

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.

64-30

1964 SEP 28 AM 9:15

Petition of Howard Johnson's Motor Lodges, Inc.

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 July 30, 1964, on the petition of Howard Johnson's Motor Lodges, Inc., requesting the approval of plans for the construction of a motor lodge and restaurant on property owned by Town Line Trust, and located at the southwesterly side of the intersection of Worcester Street and Route 128, within a Limited Business District. Said petition was requested under the provisions of Section X of the Zoning By-law.

The petitioner further requested a special permit under the provisions of Section XXII A, Part E, of the Zoning By-law which would permit a standing sign to be erected on the above-described premises to be illuminated from its interior rather than the exterior as required in subpart 2 a 4. The petitioner also requested a special permit for a sign to be placed on the front of the proposed motor lodge which would contain the word, "Wellesley" in violation of subpart 2 a 2 c of Section XXIIA of the Zoning By-law.

Thomas J. Carens, Attorney, represented the petitioner at the hearing.

The following appeared in favor of granting the requests: Arthur K. Wells, 71 Kingsbury Street, Samuel Sicchio, 149 Venvenue Street, and Violet Mason, 628 Washington Street.

Jacob Brier, Attorney representing Rose Cioppa, 114 Worcester Street, spoke in opposition.

The Planning Board referred to its previous report submitted on January 21, 1964, and questioned the setback of the proposed restaurant.

On June 25, 1964, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The parcel of land involved containing 215,870 square feet, is located at the intersection of Route 9 and Route 128 and lies within a Limited Business District.

The petitioner seeks permission to construct a Howard Johnson Motor Lodge and Restaurant. The Motor Lodge will consist of two units; one two-story building which will contain forty rooms and another two-story building which will contain sixty-two rooms. The two motor lodge units will have a total ground coverage of 26,144 square feet on a total area site of 158,970 square feet, and the restaurant building will have a total ground coverage of 5,201 square feet on a total area site of 56,900 square feet. Parking space for 102 cars will be provided.

A similar petition was presented to this Board by the petitioner in January 1964, and the request was denied at that time because it found the plans submitted for utilities, landscaping and site work to be inadequate and not bearing the stamp of a Professional Engineer as required by the General Laws.

At the hearing the original plans were submitted drawn by Slingerland and Booss, Architects and Engineers, together with revisions drawn by Arnold Katz, Professional Engineer, dated June 18, 1964. Said plans showed the location of the proposed buildings on the lot, elevations, their exterior materials and floor layouts. Utility plans and landscaping plans were also submitted, drawn by James A. Britton, A.I.A., together with revised drawings dated June 18, 1964, drawn by Arnold Katz, Professional Engineer. Said plans indicated water, gas, electric and sewage data as well as provisions for off-street parking facilities, interior roads, driveways and drainage. A plan showing the outside grease trap was also submitted drawn by Charles H. Smith, Professional Engineer and Joseph A. Cicco, A.I.A., dated January 29, 1964, together with revisions dated June 18, 1964.

Decision

The Board has made a careful study of the plans and revisions submitted, and in its opinion, said revised plans provide adequate provisions for the matters of public interest referred to in Section X 3. (f) of the Zoning By-law except (f) and (ii), and show compliance as well with the provisions of paragraph (a) through (e) of said section.

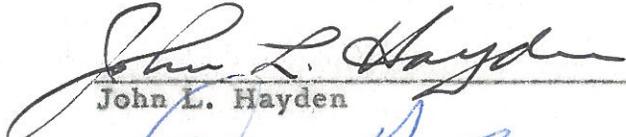
Accordingly, the plans submitted with this petition at the hearing on July 30, 1964, referred to above, are approved subject to compliance with the Building Code and with the following conditions:

1. That the median opening on Worcester Street shall be sealed off to prevent hazardous left turns from the west bound lane of Worcester Street into the heavily travelled east bound lane.

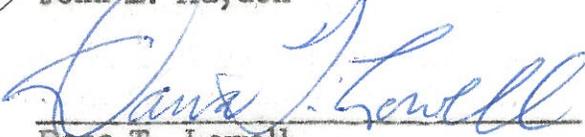
2. That an additional lane for deceleration and entrance to the subject motel and restaurant shall be provided for a distance of approximately 300 feet. The deceleration lane shall be designed in accordance with Massachusetts Department of Public Works criteria and as approved by the Board of Appeal.
3. That all permits for location, direction and design of signs shall be obtained by the petitioner.
4. That all easements, if any taken by the Town to carry out the petitioner's plans shall be at the expense of the developer.
5. That all utilities are to be installed at no expense to the Town.
6. That all telephone and electric service shall be installed underground and at no expense to the Town.
7. That a bond, in the amount of \$20,000. and in form satisfactory to Town Counsel and this Board shall be posted with the Treasurer of the Town of Wellesley before commencement of the work.



Garrett S. Hoag



John L. Hayden



Dana T. Lowell

Filed with Town Clerk 9/28/64

1964 SEP 28 AM 9:15
RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.