

WELLESLEY PLANNING BOARD

PUBLIC ZONING HEARING

TUESDAY, NOVEMBER 12, 2013, 7:30 p.m.

GREAT HALL - TOWN HALL

525 WASHINGTON STREET

In accordance with Chapter 40A, Section 5, MGL, the Planning Board will hold a public hearing on the following amendment to the Zoning Map proposed to be considered by the 2013 Special Town Meeting and underlined below. A copy of the text and map of the motion expected to be made under this article listed below can be examined at the Planning Board Office (Town Hall, 525 Washington Street), will be mailed upon request and can be found online at www.wellesleyma.gov/Pages/WellesleyMA_Planning/index. Maps delineating proposed zoning map amendments are on file for examination at the Planning Board Office. Persons interested are encouraged to call or visit the Planning Board Office (781) 431-1019 ext. 2230, 2232, 2234 or 2238 for more information.

The article number designations have been assigned by the Board of Selectmen.

Article 10: Cochituate Aqueduct

To see if the Town will vote to complete the following, as required in order to consummate the Town's acquisition of the most westerly portion of the Cochituate Aqueduct as authorized by C. 267 of the Acts of 2002 and C. 73 of the Acts of 2013 and as authorized by vote of Town Meeting under Article 22 of the Warrant for the 2013 Annual Town Meeting:

- a) To authorize the Board of Selectmen to accept the deed from the Division of Capital Asset Management and Maintenance (DCAM) or other appropriate agency to the Town of said land, described in said C. 267 of the Acts of 2002, containing 5.59 acres; and to deed out from said parcel to Bike Realty LLC the following described parcel, containing approximately 11,000 sq ft ± of land, in consideration of its payment to the Commonwealth of \$223,500, said sum having been determined by independent appraisal to constitute the full market value of the entire parcel being deeded to the town. Said 11,000 sq. ft ± parcel being shown on a Plan entitled "0 Overbrook Drive – Site Plan of Land in Wellesley, Mass Prepared for the Comm. Of Massachusetts" by David E. Ross Associates, Inc., dated May 2013. Said remaining land to be held under the jurisdiction of the Board of Selectmen for municipal purposes as c. 267 provides, including as open space;
- b) To amend the Zoning Map by either rezoning the 11,000 sq ft ± parcel of land referenced above from Single Residence to Single Residence A or by extending the Business District at 951 Worcester Street over said parcel;
- c) To transfer jurisdiction to the Natural Resources Commission, to be held as parkland as it has agreed to do, the following 3 parcels of land, acquired by the Town pursuant to the authority voted under Article 25 of the Warrant for the 2013 Annual Town Meeting and currently held under the jurisdiction of the Board of Selectmen as general assets of the Town;

said 3 parcels being described as follows:

- i) A certain parcel of land shown as Lot 2 on a plan entitled "Subdivision Plan of Land, 17 Seaver Street, Wellesley Ma. and Parcels to be Conveyed to the Town of Wellesley" by David J. Hickey, Jr., P.E., Town Engineer, Town of Wellesley, Department of Public Works, April 19, 2012, and

recorded with the Norfolk County Registry of Deeds in Plan Book 616, Page 29 and further bounded and described as follows:

SOUTHEASTERLY by remaining land of the Grantor, one hundred thirty three and 58/100 (133.58) feet,
SOUTHEASTERLY by land of Philip G. Kenny, two (2.00) feet,
SOUTHWESTERLY by Parcel A as shown on said plan, eighty four and 21/100 (84.21) feet,
WESTERLY by land of the Town of Wellesley, ninety seven and 33/100 (97.33) feet,
NORTHWESTERLY by land of the Town of Wellesley, nineteen and 10/100 (19.10) feet and seventeen and 59/100 (17.59) feet,
NORTHEASTERLY by Parcel C as shown on said plan, ninety three and 57/100 (93.57) feet,

Containing about 12,652 square feet according to said plan, and currently known and numbered as 17R Seaver Street.

ii) A certain parcel of land shown as Parcel C on a plan entitled “Subdivision Plan of Land, 17 Seaver Street, Wellesley Ma. and Parcels to be Conveyed to the Town of Wellesley” by David J. Hickey, Jr., P.E., Town Engineer, Town of Wellesley, Department of Public Works, April 19, 2012, and recorded with the Norfolk County Registry of Deeds in Plan Book 616, Page 29 and further bounded and described as follows:

NORTHWESTERLY by land of the Town of Wellesley, one hundred twenty nine and 93/100 (129.93) feet,
NORTHEASTERLY by land of the Town of Wellesley, forty and 42/100 (40.42) feet,
SOUTHEASTERLY by land of Kurt F. Somerville and Kandra M. Chencus, (also known as Kendra M. Chencus), one hundred ten (110.00) feet,
SOUTHWESTERLY by Lot 2 as shown on said plan, ninety three and 57/100 (93.57) feet,

Containing about 7,163 square feet according to said plan, and currently known and numbered as 11R Seaver Street.

iii) A certain parcel of land shown as Parcel A on a plan entitled “Subdivision Plan of Land, 17 Seaver Street, Wellesley Ma. and Parcels to be Conveyed to the Town of Wellesley” by David J. Hickey, Jr., P.E., Town Engineer, Town of Wellesley, Department of Public Works, April 19, 2012, and recorded with the Norfolk County Registry of Deeds in Plan Book 616, Page 29 and further bounded and described as follows:

SOUTHWESTERLY by land of the Town of Wellesley, forty seven and 28/100 (47.28) feet, NORTHWESTERLY by land of the Town of Wellesley, one hundred sixty six and 66/100 (166.66) feet,
NORTHEASTERLY by Lot 2 as shown on said plan, eighty four and 21/100 (84.21) feet,
SOUTHEASTERLY by land of Philip G. Kenny, one hundred twenty five and 09/100 (125.09) feet,

SOUTHEASTERLY by land of the Town of Wellesley, thirty nine and 16/100 (39.16) feet,

Containing about 10,852 square feet according to said plan, and currently known and numbered as 21R Seaver Street.

- d) To raise and appropriate, or otherwise provide a sum of money for the foregoing, and to authorize the Board of Selectmen to undertake any and all other action which it shall deem prudent, necessary and expedient to complete the multi-phased transaction described above;

or take any other action relative thereto.

(Board of Selectmen)

Meghan C. Jop, AICP
Planning Director
(10/24, 10/31, 11/7)