitions

For the purposes of this Section, the following terms shall be defined as follows:

Solid Waste - Unwanted or discarded solid material within sufficient liquid content to be free flowing, including without limitation rubbish, garbage, junk, refuse. The term does not include vegetative compost, tree stumps, and brush.

Toxic or Hazardous Materials - Any substance or mixture of such physical, chemical or infectious characteristics as to pose a significant, actual or potential hazard to water supplies and to human health, if such substance or mixture were discharged to land or waters of this town. Toxic or hazardous materials include, without limitation, petroleum products, heavy metals, radioactive materials, virulent infectious wastes, pesticides, herbicides, solvents, thinners and other materials which are listed as U.S. EPA Priority Pollutants.

C. Applicability

1. Water Supply Protection Districts shall be considered as overlying other zoning districts.
2. The applicability of this Section to existing uses or structures and to projects legally begun at the time of adoption, shall be governed by Section 5.1.
3. The provisions of Section 3.8.D.1. and Section 3.8.D.2. shall not apply to the installation, operation, or maintenance of necessary public water, public wastewater, public stormwater, and public electric facilities and devices.

D. Use Regulations

Within Water Supply Protection Districts the requirements of the underlying districts continue to apply, except that uses are prohibited as indicated in Section 3.8.D.1. and require a Special Permit where indicated in Section 3.8.D.2., even where underlying district requirements are more permissive. Within Water Supply Protection Districts, these regulations shall apply:

1. The following uses are prohibited:

- a. Solid waste disposal facilities, including without limitation landfills and junk and salvage yards, that require a site assignment from the Board of Health under M.G.L., Ch.111, s.150A (the landfill

site assignment law) and regulations adopted by the Department of Environmental Quality Engineering, 310 CMR 19.00;

- b. Storage of petroleum and other refined petroleum products, including without limitation gasoline, waste oil, and diesel fuel, except within buildings which it will heat or where it currently exists or for in-kind replacement or in quantities for normal household use, provided there is compliance with all local, state, and federal laws;
- c. Storage of road salt or other de-icing chemicals in quantities greater than for normal household use;
- d. Storage of Hazardous Wastes, including without limitation chemical wastes, radioactive wastes, and waste oil in quantities greater than resulting from normal household activities;
- e. Manufacture, use, storage, or disposal of toxic or hazardous materials as an integral part of a principal activity, but excluding domestic activities and pesticide applications;
- f. Motor vehicle service stations, repair garages, car washes, truck or bus terminals, heliports, airports, electronic manufacturing, metal plating, commercial chemical and bacteriological laboratories, and dry cleaning establishments using toxic or hazardous materials on site;
- g. Disposal of Hazardous Wastes.

2. If, in the judgment of the Special Permit Granting Authority, the Design and Operation Standards in Section 3.8.F. are adequately satisfied and not otherwise prohibited in Section 3.8.D.1., the following uses may be allowed upon issuance of a Special Permit and subject to such conditions as the SPGA may impose. Failure to comply with the terms and conditions of a Special Permit shall be grounds for revocation of said permit.

- a. Commercial Mining of Land;
- b. Major Construction Projects which are subject to site plan review.
- c. Parking lots, vehicle rental agencies, photographic processing establishments, or printing establishments;
- d. Any uses where more than 10,000 square feet of any lot would be rendered impervious.

E. Project Approval

The provisions of Section 5.6 shall apply.

F. Design and Operation Standards

1. Safeguards. Provision shall be made to adequately protect against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures

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as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.

2. Disposal. No disposal of Hazardous Wastes within Water Supply Protection Districts shall occur. All provisions of M.G.L., Ch.111, s.150A (the landfill site assignment law), and M.G.L., Ch. 21C (the Massachusetts Hazardous Waste Management Act) shall be adequately satisfied.

3. Fill. Fill material used in a Water Supply Protection District shall contain no solid waste, toxic or hazardous materials, or Hazardous Waste. Adequate documentation shall be provided to ensure proper condition of the fill. The SPGA may require soils testing by a certified laboratory at the applicant's expense.

4. Spill Containment. For industrial and commercial uses, an emergency response plan to prevent contamination of soil or water in the event of accidental spills or the release of toxic or hazardous materials shall be submitted to the SPGA, if deemed necessary, for approval prior to granting of a Special Permit. Recommendations of the Fire Department on said plan shall be sought.

5. Monitoring. Periodic monitoring shall be required when the site location and land use activities indicate a significant risk of contamination to the water supply as determined by the SPGA based upon recommendations of the Department of Public Works, Board of Health, and Wetlands Protection Committee. Such monitoring may include analyses of water for appropriate substances and the installation of groundwater monitoring wells constructed and located as specified by the Department of Public Works. All costs shall be borne by the owner of the premises.

6. On-site Recharge. All storm water runoff from Impervious Surfaces shall be recharged on-site unless in conducting site plan review it is determined that either recharge is not feasible because of site conditions or is undesirable because of uncontrollable risks to water quality from such recharge. Such recharge shall be by surface infiltration through vegetated surfaces unless otherwise approved by the SPGA during site plan review. If dry wells or leaching basins are approved for use, they shall be preceded by oil, grease, and sediment traps. Drainage from loading areas for toxic or hazardous materials shall be separately collected for safe disposal.

7. Grade Reduction. Soil overburden shall not be lowered to finished exterior grades less than five (5) feet above Maximum Groundwater Elevation, unless technical evidence can be provided showing to the SPGA's satisfaction that groundwater quantity or quality will not be detrimentally affected. Technical evidence may include without limitation a determination of soil and geologic conditions where low permeability will mitigate leachate penetration and evaporation transpiration.

SECTION 1.3 DEFINITIONS

Major Construction Project – shall mean any Construction Project which involves a change in the outside appearance of a building or buildings or premises, and includes one or more of the following:

1. construction of twenty-five hundred (2,500) or more square feet gross floor area;

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2. 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;
3. any project meeting the definition of an MBTA Community Project;
4. 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;
5. any activities regulated or restricted under Section 3.7; or
6. any activities regulated under Section 3.8.

SECTION 5.6. PROJECT APPROVAL

A. Scope and Purpose

Minor Construction Projects (as herein defined) and Major Construction Projects (as herein defined) are subject to comprehensive review in accordance with the terms of this section. This section shall not apply to construction, alteration, enlargement or reconstruction of One-Unit Dwellings and Two-Unit Dwellings or structures accessory thereto, unless such One-Unit or Two-Unit Dwelling is located in a Flood Plain or Watershed Protection District.

This section shall be interpreted so as to:

1. Ensure compliance with the Zoning Bylaws of the Town of Wellesley;
2. Protect the safety, convenience and welfare of the public;
3. Minimize additional congestion in public and private ways;
4. Ensure adequate provision for water, sewerage and drainage;
5. Ensure compliance with the provisions of Section 1.4;
6. Ensure compliance with the provisions of Section 5.17; and
7. Ensure compliance with the provisions of Section 5.5.

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SUBMITTALS FROM THE APPLICANT

- Letter to Zoning Board of Appeals, dated July 8, 2025, from Justin Mosca, PE, Sr. Project Manager, VHB, re: Babson College – Executive Lodge and Conference Center – Application for Site Plan Review and Special Permit
- Application for Site Plan Approval and Special Permit

- Site Plan Approval Checklist
- Development Prospectus
- Project Narrative
- Memorandum to Wellesley Zoning Board of Appeals, dated July 8, 2025, re: Water Supply Protection Standards Compliance
- Project Location Plan
- Existing Conditions Aerial
- Lodge Site Plan
- Elevations Renderings
- Construction Management Plan, dated June 18, 2025, prepared by Lee Kennedy Co. Inc.
- Trucking and Campus Access LK-00
- Contractor Parking Plan LK-01
- Material Storage and Truck Staging at Trim Hall Parking Lot LK-02
- Project Site Extents and Access Points LK-03
- Phase 1 - Demolition of Existing Garage LK-04
- Phase 2 – Foundations and Structural Site Work LK-05
- Phase 3 – Erection of Building Structure LK-06
- Memorandum to Town of Wellesley Planning Board, dated July 1, 2025, from Nitsch Engineering, re: Babson College Lodge (MSIA): Water, Nitsch Project #16254, with attachments
- Memorandum to Town of Wellesley Planning Board, dated July 1, 2025, from Nitsch Engineering, re: Babson College Lodge (MSIA): Sewer, Nitsch Project #16254, with attachments
- Memorandum to George J. Saraceno, Assistant Town Engineer, dated July 1, 2025, Project of Significant Impact (PSI) – PSI-23-01 Babson College Lodge and Conference Center, 231 Forest Street, with attachment
- Memorandum, dated February 28, 2025, from Group One, re: Electrical Narrative for PSI Submission
- Memorandum, dated February 18, 2025 (Revised March 11, 2025), from Dennis Lockhead, LLED Green Assoc., Associate Principal, R.W. Sullivan Engineering, re: Babson Lodge, 6 Bryant Way, Wellesley, MA
- Memorandum, dated February 28, 2025, from Group One, re: Life Safety Narrative for PSI Submission
- Memorandum, Dated March 14, 2025, from VHB Babson Project Team, re: Refuse Disposal and Recycling
- List of Abutters, Town of Wellesley (300'), Town of Needham (300')
- Stormwater Report, dated June 12, 2025, prepared by Nitsch Engineering
- Transportation Impact Assessment, dated 3/17/25, stamped by Vinod K. Kalikiri, PE, #41442
- Memorandum to Meghan C. Jop, AICP, Executive Director of General Government Services, dated May 13, 2025, from VHB, re: Response to Traffic Peer Comments dated 04/24/25, with attachments
- Memorandum to Lynda Schelling, dated March 25, 2025, with Fire Access Plans, VT-1, VT-2 and VT-3, dated 03/17/2025, prepared by Nitsch Engineering, from Deputy Chief Ian McMakin, Town of Wellesley Fire Department

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet			
G-010	Drawing List	7/7/25	Harold F. Wheeler, Jr., RA #20005	
C-000	Civil Notes, Legend and Abbreviations	7/7/25	Michelle L. Callahan, PE #49596	
C-100	Plot Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-200	Subsurface Conditions Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-300	Site Layout Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-400	Site Development Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-500	Grading and Drainage Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-600	Utilities Site Plan	7/7/25	Michelle L. Callahan, PE #49596	
C-700	Erosion and Sedimentation Control Details	7/7/25	Michelle L. Callahan, PE #49596	
C-701	Civil Details I	7/7/25	Michelle L. Callahan, PE #49596	
C-702	Civil Details II	7/7/25	Michelle L. Callahan, PE #49596	
C-703	Civil Details III	7/7/25	Michelle L. Callahan, PE #49596	
C-704	Civil Details IV	7/7/25	Michelle L. Callahan, PE #49596	
L-100	Tree Protection & Removal Plan	7/7/25	Sean Sanger, RLA #1348	

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L-200	Landscape Materials Plan	7/7/25	Sean Sanger, RLA #1348	
L-300	Landscape Planting Plan	7/7/25	Sean Sanger, RLA #1348	
L-400	Landscape Grading Plan	7/7/25	Sean Sanger, RLA #1348	
L-500	Photometrics Plan	7/7/25	Sean Sanger, RLA #1348	
L-501	Parking Lot Photometrics Plan	7/7/25	Sean Sanger, RLA #1348	
L-600	Landscape Details	7/7/25	Sean Sanger, RLA #1348	
L-601	Landscape Details	7/7/25	Sean Sanger, RLA #1348	
A-110	Overall Plan – Garden Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-111	Overall Plan – First Floor Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-112	Overall Plan – Second Floor Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-113	Overall Plan – Third Floor Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-114	Overall Plan – Fourth Floor Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-115	Overall Plan – Roof Level	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-210	Exterior Elevations – Overall	7/7/25	Harold F. Wheeler, Jr., RA #20005	
A-211	Exterior Elevations – Overall	7/7/25	Harold F. Wheeler, Jr., RA #20005	
Sheet 1 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
Sheet 2 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
Sheet 3 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
Sheet 4 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
Sheet 5 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
Sheet 6 of 6	Existing Conditions Plan	11/12/24	William Tirrell, RLA #49930	
S-302	Concrete Details III	3/21/25	Group One	
S-303	Concrete Details IV	3/21/25	Group One	

SUBMITTALS ON BEHALF OF THE TOWN OF WELLESLEY:

On August 1, 2025, Ian McMakin, Deputy Chief, Town of Wellesley, Fire Resue Department, reviewed the project and had no objections to the project moving forward.

On August 19, 2025, George Saraceno, Assistant Town Engineer, Town of Wellesley, Department of Public Works, Engineering Division, reviewed the project and submitted comments.

On August 19, 2025, the Design Review Board reviewed the Project and voted unanimously to recommend approval, subject to recommendations.

On August 19, 2025, the Planning Board reviewed the Project and recommended that the Site Plan Review be approved.

WAIVER

The Applicant has requested a waiver, pursuant to M.G.L. Chapter 40a, Section 3, the Dover Amendment, of the variance requirement for the height of the structure at 63 feet from average finished grade.

M.G.L. CHAPTER 40A, SECTION 3, PARAGRAPH 2

No zoning ordinance or by-law shall regulate or restrict the interior area of a single family residential building nor shall any such ordinance or by-law prohibit, regulate or restrict the use of land or structures for religious purposes or for 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 nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. Lands or structures used, or to be used by a public service corporation may be exempted in particular respects from the operation of a zoning ordinance or by-law if, upon petition of the corporation, the department of telecommunications and cable or the energy facilities siting board shall, after notice given pursuant to section eleven and public hearing in the town or city, determine the exemptions required and find that the present or proposed use of the land or structure is reasonably necessary for the convenience or welfare of the public; provided however, that if lands or structures used or to be used by a public service corporation are located in more than one municipality such lands or structures may be exempted in particular respects from the operation of any zoning ordinance or by-law if, upon petition of the corporation, the department of telecommunications and cable or the energy facilities siting board shall after notice to all affected communities and public hearing in one of said municipalities, determine the exemptions required and find that the present or proposed use of the land or structure is reasonably necessary for the convenience or welfare of the public. For the purpose of this section, the petition of a public service corporation relating to siting of a communications or cable television facility shall be filed with the department of telecommunications and cable. All other petitions shall be filed with the energy facilities siting board.

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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.

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 August 21, 2025, 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'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.

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.

Pursuant to M.G.L., Chapter 40a, Section 3, the Dover Amendment, the Board voted unanimously to grant a waiver of the variance requirement for the height of the structure at 63 feet from average finished grade.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

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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 August 21, 2025. 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.
4. The Applicant shall submit a letter from the Town Engineer stating that all of the comments have been addressed. Additionally, comments from DPW in the letter dated, August 19, 2025, are to be satisfied as part of this approval.
5. 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.
6. Prior to the issuance of a Building permit, the stormwater Operation and Maintenance Plan for the project is to be revised to include a statement that inspection forms shall be submitted to the Town Engineer annually.

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Construction Conditions

7. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.

8. 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.
9. All construction and delivery vehicles entering the Site shall stop at an established construction exit for a wheel wash.
10. 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

11. The stormwater run-off and drainage system shall be operated and maintained in accordance with the DPW approved Operations and Maintenance Plan. 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". Copies of the Operations and Maintenance Plan Reports shall be submitted to the the Town Engineer annually.
12. 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 that shown in the Plant Schedule.
13. Approval is subject to the satisfaction of the Engineering Division that the drainage plan and phosphorus calculations are done in accordance with Department of Public Works (DPW) requirements.

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Petition of Babson College

231 Forest Street (Executive Lodge & Conference Center)

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 (am)
J. Randolph Becker, Chairman

David G. Sheffield (am)
David G. Sheffield

Walter B. Adams
Walter B. Adams

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Applicant Babson College
Address 231 Forest Street (Executive Lodge & Conference Center)

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

BABSON EXECUTIVE LODGE AND CONFERENCE CENTER

BABSON COLLEGE
6 BRYANT WAY
WELLESLEY, MASSACHUSETTS 02481



B2414001

SITE PLAN APPROVAL



PROJECT DIRECTORY

<u>CODE CONSULTING</u>	<u>BUILDING ENVELOPE</u>	<u>BUILDING ACOUSTICS</u>	<u>LANDSCAPE ARCHITECT</u>	<u>MEP FA/FP ENGINEER</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
SULLIVAN CODE GROUP THE SCHRAFFT CENTER 529 MAIN STREET SUITE 203 BOSTON, MA 02129	BUILDING ENCLOSURE ASSOCIATES, LLC CHARLESTOWN NAVY YARD 31 FIFTH STREET BOSTON, MA 02129	ACENTECH 33 MOULTON STREET CAMBRIDGE, MA 02138 617-499-8000	COPLEY WOLFF 234 CONGRESS STREET THIRD FLOOR BOSTON, MA 02110	R.W. SULLIVAN ENGINEERING THE SCHRAFFT CENTER 529 MAIN STREET SUITE 203 BOSTON, MA 02129	LEE KENNEDY 122 QUINCY SHORE DRIVE QUINCY, MA 02171 617.825.6930	JCJ ARCHITECTURE 9 CHANNEL CENTER STE 200 BOSTON, MA 02210
<u>FOOD & BEVERAGE</u>	<u>DOOR HARDWARE</u>	<u>LIGHTING DESIGNER</u>	<u>CIVIL ENGINEER</u>	<u>STRUCTURAL ENGINEER</u>	© 2025 JCJ Architecture	
REALFOOD 63 CHAPEL STREET NEWTON, MA 02458 617-876-2100	CONSULTING COLLABORATIVE, LLC ADDRESS CITY, STATE PHONE	BEAM, LTD 2220 MOUNT CARMEL AVENUE GLENDALE, PA 19038 215-508-0900	NITSCH ENGINEERING 2 CENTER PLAZA SUITE 430 BOSTON, MA 02108	GOLDSTEIN-MILANO 125 MAIN STREET READING, MA 01867 781-670-9990		

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BABSON
EXECUTIVE LODGE
AND CONFERENCE
CENTER

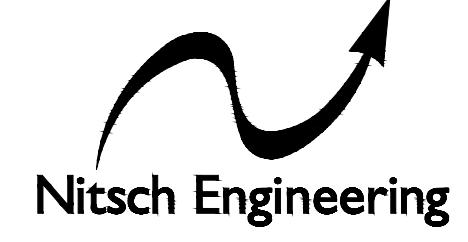
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WELLESLEY, MASSACHUSETTS

B24149

9 CHANNEL CENTER
STE 200
BOSTON, MA 02210

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CONSULTANT:

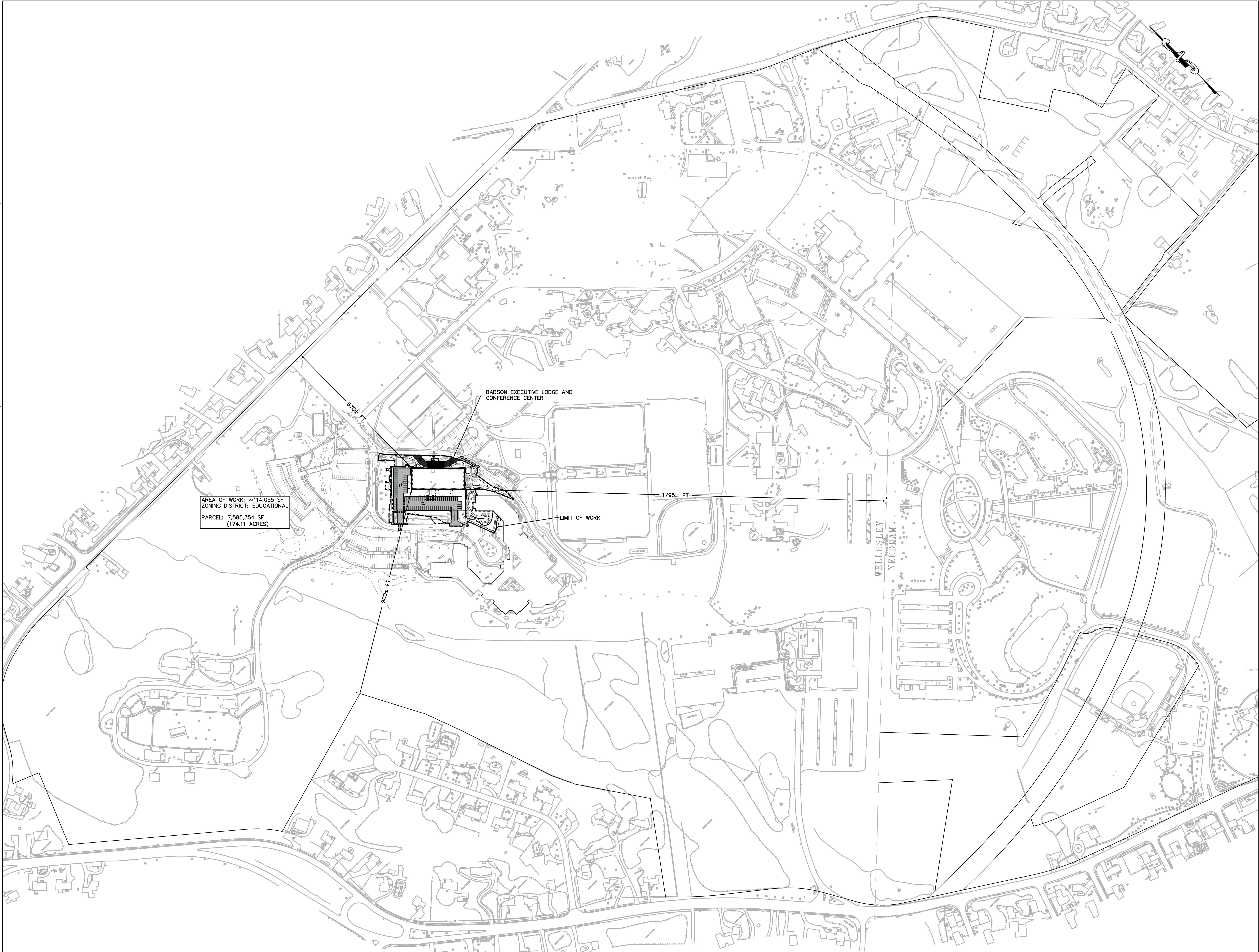
Nitsch Engineering

SITE PLAN APPROVAL



PM MLC
ISSUE 07/07/2025
JOB B2414001, NITSCH PROJECT #16254
DRAWN SEK/BSR
SCALE 1" = 150'
REVISIONS

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BOSTON, MASSACHUSETTS, USA. THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF BABSON COLLEGE. IT IS FOR THE EXCLUSIVE USE OF THE CONTRACTOR AND THE OWNER. IT IS NOT TO BE COPIED, REPRODUCED, OR DISCLOSED TO ANY OTHER PERSON OR COMPANY. THE INFORMATION CONTAINED IN THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE PROJECT. THE INFORMATION CONTAINED IN THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE PROJECT.



DATUM NOTES:
1. ELEVATIONS REFER TO NAVD88. ELEVATIONS SHOWN ON THIS PLAN SHALL
BE CONVERTED TO THE TOWN OF WELLESLEY DATUM BY ADDING 6.29'.

SCALE:
1" = 150'
150 75 0 150 300

C-100

