

PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves

Planning Director

Richard J. McCarthy, Jr.
rmccarthy@dedham-ma.gov

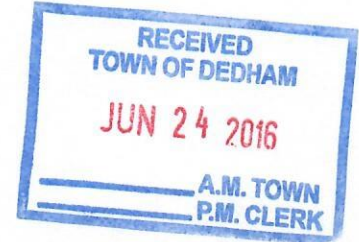


Town Hall
26 Bryant Street
Dedham, MA 02026-4458
T: 781-751-9242
F: 781-751-9225

Administrative Assistant
Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
PLANNING BOARD**

CERTIFICATE OF ACTION



APPLICANT/OWNER: Noble and Greenough School
PROPERTY: 10 Campus Drive, Dedham, MA 02026
PROJECT: Application for Minor Site Plan Review
DATE: May 12, 2016

2016 JUN 24 AM 11:12

Project Summary:

- The new two story library will be approximately 21,000 square feet (sf). The project also includes a 3,600 (sf) addition to the existing Baker Science Building.
- The project does not represent an increase in Nobles' student or faculty enrollment. The new library and science addition will provide improved space for existing school programs and provide a modern library for the students.
- The existing Putnam library will be demolished and replaced with a new campus green.
- The roadway connecting Castle Road and Fraternity Row will be replaced with a pedestrian path. Proposed vehicular use of Castle Road will be limited to emergency vehicles and Brick House residents.

- One new accessible parking space will be provided to the south of the library. A total of four (4) new permanent parking spaces, including the accessible space, have been added to the campus parking plan.
- An additional ten (10) future parking spaces are proposed on Fraternity Row. These spaces may be constructed as part of this project or may be constructed at a future date should the need arise.
- Weiss Memorial will be relocated.
- Stormwater is proposed to be infiltrated on site via infiltration gallery placed below Sketchy Parking Lot.
- A new pedestrian path will be provided to link Lawrence Auditorium and Baker Science.
- The proposal is subject to Minor Site Plan Review by the Dedham Planning Board pursuant to Section 9.5 of the Dedham Zoning By-Law.

Background and Finding of Facts

1. Noble and Greenough School (hereinafter referred to as “Applicant”) is the owner of the Noble and Greenough School located at 10 Campus Drive, Dedham, MA (hereinafter referred to as the “Subject Property”).
2. The Subject Property is shown on the Dedham Assessors’ Map 38, Lot 45.
3. The Subject Property contains 187 acres, and has approximately 3,700 feet of frontage along Pine and Bridge Streets.
4. The Subject Property consists of numerous buildings that make up the school campus.
5. According to the Zoning Map for the Town of Dedham, the property is located in the Single Residence A and Single Residence B Zoning Districts.
6. The proposed project consists of approximately 21,000 square feet. The project also includes a 3,600 square foot addition to the existing Baker Science Building.
7. Section 9.5.3 of the Dedham Zoning By-Law provides that minor site plan review and “approval by the Planning Board shall be required before a building or occupancy permit can be issued ... [for] buildings devoted to a religious use or educational use and owned by or leased to an agency or

political subdivision of the Commonwealth of Massachusetts, a religious denomination, or a nonprofit educational corporation, or a child care center; provided, however, that such entities shall be subject to minor site plan review limited to the imposition of reasonable conditions as set forth in G.L. c. 40A, s.3.”

8. This site is designed as a campus; therefore, the parking areas are spread out around the campus to meet the minimum parking requirements plus the additional parking that is provided.
9. On March 14, 2016, Applicant submitted the following to the Planning Board (hereinafter) referred collectively as the “Application”):
 - a. Completed Application and Checklist
 - b. Design Narrative
 - c. Full-size copy of Site Plan prepared by Oak Consulting Group, P.O. Box 1123, Newburyport, MA 01950, dated March 24, 2016, Existing Conditions and Site Preparation Plan, Site Layout Plan, Grading, Drainage and Erosion Control Plan, Site Utilities Plan, Erosion Control Notes and Details, Site Details, Planting Plan, Site Lighting Plan with Calculations and Campus Parking Plan
 - d. Architectural Plans prepared by William Rawn Associates, 10 Post Office Square, Suite 1010, Boston, MA 02209, dated March 14, 2016, First Floor Plan Science, 2nd Floor Plan Science, Exterior Elevations Science, First Floor Plan, 2nd Floor Plan and New Library Exterior Elevations
 - e. Filing Fee in the amount of \$1000.00
 - f. Project Review Fee in the amount of \$9,000
10. The Application was reviewed by the Planning Board and the Planning Director, and was determined to satisfy all of the submittal requirements for Minor Site Plan Review under Section 9.5 of the Dedham Zoning By-Law.
11. In accordance with Section 9.5.6 of the Dedham Zoning By-Law, upon receipt of the Application and above materials, the Planning Board distributed copies of the aforesaid plans and reports and otherwise solicited comments from various Town of Dedham Boards, departments, and officials. In addition, the Planning Board referred the same to McMahon Associates, Inc., for professional peer review.
12. The Planning Board reviewed and considered the “Application for Site Plan Review” at its regularly scheduled meeting on May 12, 2016. Relative to said meeting, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the subject property as required by

Section 9.5.6, and caused the required notice of said meeting to be posted as required by State law and Town By-Law.

13. Present at the meeting were Planning Board Members Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, James E. O'Brien IV, and Ralph I. Steeves Also present at the meeting on behalf of the Planning Board was Planning Director Richard J. McCarthy, Jr., and Steven Findlen, Senior Project Manager, McMahan Associates, Inc.
14. Applicant was represented at the meeting by Paul Avery, P.E., Oak Consulting Group, P.O. Box 1123, Newburyport, MA 01950, and Andrew Jonic of William Rawn Associates, 10 Post Office Square, Boston, MA 02109. Also present at said meeting on behalf of Applicant was Mike McHugh from Noble and Greenough, Director of Buildings and Grounds.
15. At the meeting, Applicant and his representative were provided an opportunity to make a full presentation. This was followed by questions and comments from the Planning Board, the Town Planner, and the Planning Board's peer review consultant.
16. By written report to the Planning Board dated April 15, 2016, April 29, 2016, and May 6, 2016, McMahan Associates reported that the Applicant has reasonably and adequately responded to all comments and concerns, and that Record Plans conform to the requirements of the Dedham Zoning By-Law.
17. In addition to testimony at the meetings, the Planning Board received a number of reports and other documents from the Applicant, Planning Director, the peer review consultant, and other Town agencies. Such reports and documents are incorporated into the record.
18. At meetings held on May 12, 2016, Applicant and its representatives provided an overview of all of the revisions made to the site plan and otherwise responded to questions and comments from the Planning Board, Town Planner, and peer reviewer.

DECISION

At a meeting duly held on May 12, 2016, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, James E. O'Brien IV, and Ralph I. Steeves voted unanimously (5-0) to approve the "Application for Minor Site Plan Review" with the following **CONDITIONS**:

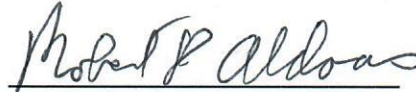
1. The premises are subject to the **CONDITIONS** contained herein. The Project shall be substantially constructed in accordance with the Record Plans listed on Exhibit B attached hereto and incorporated herein by reference.
2. The premises are subject to the **CONDITIONS** contained in previous decisions related to the dance studio, the castle addition, and special event parking.
3. The old Putnam Library will be torn down within a reasonable amount of time after the new library and Baker Science Building addition are complete, or simultaneously if it does not interfere with the general operation and safety of the campus.
4. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction trailer sign-in process or shall be through the emergency call number of the applicant's representative in case of emergency or off-hours situations.
5. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.
6. Applicant shall provide the Planning Board with a copy of the Order of Conditions and Operation and Maintenance Plan approved by the Dedham Conservation Commission, which are incorporated herein by reference.
7. All invoices generated by the Board's peer reviewers during the Application stage shall be paid within twenty (20) days of the filing of this decision with the Town Clerk, whether this Decision is appealed or not. No post-permit reviews of documents or plans shall be conducted until such invoices have been paid in full. No building permit or certificate of occupancy shall be issued until such invoices have been paid in full.
8. Applicant agrees that no later than one year from the date of this certificate of action, it shall file a written report with the Planning Director detailing the progress of the project, compliance with all terms and conditions of this certificate, and the expected completion date. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.
9. The Planning Director will be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance

with the specifications of the modified plan as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.

10. Following construction of the Project, the Applicant shall provide an "as-built" site plan to the Planning Board, the Building Department, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project in accordance with applicable regulations.
11. All municipal fees shall be paid in full and all accounts shall be in good standing prior to the issuance of any building permit.

Dated: June 23, 2016

By the Planning Board:



Robert D. Aldous, Clerk