TOWN OF NEEDHAM

MASSACHUSETTS



500 Dedham Avenue Needham, MA 02492 781-455-7550

PLANNING BOARD

Project Determination: (circle one) Major Project Minor Project This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws. Location of Property Name of Applicant Applicant's Address Phone Number Applicant is: Owner × Tenant Purchaser Property Owner's Name Babson College Property Owner's Name Babson College Property Owner's Address 231 Forest Street, Babson Park, MA 02457 Telephone Number Characteristics of Property: Lot Area 4.79A Present Use College Map # 309 Parcel # 199 Zoning District Institutional Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law: Please refer to attached memorandum
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Agent/Attorney Purchaser
Property Owner's Address Telephone Number (781) 235-1200 Characteristics of Property: Lot Area 4.79A Present Use College Map # 309 Parcel # 199 Zoning District Institutional Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law: Please refer to attached memorandum
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Please refer to attached memorandum
No. 0 100
Signature of Applicant (or representative) Address if not applicant Telephone # 781 239 4253 Owner's permission if other than applicant
SUMMARY OF PLANNING BOARD ACTION Received by Planning Board Date Hearing Date Parties of Interest Notified of Public Hearing Decision Required by Decision/Notices of Decision sent
Granted Fee Paid Fee Waived Withdrawn NOTE: Reports on Minor Projects must be issues within 35 days of filing date.



MEMORANDUM

Subject: Site Plan Review Narrative and Application Materials

Project: Babson College

Baseball Batting Building

Project No. 20006.00

Date: 17 May 2022

To: Town of Needham By: Jonathan Charwick

Planning Board Senior Associate

Delivery: Hand Delivered

Dear Planning Board Members,

On behalf of Babson College, we are pleased to provide you with this Application for Site Plan Review in regards to the college's proposal baseball batting building to be located at Govoni Field. Pursuant to the Major Site Plan Approval Decision issued on May 3, 2005, this project requires an amendment to the current Major Project Site Plan Review Special Permit. Activitas and BH+A presented to the Design Review Board on February 7, 2022 and will submit a copy of this application to them as well. Activitas also anticipates filing an 8M permit application with the Massachusetts Water Resources Authority due to the proposed utilities and access that will be required over the Sudbury Aqueduct.

Project Overview

The proposed project is on the Babson College property located at 0 Olin Way in Needham. The property is located in an Institutional Zone and is parcel 199. The parcel is 4.79 acres and is abutted by Olin College to the north and the Sudbury Aqueduct owned by the Commonwealth of Massachusetts. The proposed work is located outside of the twenty-five (25') side yard setbacks from each property noted above. The project proposes a 4,013 SF structure to support two (2) batting tunnels, two (2) restrooms, a storage and utility closet. The structure will have a rigid frame with a standing seam metal roof, perforated flat wall panels and steel lettering for branding. The restrooms shall be full enclosed. There will be a concrete slab for the floor surface with a non-infilled short pile synthetic turf carpet over the concrete in the batting tunnel area.

The entrances to the buildings with have concrete pads and stone dust will be installed flush to each entrance to match the existing stone dust south of the building area. The layout of the building requires the baseball field's left field fence, warning track, and bullpen to be relocated to keep the building footprint out of the setbacks and drainage easement. Stormwater from the roof will shed into a drip strip adjacent to the building. The drip strip will have a perforated pipe

Memorandum 17 May 2022

Babson College – Baseball Batting Building Site Plan Review Narrative and Application Materials



Page 2 of 3

that will tie into a new leaching basin. A proposed sewer force main will tie into an existing sewer manhole located northeast of the baseball field. The building's proposed water service will come from existing water service located behind the baseball backstop. The electrical service will be fed from the existing press box located south of the proposed building.

No new parking is proposed as part of this project The existing parking lot south of the baseball field will provide parking for people using the batting building.

Stormwater Management

The watershed area where the new facility is proposed is part of the overall watershed for the two field complex. Based on the NRCS Soil Survey, the soils in the area are Sudbury Fine Sandy Loam (Hydrologic Soil Group B). The area consists of lawn in good condition, gravel areas, and clay for the baseball diamond. The new facility will be placed on an area of existing gravel. When the watershed is evaluated for a weighted curve number, the addition of the facility building as impervious area results in no change to the weighted curve number. Therefore, any stormwater calculations will show no change in the quantity of runoff leaving the property. Watershed characteristics for both Existing and Proposed Conditions is as follows:

Watershed Area: 303,969 SF

Weighted Curve Number: 66

As a matter of best practice, a 4-foot diameter leaching basin is proposed to collect runoff from the new roof area and infiltrate it into the ground. This leaching basin provides the Required Recharge Volume per the MA Stormwater Management Standards as noted below:

Required Recharge Volume:

4,330 SF x 0.35 in = 126 CF required volume

Recharge Volume Provided:

4' diameter leaching basin set in 8'x8' stone bed (40% voids), 4-ft depth: $22 \times 3.14 \times 4 = 50 \text{ CF}$ $8 \times 8 \times 4 \times 0.4 = 102 \text{ CF}$

102 + 50 = 152 CF volume provided.

As the project only involves roof runoff, no water quality practices are required or proposed. In summary, the project will have no impact on the stormwater patterns in the area, but will provide additional groundwater recharge thereby improving existing conditions.

Babson College – Baseball Batting Building Site Plan Review Narrative and Application Materials



Page 3 of 3

Needham Conservation Commission Review

On March 17, 2022, the Needham Conservation Commission provided Administrative Approval for the project. The Administrative Approval letter is attached to this application.

Closing

We hope that the submitted information is appropriate and considered complete for this Site Plan Review Application.

If you have any questions on the enclosed documentation, please do not hesitate to contact me directly at (781) 355-7046 or by email at jon@activitas.com.

Respectfully,

methan Charwick

Senior Associate jon@activitas.com

Attachments: Application for Site Plan Review

Needham Conservation Commission Administrative Approval

Site Plan Approval Drawings (separate attachment)

NEEDHAM CONSERVATION COMMISSION

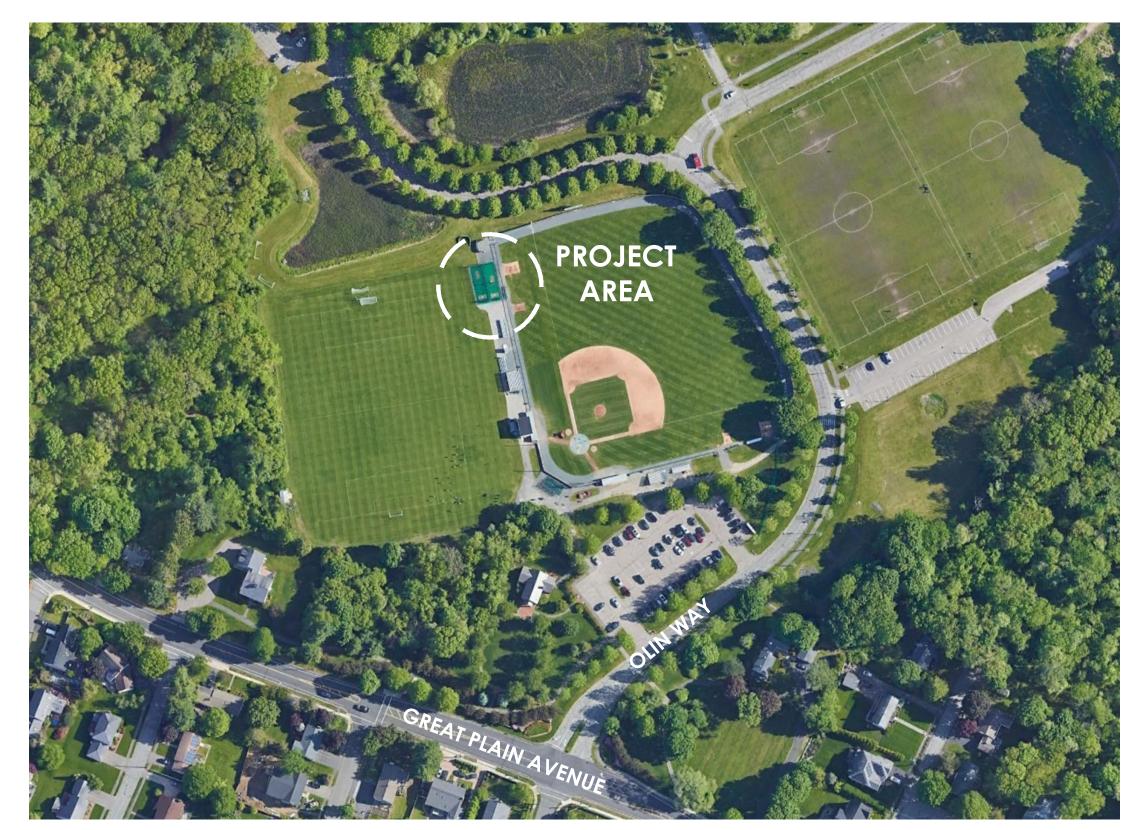
PUBLIC SERVICES ADMINISTRATION BUILDING 500 DEDHAM AVENUE NEEDHAM, MA 02492

TELEPHONE: 781-455-7550; CONSERVATION@NEEDHAMMA.GOV

A .	Project Address: Applicant:				
	Proposed Approved Project:				
	Approved by: Approved Date: Signature:				
В.	According to available mapping, at least a portion of your property is within wetland or buffer zone protected by the Mass. Wetlands Protection Act (M.G.L. Ch. 131 S. 40) and/or the Town of Needham Wetlands Protection Bylaw (Article 6). Specifically, all or a portion of your property is:				
	☐ In Riverfront Area (land within 200 feet of the bank of a stream or river);				
	☐ In a Wetland Resource Area (wetland, marsh, pond, stream, or 100-year flood zone);				
	☐ In the Buffer Zone of a Resource Area (all land within 100' of a wetland, bank, vernal pool).				
C. [Your proposed project is within wetland or buffer zone, but has been allowed because of the following provision				
	Resource Area or Buffer Zone				
	The proposed work has received an Order of Conditions or other approval from the Conservation Commission (DEP File #234- Onservation Office prior to work, as necessary. The proposed work has received an Order of Conditions or other approval from the Conservation (DEP File #234- Onservation Office prior to work, as necessary.				
	Removal of hazard trees when the tree(s) have been deemed to be hazardous by a Certified Arborist. Preferably, a snag will be left to provide wildlife habitat. If leaving a snag is not feasible, the tree(s) may be cut flush with the ground but shall not be grubbed (roots shall remain). No equipment shall enter wetland resources (as reviewed and approved by Conservation staff). The top of the tree may be dropped and remain on site (though not in or across any water body) or may be removed from the site.				
	Work involves maintaining, repairing, or replacing an existing structure. No excavation, filling or grading is proposed.				
	Buffer Zone or Riverfront Area				
	Installation of pervious (unpaved, wood-chipped, or gravel) pedestrian walkways for private use, in accordance with WPA and Bylaw regulations.				
	Fencing, stonewalls, or stacks of cord-wood that do not bar wildlife movement.				
	☐ Vista pruning, located more than 75 feet from the limits of Bank or Bordering Vegetated Wetlands.				
	Planting of native, non-cultivar species of trees, shrubs, or herbaceous species in accordance with WPA and Bylaw regulations.				
	☐ Individual tree removals where evidence has been submitted by a Certified Arborist showing that the tree is in poor health and/or poses a hazard.				
	☐ Treatment and/or removal of invasive plant species in accordance with current methods approved by the Conservation Commission.				

	The conversion of lawn to uses accessory to residential structures such as decks, sheds, and patios, where no excavation/grading using machinery is necessary. Activity shall be located > 75 feet from edge of wetland, stream, pond, etc.
	Conversion of impervious surfaces to vegetated surfaces such as lawn, shrubs, and trees.
	Exploratory borings, test wells, and soil tests if conducted within the Buffer Zone, in accordance with WPA and Bylaw regulations;
	☐ Installation of above-ground or underground utilities, in accordance with WPA and Bylaw regulations;
	☐ Vegetation cutting for road safety maintenance, in accordance with WPA and Bylaw regulations;
	☐ Installation, repair, replacement or removal of roadway signage and signals, in accordance with WPA and Bylaw regulations;
	Pavement repair, resurfacing, and reclamation, but not expansion, of existing roadways and driveways, in accordance with WPA and Bylaw regulations;
	Treatment and/or removal of invasive plant species in accordance with current methods approved by the Conservation Commission.
<u>Buf</u>	fer Zone, Riverfront Area, or 100-year Flood Plain
	Replacement of sonotubes under existing decks, sunrooms, sheds, etc.
	Removal of 1-2 trees from a landscaped/lawn area, if no equipment enters a wetland and the tree is removed from the site and the <i>Needham Conservation Commission Guidelines for Reviewing Tree Removal Projects</i> is followed. Grinding of the stump is allowed if the grinding area is compacted and seeded the same day.
	On, the Conservation Commission discussed your proposed activity and determined that the project will not alter an Area Subject to Protection (wetland, river, pond, marsh, etc.) The following conditions apply:
prop	ording to our maps, the work you propose is not within wetlands or buffer zone, but these exist on your perty. If you intend to expand or change the scope or nature of your project (e.g. regrading, cutting of etation, construction, etc.), consult the Conservation Commission, as a permit may be required.
	If your project involves <u>cutting vegetation, grading, filling</u> , etc., please contact the Conservation Department since you may need a permit.

IT IS YOUR RESPONSIBILITY TO ENSURE THAT PROPER EROSION CONTROLS ARE INSTALLED PRIOR TO AND DURING CONSTRUCTION AND ARE PROPERLY DISPOSED OF AFTER THE PROJECT IS FINISHED.



LOCUS MAP



LIST OF DRAWINGS

EXISTING CONDITIONS SURVEY

PROPOSED SITE PLAN

L2.1 DETAIL SHEET

A101 FLOOR PLAN A103 ROOF PLAN

A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 INTERIOR ELEVATIONS

MAJOR PROJECT SITE PLAN APPROVAL | MAY 17, 2022

BABSON COLLEGE

BASEBALL BATTING BUILDING BABSON PARK, MASSACHUSETTS 02457

LOT AREA: 4.79 ACRES | MAP# 309 | PARCEL# 199 | ZONING DISTRICT: INSTITUTIONAL

OWNER

Babson College 231 Forest Street Babson Park, MA 02457 (781) 239-4253

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas 70 Milton Street Dedham, MA 02026-2915 (781) 326-2600

GEOTECHNICAL ENGINEER

Haley & Aldrich, Inc. 465 Medford Street, Suite 220 Boston, MA 02129-1400 (617) 886-7312

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER

NV5 Engineers 200 Brickstone Square, Suite 201 Andover, MA 01810-1488 (978) 475-0298

ARCHITECT

Bargmann Hendrie + Archetype, Inc. 9 Channel Center Street, Suite 300 Boston, MA 02210 (617) 350-0450

SURVEY

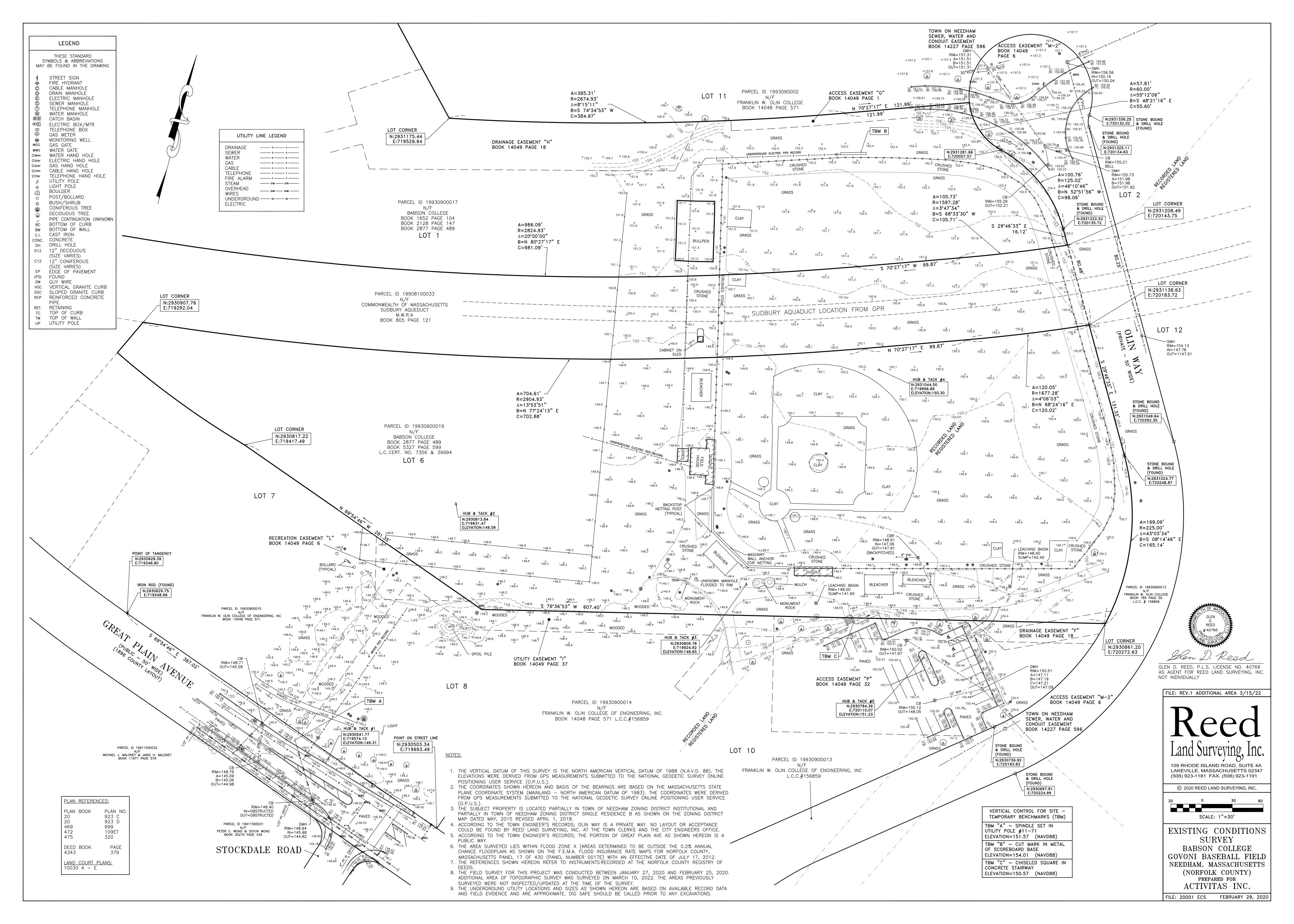
Reed Land Surveying, Inc. 109 Rhode Island Road, Suite 4A Lakeville, MA 02347 (508) 923-1181

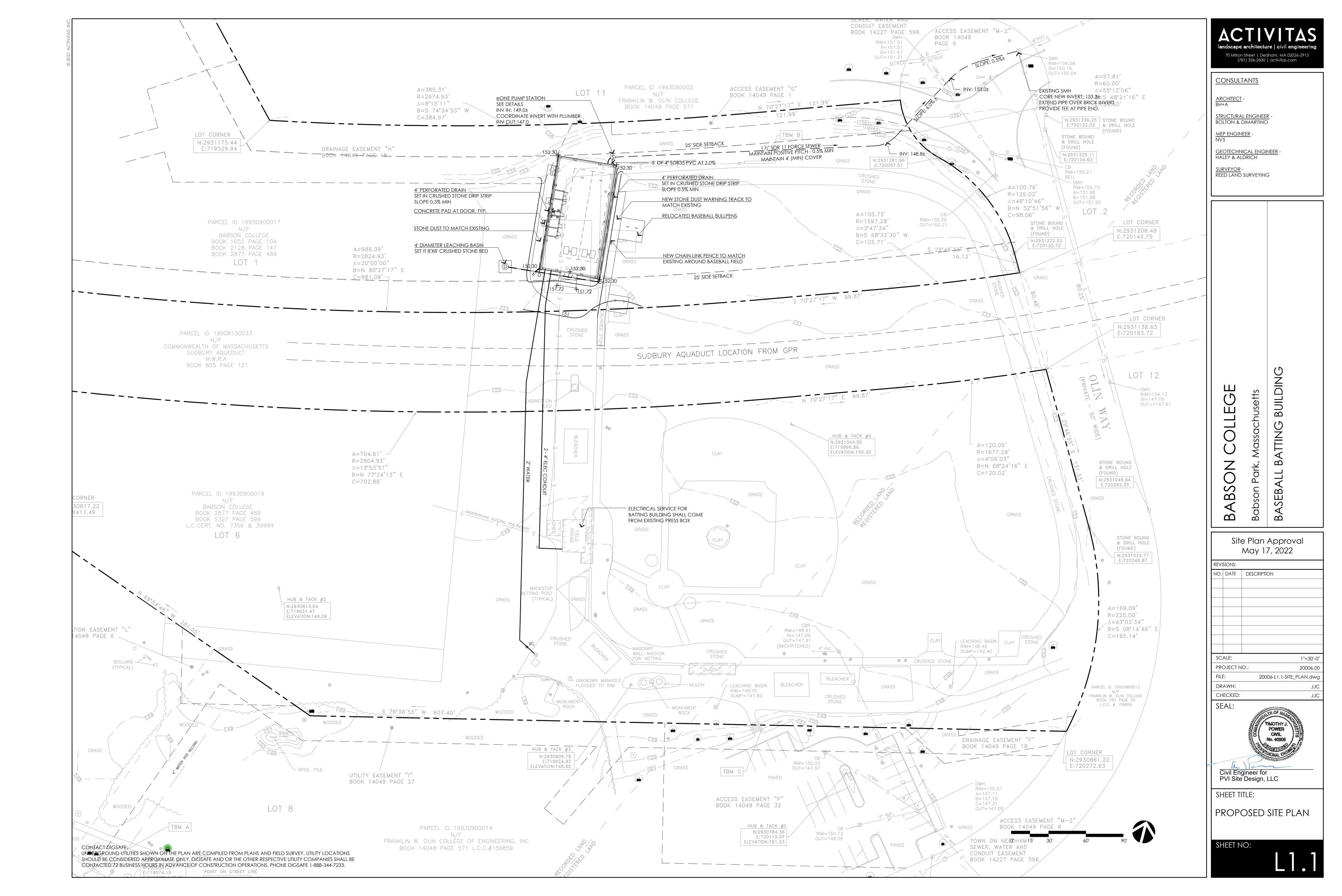
BABSON COLLEGE
BASEBALL BATTING BUILDING

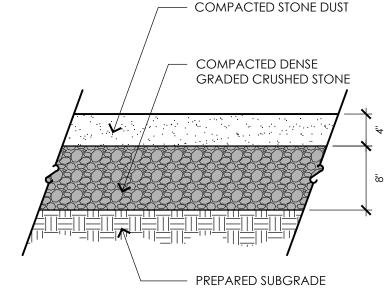
SITE PLAN APPROVAL | MAY 17, 2022

REVISION	NS:	PROJECT NO. 20006.00	
NO. DA	TE SHEETS REVISED	NOTES	









1/2" EXPANSION JOINT WITH PRE-MOULDED FILLER. RECESS FILLER 1/2". PROVIDE JOINTS AT 30' O.C. MAX. UNLESS OTHERWISE NOTED. PROVIDE EXPANSION JOINT WHERE PAVEMENT ABUTS STRUCTURES, VERTICAL SURFACES, AND AS NOTED. CUT BACK AND SEAL ALL EXPANSION JOINTS WITH APPROVED SELF-LEVELING WATERPROOF SEALANT SAWCUT CONTROL JOINT 1/4 TIMES THE DEPTH OF THE SLAB. REVIEW LAYOUT OF CONTROL JOINTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION 6"x6", 1.4x1.4 WELDED WIRE MESH REINFORCING, 2" MINIMUM COVER - COMPACTED DENSE GRADED CRUSHED STONE

SURFACE TREATMENT (VARIES) ★ DEPTH VARIES — GRANULAR FILL/ ORDINARY BORROW DEPTH VARIES, REFER TO PLAN GRAVEL BORROW - PIPE DIAMETER VARIES, REFER TO PLAN - SUBGRADE

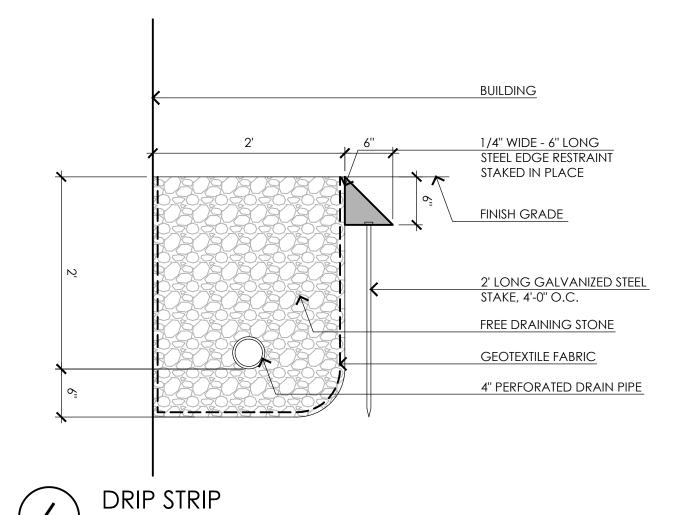
1. PROVIDE APPROPRIATE CAUTION TAPE AS REQUIRED PER CODE

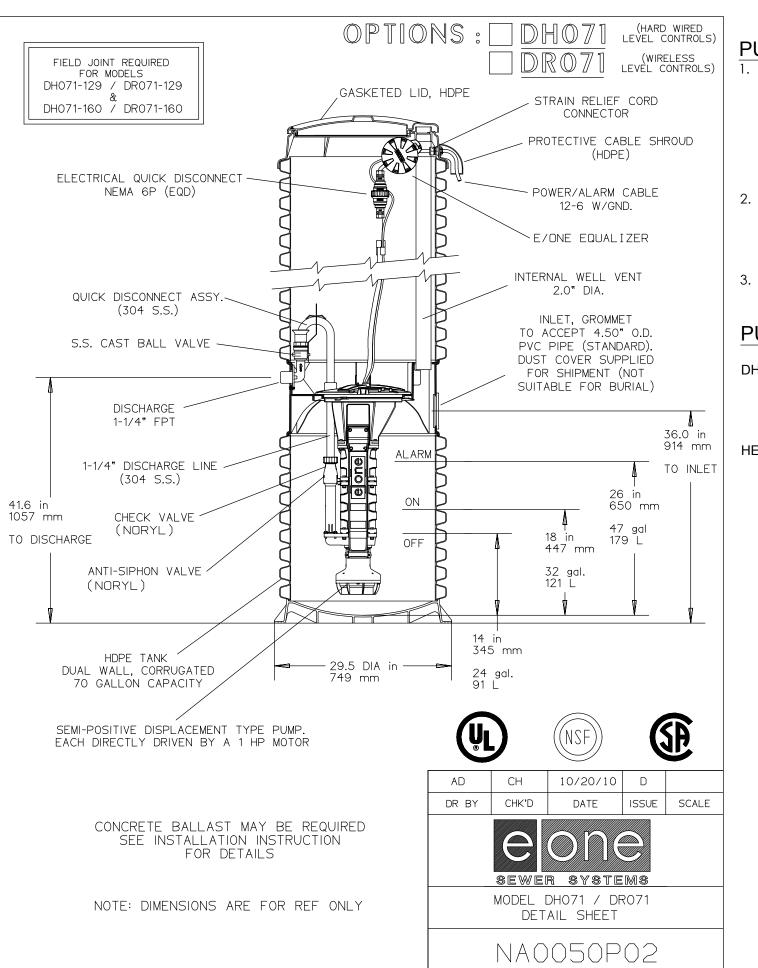
LOAM AND SEED

NOTES:

FINISH GRADE — - SEE NOTE 6 12" MIN. INLET PIPE SEE PLAN 2" WASHED STONE FILL PRECAST DRYWELL FILTER FABRIC ENVELOPE (MIRAFI 140N) - COMPACTED SUBGRADE

LEACHING BASIN





- PREPARED OR UNDISTURBED SUBGRADE

PUMP NOTES:

PUMP SYSTEM SHALL BE ENVIRONMENTAL ONE MODEL DH071 GRINDER PUMP UNIT. EACH UNIT SHALL BE COMPLETE PUMPS, GRINDERS, LEVEL CONTROLS, SIPHON BREAKERS, CHECK VALVES, 1 HP 240 VOLT SINGLE PHASE ELECTRIC MOTORS, FLEXIBLE DISCHARGE CONNECTOR, TWO ELECTRICAL SUPPLY CABLES AND 150 GAL. TANK. THE UNIT SHALL BE EQUIPPED WITH QUICK DISCONNECT

- ASSEMBLIES FOR EASY REMOVAL OF THE CORE UNITS. PROVIDE ENVIRONMENTAL ONE ALARM PANEL COMPLETE WITH CIRCUIT BREAKERS, MANUAL PUSH TO RUN, PUMP INDICATOR LIGHTS, ALARM INDICATOR LIGHTS, RUN INDICATOR LIGHTS, AUDIBLE & VISUAL ALARM AND "PROTECT PLUS FEATURES".
- 3. PROVIDE SENTRY ADVISE MONITORING SYSTEM WITH BATTERY BACK-UP.

PUMP CALCULATIONS:

DH152 EONE PUMP SYSTEM: 7.8 GPM AT 80 PSI 11 GPM AT 40PSI 15 GPM AT 0 PSI

HEADLOSS:

OUTLET ELEVATION: 153.3 5.3' DISCHARGE ELEVATION: STATIC HEAD = FRICTION HEAD = 8.53' TOTAL DYNAMIC HEAD (TDH) = 13.8' TOTAL HEADLOSS = 7± PSI

AS NOTED PROJECT NO.: 20006.00 20006-L2.1-DETAILS.dwg DRAWN:

BUILDIN

 \Box

Park

Babson

NO. DATE DESCRIPTION

BASI

Site Plan Approval

May 17, 2022

ABSON

 $\mathbf{\Omega}$

70 Milton Street | Dedham, MA 02026-2915 (781) 326-2600 | activitas.com

CONSULTANTS

STRUCTURAL ENGINEER

GEOTECHNICAL ENGINEER -

REED LAND SURVEYING

HALEY & ALDRICH

BOLTON & DIMARTINO

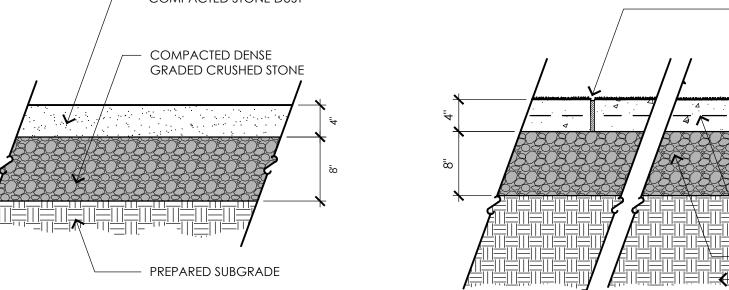
ARCHITECT -

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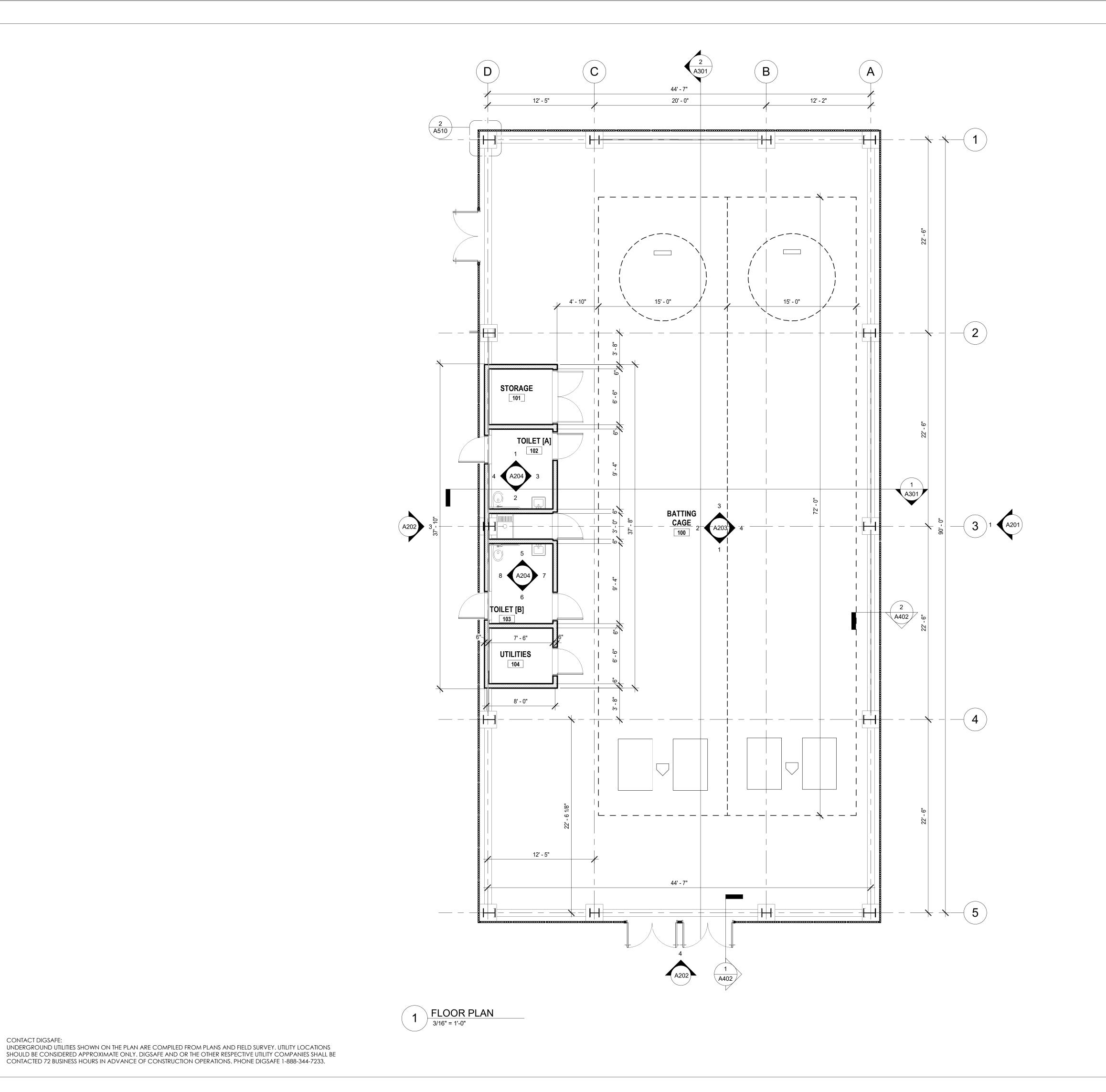
DETAIL SHEET

SHEET TITLE:



CEMENT CONCRETE PAVING

PUMP STATION NOT TO SCALE



BATTING BUILDING BABSON COLLEGE Babson Park, Massachusetts

70 Milton Street | Dedham, MA 02026-2915 (781) 326-2600 | activitas.com

CONSULTANTS

STRUCTURAL ENGINEER BOLTON & DIMARTINO

GEOTECHNICAL ENGINEER - HALEY & ALDRICH

<u>Surveyor</u> -Reed land surveying

MEP ENGINEER -NV5

ARCHITECT -BH+A

BASEBALL Site Plan Approval May 17, 2022

NO. DATE DESCRIPTION

3/16" = 1'-0"

PROJECT NO.: 20006.00 FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt

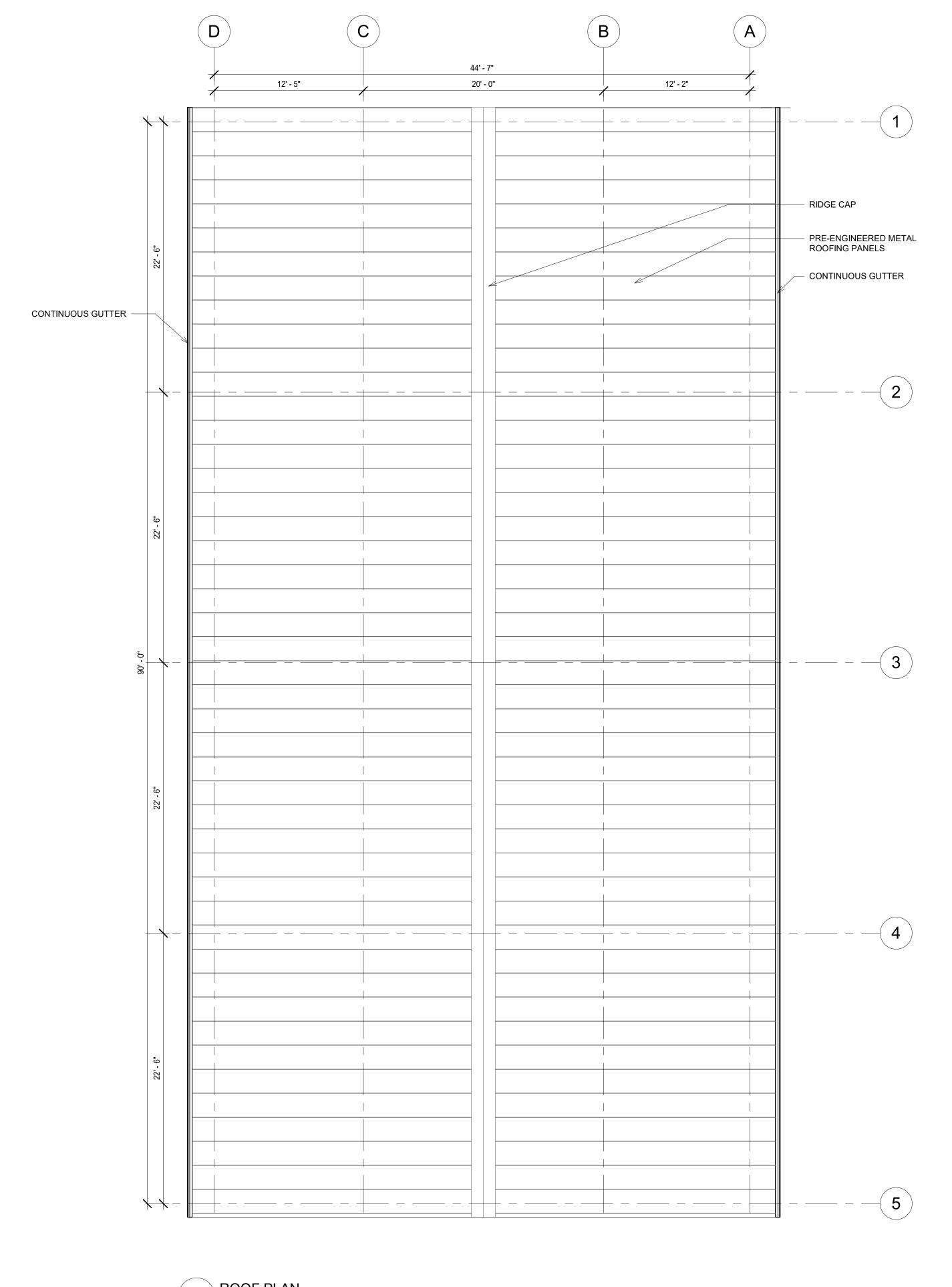
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SCALE:



SHEET TITLE: FLOOR PLAN

SHEET NO: A101



BUILDING Massachusetts Babson Park, BASEBALL

CONSULTANTS

STRUCTURAL ENGINEER -BOLTON & DIMARTINO

GEOTECHNICAL ENGINEER - HALEY & ALDRICH

SURVEYOR -REED LAND SURVEYING

MEP ENGINEER -NV5

ARCHITECT -BH+A

BABSON Site Plan Approval May 17, 2022

NO. DATE DESCRIPTION

3/16" = 1'-0" PROJECT NO.: 20006.00 FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt

CHECKED: SEAL:

SCALE:



SHEET TITLE: **ROOF PLAN**

SHEET NO: A103

UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

ACTIVITAS

| landscape architecture | civil engineering |
| 70 Milton Street | Dedham, MA 02026-2915 (781) 326-2600 | activitas.com |

ARCHITECT -BH+A

STRUCTURAL ENGINEER
BOLTON & DIMARTINO

GEOTECHNICAL ENGINEER - HALEY & ALDRICH

<u>Surveyor</u> -Reed land Surveying

MEP ENGINEER -NV5

BABSON COLLEGE

Site Plan Approval May 17, 2022

BUILDING

NO. DATE DESCRIPTION

SCALE: 1/4" =

SCALE: 1/4" = 1'-0"

PROJECT NO.: 20006.00

FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt

DRAWN: CC

CHECKED:

SEAL:



SHEET TITLE:

EXTERIOR

ELEVATIONS

SHEET NO: **A201**

ACTIVITAS

| landscape architecture | civil engineering |
| 70 Milton | Street | Dedham, MA 02026-2915 (781) 326-2600 | activitas.com |

ARCHITECT -BH+A

STRUCTURAL ENGINEER
BOLTON & DIMARTINO

GEOTECHNICAL ENGINEER - HALEY & ALDRICH

<u>Surveyor</u> -Reed land Surveying

MEP ENGINEER -NV5

BABSON COLLEGE
Babson Park, Massachusetts
BASEBALL BATTING BUILDING

Site Plan Approval
May 17, 2022

REVISIONS:

NO. DATE DESCRIPTION

SCALE: 1/4" = 1'-0"

PROJECT NO.: 20006.00

FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt

DRAWN: CC

CHECKED: Checker

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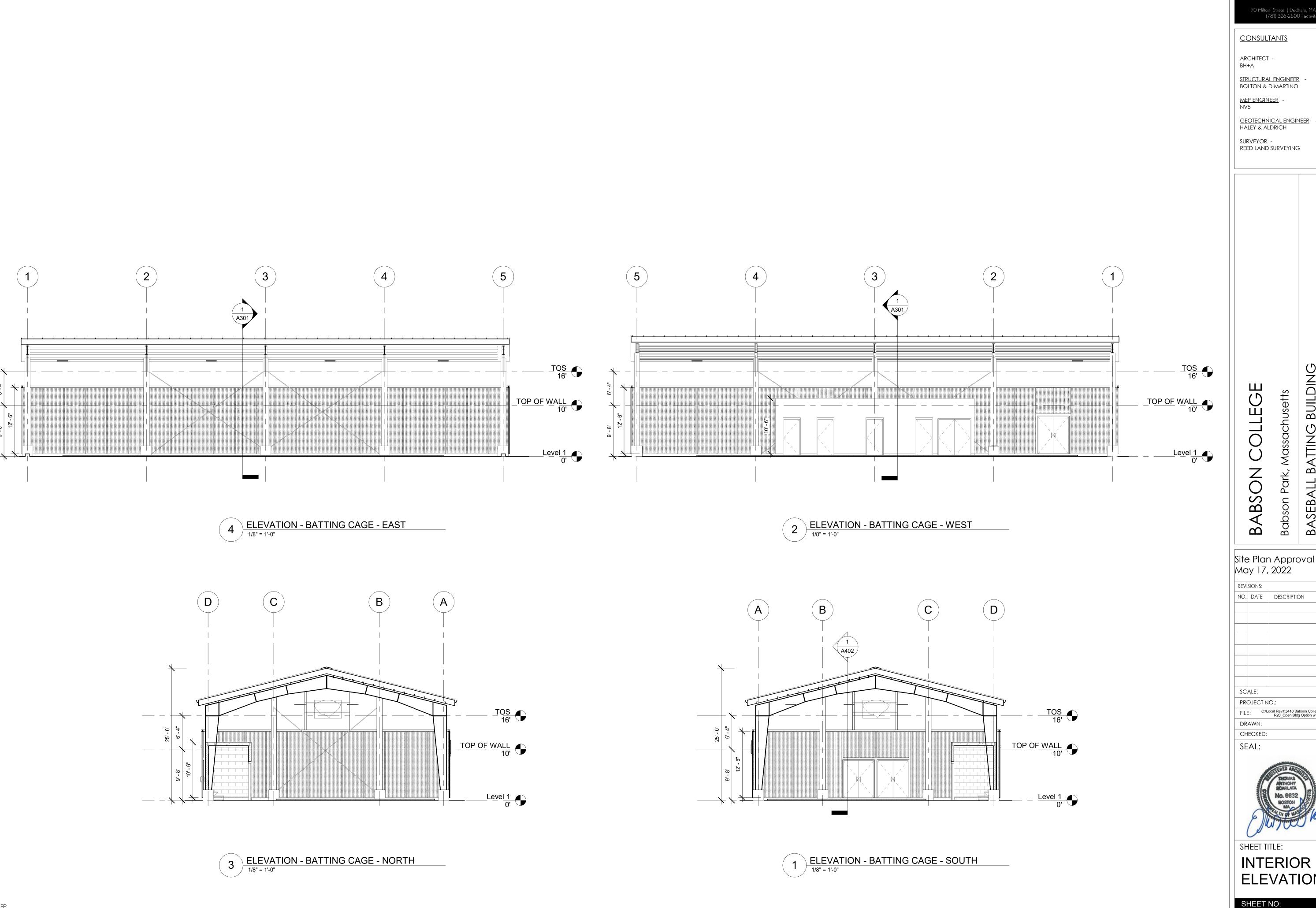
BHOMAS
ANTHONY
BOATLATA
NO. 6632
BOSTON
MA
ANTHONY
BOSTON
M

SHEET TITLE:

EXTERIOR

ELEVATIONS

SHEET NO: **A202**



70 Milton Street | Dedham, MA 02026-2915 (781) 326-2600 | activitas.com **CONSULTANTS** <u>ARCHITECT</u> -BH+A STRUCTURAL ENGINEER
BOLTON & DIMARTINO MEP ENGINEER -NV5

BABSON COLLEGE Babson Park, Massachusetts BATTING BUILDING

BASEBALL

Site Plan Approval May 17, 2022 REVISIONS: NO. DATE DESCRIPTION

SCALE:

1/8" = 1'-0" PROJECT NO.: 20006.00 FILE: C:\Local Revit\3410 Babson College Cage Facility_Central R20_Open Bldg Option w Panels_MDelSocorro.rvt

Checker

CHECKED: SEAL:



ELEVATION SHEET NO: A203

CONTACT DIGSAFE: UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.