

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG
JOHN L. HAYDEN
DANA T. LOWELL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Wellesley Country Club

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:25 p.m. on May 21, 1964, on the petition of the Wellesley Country Club requesting permission to remove and sell surplus material to be excavated in connection with the construction of an extension to the existing parking lot adjacent to the Wellesley Country Club on Wellesley Avenue, as provided under Section III B (f) of the Zoning By-law.

The petitioner was represented at the hearing by Gardner T. Bolster, President of the Wellesley Country Club.

On April 13, 1964, the petitioner filed its request with this Board for a hearing and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved is located within a single-residence district in which the removal of fill is not permitted unless a special permit is granted by this Board.

The petitioner seeks permission to cut back the banking and extend its existing parking lot in order to provide space for thirty-five or forty more cars. It is proposed that approximately 3,000 cubic yards of material will have to be removed and the banking will be cut to a two to one grade. A contour plan was submitted, drawn by Cheney Engineering Company, Needham, Mass., dated April 9, 1964, which showed the existing grades of the property involved as well as the proposed grades. The petitioner needs additional parking space for its members and the proposed extension should not prove detrimental to surrounding properties as it is adjacent to its own club house and not near any residential area.

Decision

This is a petition for permission to remove and sell surplus material from the petitioner's property in order to extend its present parking lot.

It is the unanimous opinion of the Board that the desired removal, if performed in accordance with the plan on file and under the conditions hereinafter imposed, will not substantially reduce the value of any property within the district and will not otherwise be injurious or offensive to the neighborhood. The Board finds that the proposed removal is necessary in order to level the banking in preparation for the parking lot extension. There are no houses in the immediate neighborhood, the nearest buildings being those of Babson Institute, which are approximately a quarter of a mile away. The proposed removal, therefore, should not prove injurious

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or offensive to the neighborhood.

Accordingly, it is the unanimous opinion of the Board that permission can be granted in accordance with the provisions of Section II 8 (f) of the Zoning By-law subject to the following conditions:

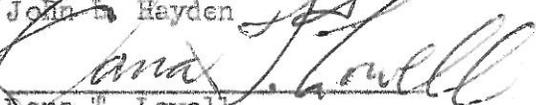
1. That no loam shall be removed from said property.
2. That said removal of material shall be under the supervision of the Inspector of Buildings and Town Engineer.
3. That during the removal of such material all possible safeguards shall be used to prevent excessive blowing of dust and that all trucks removing such material shall be covered while such material is being transported.
4. That all work shall be performed in accordance with the plan submitted and on file with this Board drawn by Cheney Engineering Company, Needham, Mass., dated April 9, 1964.
5. That all work shall be completed on or before October 1, 1964.
6. That following removal of the necessary material, the parking lot provided shall be black-topped and lined, and edged with grass, trees or shrubs, to the satisfaction of the Board of Appeal. Such plantings shall be maintained in living condition or replaced.



 Garrett S. Hoag



 John M. Hayden



 Dana T. Lowell

Filed with Town Clerk _____