66-51

TOWN OF WELLESLEY MASSACHUSETTS

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BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of Sohn Realty Trust
(John J. Sallinger)

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 8:55 p.m. on September 29, 1966, on the petition of Sohn Realty Trust, for permission to construct and use a building adjacent to and as an addition to 878 Worcester Street, on land now owned by John J. Sallinger, for the conduct of a medical institution, specifically a convalescent and nursing home, as provided under Section II 8 (d) of the Zoning By-law.

On August 3, 1966, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

John A. Cunniff, Attorney, represented the petitioner at the hearing.

John J. Sallinger, owner of the property spoke in favor of the request.

Everett R. Kennedy, 27 Fells Road, submitted a letter offering no objections to the proposed addition.

Statement of Facts

The property involved is a parcel of land containing 55,228 square feet, on which stands a convalescent and nursing home, and is located within a Single-residence District. There is also a lot of land containing 10,000 square feet adjacent to the lot involved which is not included in the petition involved. The nursing home was built in 1961, under a special permit granted by the Board of Appeal in 1960.

The petitioner seeks permission to construct an addition 50' x 102', two and one-half stories in height, attached to the easterly side of the building. The proposed addition, if built, will provide rooms for about forty additional patients as well as offices, therapy rooms, storage, etc. Additional parking space will be provided so that there will be accommodation for approximately thirty-five cars. It was stated at the hearing that during the past five years, the petitioner has found that there has been an average of between twelve and fifteen visitors' cars parked daily in the parking lot with a maximum of twenty-five at one time on Sunday. Additional parking space can be provided if found to be necessary in the future. As a result of the Medicare bill, there will be a greater demand for more available space in nursing homes in 1967, and the petitioner feels that the proposed addition would be most beneficial to the Town of Wellesley as well as to the surrounding towns. It is to be of construction and appearance similar to the existing building and will not in any way prove detrimental to the area.

Plans of the proposed building addition showing the elevations and floor layout were submitted. Said plans were drawn by Thomas J. Severini, Architect, Newton, Mass., dated July 25, 1966. A plot plan drawn by Gleason Engineering Company, dated September 7, 1966, was also submitted which showed the proposed addition as well as the proposed layout of the parking area.

Decision

In 1960, this Board found that sufficient circumstances existed which limited the desirability of the property involved for residential use, and, therefore, granted permission for the construction of a convalescent and nursing home thereon. It is the feeling of the Board at this time that the location of the proposed addition is even less desirable for residential use as it will extend along Worcester Street, (Route 9) a heavily travelled throughway, and will be adjacent to a gasoline filling station. It is the further feeling of this Board that there is an increasing demand for additional nursing homes and the proposed addition not only will provide the additional space needed by the petitioner, but also will prove beneficial to the Town of Wellesley and surrounding towns. It is designed to be of construction and appearance similar to the original building and should not prove detrimental in any way to the neighborhood. Adquate provision has been made by the petitioner for off-street parking and it was stated that additional parking will be provided if found necessary.

For these reasons, it is the unanimous opinion of this Board that the proposed addition will not substantially reduce the value of any property within the district and will not otherwise be injurious, obnoxious or offensive to the neighborhood.

Accordingly, the requested permission is granted provided that it shall terminate in the event that any of the following conditions are not or cease to be complied with:

(1) That the addition shall be constructed in substantial conformity with the plans submitted and on file with this Board.

(2) That the building and addition and improvements shall be and continue to be used exclusively for a convalescent and nursing home and shall not be used wholly or in part for the care of mentally sick persons.

(3) That the additional parking area to be provided at the time the addition is constructed, shall be surfaced and lined according to the plan submitted and on file with this Board.

(4) That additional parking area shall be provided if found necessary by this Board.

(5) That a closed picket fance or one approved by the Board of Appeal, shall be erected and continued around the parking lot, and a planting of evergreens, at least six feet high, made to conceal and screen the parking lot from the single-family homes along the southerly and westerly sides.

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(6) That all State and local requirements shall be complied with and all necessary permits and licenses obtained.

Richard O. Aldrich

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Dana T. Lowell

Dana T. Lowell

F. Lester Fraser

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Filed with Town Clerk _____

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WORCESTER STREET

RUSSELL ROAD

R=12.18'

39.43'

R=248.57'

28.11'

R=288.57'

79.07'

288.83'

45'

41'

102'

50'

PROPOSED ADDITION

EXISTING BUILDING

39.00'

34'

WILLIAM T. FEENEY

EXISTING BUILDING

74.38'

11.00'

66.33'

MARY M. BAGLEY

97.97'

55,228 Sq. Ft.

65,228 Sq. Ft. (TOTAL)

90.00'

LILLIAN G. QUINN

37.77'

176.86'

NOT INCLUDED

10,000 Sq. Ft.

95.70'

104.50'

HARLEM & H. FRANCES MONTGOMERY

MARY M. BAGLEY

HAMPTON RANSTON ROAD

PLAN OF LAND
IN
WELLESLEY, MASS.
SCALE 40 FEET TO AN INCH
SEPTEMBER 7, 1966.
GLEASON ENGINEERING COMPANY

COMMONWEALTH OF MASSACHUSETTS
WILLIAM H. GLEASON
5164
REGISTERED