

**ZONING BOARD OF APPEALS**

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January 11, 2018

Juliani Meeting Room
Town Hall

Zoning Board of Appeals Members Present: J. Randolph Becker, Acting Chairman
David G. Sheffield
Robert W. Levy

ZBA 2018-07, WELLESLEY COLLEGE, 106 CENTRAL STREET, GLOBAL FLORA GREENHOUSE

Presenting the case at the hearing were Justin Mosca, VHB, Dave Conway, Nitsch Engineering, Tim Singleton, Wellesley College and Ben Widger, KVA Architects.

Mr. Mosca displayed a Project Overview. He said that there will be approximately 5,500 square feet of new greenhouse for the Margaret Ferguson global collection of plants, which is open to the public during non-teaching times. He said that the existing greenhouse will be coming down and a nicer, more modern facility will be built. He said that part of it will be a 1,200 square foot pavilion that connects the existing Visitors Center to the new greenhouse. He said that all of the existing plumbing will remain in the Visitors Center. He said that there will be a pavilion around an historic tree. He said that there will be supporting utilities and pedestrian pathways.

Mr. Mosca displayed the location of the project on a campus map. He said that the project will not be very visible from the street.

Mr. Mosca said that this project is part of the overall Science Center modernization that has been broken down into components. He said that the Board has already permitted temporary trailers for swing space at the Science Center that will be there for approximately four years. He said that the L & E Wing renovations will be addressed in a separate application.

Mr. Mosca said that the greenhouse will have a curved footprint to maximize exposure to the sun. He said that the structure will consist of glass, aluminum, ETFE windows, and white cedar board to incorporate the existing buildings that are around it. He said that the interior will allow for visitor engagement. He said that there will be a lot of interaction with ramps and a mezzanine that looks out to other trees on campus.

Mr. Mosca said that the site design will be minimal to enable this portion of the construction. He said that the hill that they will be building on will need to be pushed out a little bit. He said that they will be grading the slope adjacent to the building. He said that the walkways will be minimal for access and

gress. He said that when they do the Science Center Project, they will look at the grade and revamping pedestrian walkways, as well as more landscaping.

Mr. Mosca discussed rainwater harvesting. He said that they will take roof runoff from the E Wing in the Science Center. He said that there will be two 25,000 gallon tanks at the base of the hill that will collect stormwater from the roofs. He said that it will all be pumped back up into the greenhouse. He said that the greenhouse will not have a domestic water connection. He said that all of the irrigation for the plants will be from the rainwater harvesting tanks. He said that there will be no sanitary discharges. He said that there is a pipe shown on the plans that has since been removed. He said that they originally thought that there would be floor drains in the mechanical room that is not in use any more. He said that it will just be a water spill, mop it up kit in the mechanical room, if necessary. He said that all of the bathrooms will be in the existing Visitors Center.

Mr. Mosca said that there is an existing electrical line that comes through the footprint of the building will be routed around at the base of the hill.

Mr. Mosca said that after they submitted the application, they had the hearing for the temporary trailers. He said that there were a lot of questions asked about construction management in the Water Supply Protection District (WSPD). He said that they tried to proactively address those same questions by submitting supplemental information. He said that Global Flora will not have any hazardous materials. He said that all of the fertilizer is organic and the pesticides are biological, not chemical. He said that they will use non-toxic cleaners. He said that any imported fill, if it is necessary for grading, will be clean fill in accordance with the bylaws and DEP requirements. He said that there is a Stormwater O & M Plan in place for the existing system. He said that refueling will be in upland areas. He said that there are prevention and controls planned by the College's Environmental Health and Safety Department.

Mr. Mosca discussed the timeline for construction. He said that construction is anticipated from March 2018 to June 2019, on Mondays through Fridays from 7 am to 6 pm, and Sunday will be reserved for contingency only and will require police approval. He said that there will be about 35 workers during maximum operation. He said that deliveries will be from Route 135. He said that there will be a wheel wash so that they do not track anything out onto the street.

Mr. Becker asked if the geo thermal wells are still in. Mr. Mosca said that geo-thermal wells were something that the College was considering but are not proposed now. He said that they meant to take them off of the plans. He said that if they are something that the College thinks is feasible, they will be included in the plans for the Science Center.

Mr. Levy asked if there is any new lighting proposed. Mr. Conway said that the building is transparent. He said that they will just have task lighting and lights by the exit door per Code. He said that when they come in for the Science Center master plan landscaping there may be some bollards in the courtyard between the Global Flora building and the new Science Center. He said that nothing is proposed as part of this. He said that this will be a museum for plants.

Mr. Becker said that one of the features of the road that goes along the south side is that it looks like the electrical line is under that road. He asked if the plan is to tear up that road to put the electrical line in. Mr. Conway said that the gear is just off the road. He said that they will run the new electrical line just inside of the road so that they do not have to tear it up. He said that it will be a new primary line with two to three inch conduits 30 inches below the ground.

Mr. Mosca said that, as part of this, additional utility lines will be permitted for a telescope at the observatory with utility lines that will run down to the Science Center. He said that work needs to happen before they permit the addition. He said that he spoke with Mike Grant, Building Inspector who said that

it should be shown on the plans now so that he can see that it is approved. Mr. Conway said that small flexible pipes for hot water, hot water return and telecom will cross the road along the grass and tie into existing.

Mr. Becker asked about the two 25,000 gallon tanks. He asked about conditions when there is drought versus when there is too much rainfall. Mr. Conway said that they developed demand for irrigation for the Global Flora Greenhouse and for the teaching greenhouses that will be coming down the road at a later date. He said that they know how much they will need on day to day basis. He said that demand will be 2,500 gallons per day. He said that they will be watering by hand. He said that historical rainfall data is for 30 to 40 year models. He said that they came up with 90 percent being available on a daily basis. He said that they are fairly confident that water will be available for this collection. He said that if they do get to extreme drought conditions, the other greenhouses will throttle back their use. He said that rainwater is of the highest quality for the plants. He said that there is a small overflow pipe that connects back into the College's drainage system. He said that they are finalizing the details for the tanks, how they sit and the inter-connections. Mr. Mosca said that the stormwater analysis that was submitted with the application does not factor in the tanks, as a conservative approach. He said that he was comfortable in saying that in all storm cases the flows off the site will be decreased. He said that there is a huge need for the water to go back into collection.

Mr. Sheffield asked about testing of the water. Mr. Conway said that they will test the water but there are no plans to augment it in any way. He said that they want to have a good understanding of what they are applying to their plants, how much water they are collecting and how much water is going out. He said that from the tanks themselves, the water will get pumped up into the building and pushed through a filter. He said that there will be no chemical treatment.

Mr. Becker asked if there are any hazardous materials involved in the demolition of the existing greenhouse. He asked what has been envisioned as the process for demolition. Mr. Singleton said that there is hazardous material and the complete process will be treated as an abatement. He said that the Abatement Plan will be submitted to the Town. He said that the caulking is stuck to the glass and cannot be removed.

Mr. Becker asked what types of equipment will be used for demolition. Mr. Singleton said that he did not have that information.

Mr. Conway said that demolition will be more of a disassembling process. He said that it will be taken apart in pieces. Mr. Mosca said that there will probably be some larger equipment there to take the greenhouse down. He said that it is a pretty tall building. Mr. Becker asked about the height of the new building versus the old building. Mr. Widger said that the existing building is 25 feet high. He said that the new building will be at the same height but it will move down a small slope and will be 30 feet in height. He said that it will be the same elevation at the top.

Mr. Becker asked how the pieces will fit together physically and in time. He said that the Board knows that the trailers come first. He said that the trailers will end about the time that the greenhouse is starting. Mr. Mosca said that the trailers that were previously permitted are for swing space for the Science Center. Mr. Singleton said that they moved some plants to other facilities to create swing space at the greenhouse.

Mr. Becker asked if anything would be missed if the Board looked at the whole project altogether rather than looking at each piece. Mr. Mosca said that they were set up as stand alone permit applications because some of the permits have to be done earlier. He said that the whole piece will be the Science Center addition, when they will tie everything together with the walkways and landscaping. Mr. Becker asked if both of these pieces will be completed before that starts. Mr. Conway said that they will start construction for the greenhouse and the L & E Wing in the spring and construction will take a year. He

said that the hope is to come in the fall for permitting the Science Center. He said that what they would like to have happen is in 2018, late summer, early fall, Site Plan Approval for the entire project that will dovetail back into construction at the L & E Wing and Global Flora so that they can continue the construction in an orderly fashion. He said that the walkways at Global Flora might not be completed for a while. He said that the idea is to have these things march in, minimize any temporary work, and have an integrated, completed whole. Mr. Mosca said that site work associated with the L & E Wing will likely not be done until the second portion. He said that there will be a lot of interior work there and they need to have a permit for that. He said that they have to have Site Plan Approval now for the egresses. He said that they do not want to put down walkways only to have to tear them up again.

Mr. Becker asked if the greenhouse is done and the public is in there, will there be any heavy equipment operating. He said that is something that you cannot see a piece at a time. He said that knowing what types of equipment will be used is helpful to the Board in knowing whether there is a hazard to the public. He said that the Board wants to know if there will be construction activity going on in close proximity to pedestrian accesses.

Mr. Sheffield asked if there will be separate occupancy permits. He said that Wellesley College will have to demonstrate to the Building Inspector that that public is safe in using the facilities. He said that they will have to re-describe the limits of work lines. Mr. Singleton said that the Trailer Project has its own footprint. He said that Global Flora will have walkways that access L & E after construction is completed. Mr. Becker said that the materials that were submitted do not show the whole vision and how these projects relate to each other. Mr. Sheffield confirmed that the entire project was done as a single coordinated design that has been divided up into approvable pieces. Mr. Conway said that the two pieces before the Board tonight have been artificially divided for the permitting process. He said that he has an integrated file for the whole site. Mr. Singleton said that Turner Construction has Site Logistic Plans that show access to different parts at different times. He said that they are in the process of reviewing that now. He said that it is more diagrammatic. Mr. Mosca said that they cannot get a Certificate of Occupancy unless they show that it is safe for the public. He said that it will be up to the Contractor to make sure that the areas are fenced off and there are clear, safe routes to the building. Mr. Levy said that the Board could add that as a condition.

Mr. Sheffield said that the Board received a letter from George Saraceno on January 9, 2018 with a list of comment. He said that Wellesley College will need to respond to the Department of Public Works' (DPW) letter and they will sign off on the project. Mr. Mosca said that they will respond to the comments and make changes –

Mr. Levy asked if the Fire Department submitted comments. Mr. Singleton said that they met with the Fire Department in December. He said that they will get a letter from them.

Mr. Becker said that the conditions for the Trailers Project is a good place to start with the Global Flora and L & E Wing Projects conditions. He said that there may be a couple of tweaks that the Board would want to make to them. Mr. Mosca said that those conditions included no work on Sundays. He said that he spoke with the Meghan Jop, Assistant Executive Director of the Town about the complete project and she suggested that a condition that allows work on Sunday with prior Police approval be added so that Wellesley College does not have to come back before the Board to modify the Site Plan Approval if it does need to do some work on Sundays. Mr. Sheffield confirmed that work on Sundays would primarily be interior work. Mr. Mosca said that it will involve more construction vehicles on the road accessing the site. Mr. Becker said that because this work will be in the middle of the campus, the impacts to neighbors will be minimal. He discussed issuing a condition that for work on Sundays that limits deliveries to a contingency basis. Mr. Mosca said that he was not sure what Turner Construction's reaction to that would be. He said that deliveries could be limited to later in the day on Sundays. He said that the trucks will only be in Wellesley for a mile. He said that they have committed to deliveries coming from the west.

He said that if there are schedule problems, they will not have time to come back before the Board to modify the permit. He said that traffic and are regulated by the Noise Bylaw. Mr. Becker said that the Board will consider the request for the waiver for work on Sundays.

Mr. Becker said that the Board would hear the proposal for Site Plan Approval for the L & E Wing at the Science Center before closing the hearing for the petition for the Global Flora Greenhouse.

ZBA 2018-08, WELLESLEY COLLEGE, 106 CENTRAL STREET L&E WING, SCIENCE CENTER

Mr. Mosca said that from a site perspective, the project mainly involves the L Wing, which is the building enclosure. He said that there is a lot of construction access that needs to happen. He said that a few doors inside of the building will be moved around. He said that work on the E Wing is mostly interior. He said that there will be a generator/transformer by the loading dock.

Mr. Mosca said that the L Wing was constructed in the 1970's. He said that it is connected to Sage Hall, which was built in the 1920's. He said that the E Wing was constructed in the 1990's. He said that Sage Hall will come down as part of the Science Center Addition Project.

Mr. Mosca said that the concrete surfaces on the outside of the building will remain with some minor repairs. He said that the failing steel, glass and translucent plastic glazing systems will be replaced with more modern materials with the same color schemes. He said that some of the windows that were a lot larger will be broken. He said that they have spoken with the Design Review Board (DRB) about breaking them up so that it does not take away from the character of the building. He said that the exterior stair towers will be refurbished and repainted and will essentially remain the same.

Mr. Mosca said that underneath the building, the egresses will change a little bit. He said that there will be an elevated walkway. He said that currently there is an overhang on the building where the upper floors project out. He said that underneath that is a wasteland because the area does not get any sun. He said that they will locate the walkway there and some connections to an existing pedestrian walk that runs along the wetland. He said that for compliant egress, there will be a meandering path to the walkway system. He said that currently there are just stairs.

Mr. Becker asked about the type of transformer. Mr. Mosca said that it will use biodegradable oil.

Mr. Mosca said that they went before the Wetlands Protection Committee (WPC) with plans. He said that their comments concerning mitigation planting in the buffer zone. He said that there have been some scheduling issues due to the holidays and having Cricket Vlass, the Town's Landscape Planner sign off on the plans. He said that they will get a letter to this Board from WPC saying that this is an approvable project.

Mr. Mosca said that the project is located in a Water Supply Protection District (WSPD). He said that there will be chemicals inside the building in distinct storage areas with access only by trained handlers. He said that there will be no chemical storage in the classrooms or unsecured areas. He said that the College has multiple plans in place including a Spill Prevention and Counter-Measures Plan, Source Water Assessment Plan, and the DOT Hazardous Materials Transportation Safety Plan. He said that the Campus Police monitor the entire campus 24/7, so there is additional security there.

Mr. Mosca said that the imported fill will comply the WSPD and DEP requirements. He said that a Stormwater O & M Plan submitted. He said that any refueling will be done in upland areas outside of Zone 1, in conformance with the SPCC Plan that is run by the College's Environmental Health and Safety Office.

Mr. Mosca said that construction will be from June 2018 to September 2019, on Mondays through Fridays, from 7 am to 6 pm, on Saturdays from 8 am to 6 pm, and on Sundays with prior Police approval. He said that there will be approximately 120 workers at maximum, mostly for interior work. He said that deliveries will come from the west on Route 135. He said that there will be wheel washes to ensure that no sediments are tracked out. controlled NPDES –

Mr. Becker confirmed that, despite the increased number of workers, there will still be enough space for the construction workers to park on campus. Mr. Mosca said that the College is looking into private off-site parking where they will shuttle workers to the job site. He said that one of the proposed sites is the Italo Club. He said that there will be limited parking with the construction boundary for foremen vehicles. He said that on campus parking is preferred. He said that they may have to use the off-site during peak construction times.

Mr. Mosca said that there is not a lot going on with this project other than site disturbance.

Mr. Sheffield said that when this was built there was temporary parking in front of the building but that area is now recaptured wetlands. Mr. Conway said that it is not wetlands but is the meadow that is only used for commencements and a couple of events.

Mr. Sheffield said that when the Science Center was designed and built, it was a total shock to the campus and the community. He said that one of his classmates designed the building. He said that the building got more terrific as the plant materials grew up around the building. Mr. Mosca said that there are a lot of unique aspects to it. He said that they will keep the outside wall at Sage Hall to maintain the interior experience.

Mr. Becker asked how the upcoming Science Center Project will impact this project with respect to timing and parking. Mr. Singleton said that they have a parking plan in place to cover the next 3.5 years. He said that on average there is 10 percent excess capacity in the campus facilities. He said that they are working with the Campus Police now to create a hierarchy. He said that the remote lots will be for contractors. He said that Turner Construction understands that Wellesley College does not intend to supply parking for the contractors. Mr. Mosca said that Turner will look at off-site parking from a holistic perspective. Mr. Becker said that the driveway at the Italo American Club is across the street from the Sprague Elementary School, so the Board may have some concerns about that. Mr. Singleton discussed phasing of the projects. Mr. Mosca said that Turner Construction is working out contractor parking now. Mr. Becker said that he had assumed that contractor parking would be taken care of on campus. Mr. Mosca said that it will be to the maximum extent that is practicable. He said that they may not be able to accommodate it during peak construction. Mr. Becker said that a typical condition is that there be no parking on any Town street. Mr. Mosca said that condition would be acceptable for any off-site parking.

Mr. Becker asked about the schedule for the greenhouse. Mr. Mosca said that it will be March of 2018 to June of 2019. He said that the L & E Wing will be June of 2018 to September of 2019. Mr. Conway said that they will come back in the fall of 2018 for the entire project. He said that the contractors will park on campus during the summer. Mr. Mosca said that it is unlikely that Turner Construction will have off-site parking arrangements in place when the Global Flora Greenhouse Project begins. Mr. Sheffield said that off-site parking arrangements would be part of the Construction Management Plan. Mr. Becker said that a concern is that there is a crosswalk to the school at the driveway to the Italo Club. He said that to find out that the intention is to use that site for parking after this permit has been issued is a bigger pill to swallow. He said that he would like to see some sort of plan that would help the Board to understand what the intentions are would help to form a basis for the permit and if things change, they would do what they have to do to accommodate them. He said that if there is some plan for construction parking that is other than taking care of it on campus, the Board needs to know about it. He said that the Board

understands that the plan is not final. He said that the Board is trying to balance that against what it would normally think about. Mr. Mosca asked if there is anything in particular that they should be avoiding in the plan. Mr. Becker said that, as an example, before the church on Route 9 was torn down, there was some parking there. He said there were no town streets around neighbors affected. He said that the Italo Club is located across the street from an elementary school is a big issue and is something that people should be made aware of ahead of time. Mr. Levy said that the hours are similar to school drop off hours. Mr. Becker said that some understanding of what the intention is would be quite helpful. He said that the ZBL has requirements for parking lots in residential districts. He said that they have to have a permit to do that. Mr. Singleton asked if using ZBL guidelines can be a condition for Turner selecting off-site parking can be a condition of approval. Mr. Becker said that the residential owner would have to get the permit, not Turner Construction. He said that the concerns are about the impacts of using a particular piece of property for that use. He said that relates to the size and shape of the lot and where the lot is located. He said that adding 120 vehicles at Sprague School would be different from vehicles going to the campus. He said that it is the impact of the numbers. Mr. Sheffield suggested Mass Horticultural as a possible location for construction worker parking.

The Board discussed issuing a condition for off-site parking. Mr. Becker discussed having the permit not be conditional on a residential owner getting a permit for off-site parking but subject to the approval of the Police Chief.

Mr. Levy asked about exterior lighting. Mr. Mosca said that there is existing lighting on the walkway and that will remain. He said that there will be interior lighting.

Mr. Mosca said that WPC will be quasi-approving a permit. Mr. Sheffield discussed issuing a condition that approval be subject to WPC approval. Mr. Levy said that this Board generally likes to be the last approval.

Mr. Becker said that the Board will put together conditions. He said that the Board will close the public hearing, develop conditions, share them with the Applicant and schedule a meeting to vote approval.

Mr. Levy moved and Mr. Sheffield seconded the motion to close the public hearing. The Board voted unanimously to close the public hearing and schedule a public meeting for February 1, 2018.

As there was no further business to come before the Board, the hearing was adjourned at 8:50 pm.

Respectfully submitted,

Lenore R. Mahoney
Executive Secretary