

TOWN OF WELLESLEY



69-55
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WELLESLEY, MASS.

BOARD OF APPEAL

JAN 21 PM 4:08

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

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

Petition of G. Arnold Haynes, Trustee
Wayne Realty Trust

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 8:15 p.m. on September 18, 1969, on the petition of G. Arnold Haynes, Trustee, Wayne Realty Trust, requesting approval of plans for the construction of an office building at 888 Worcester Street, within an Administrative and Professional District in accordance with the requirements of Section IX, of the Zoning By-law.

On August 18, 1969, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

G. Arnold Haynes represented the petitioner at the hearing.

Ellen M. Wegerdt, 6 Regis Road, spoke in favor of the request.

In her opinion, it would be an improvement to the property.

Mary K. Bagley, 16 Russell Road, stated that she wanted to be assured that there would not be an egress or exit onto Russell Road from the property involved.

Mildred G. Chamberlain, 15 Shadow Lane and Willford Hooper, 7 Shadow Lane, expressed their desire that the screening of trees on the embankment at the rear of the property remain. Otherwise, the houses on Shadow Lane will have no protection.

The Planning Board submitted a report in which it questioned the proposed drainage, the parking area to be provided, and recommended a deceleration lane be provided or failing this, it suggested that appropriate signs, designating the westerly curb cut as being an "entrance only" to the site and the easterly entrance as being "exit only" from the site, should be installed.

Statement of Facts

The property involved, which contains five and one-half acres, is located within an Administrative and Professional District. Six years ago an office building was built at the northwest corner of the property with the approval of the Board of Appeal, and at that time it was intended to build six buildings in the area in the form of a court.

Plans for the development have been changed and the petitioner now seeks approval of plans for one large office building, which in all probability will complete the development.

A plot plan was submitted at the hearing drawn by Alfred J. Ewald,

Land Surveyor, dated August 13, 1969, which showed the proposed building as well as the existing building on the lot. The proposed building is to be "L" shaped, located 72' back from Worcester Street at the nearest point, 163' from the westerly boundary line, 175' from Russell Road, and 40' from the existing building. It also showed provision for water, sewerage disposal, drainage and electricity.

A plan was also submitted, drawn by John C. Staniunas, dated August 12, 1969, which showed in addition to the location of the existing and proposed building, provision for off-street parking facilities, interior roads, driveways and landscaping. Plans showing the elevations of the building and its exterior materials were also submitted.

The size of the lot, the purpose for which the proposed building is intended, its location on the lot, the proportion of the lot to be covered by the building and the proportion of the lot to be devoted to facilities for parking motor vehicles, all comply with the requirements of Section IX of the Zoning By-law.

The plans submitted show compliance with the provisions of paragraph (a) through (f) of Section IX of the Zoning By-law and make adequate provision for the matters of public interest referred to in said paragraph (f).

Accordingly, the plans submitted are approved as submitted except as hereby modified to comply with the following conditions and the Inspector of Buildings is hereby authorized to issue a permit for the proposed office building subject to compliance with the Building Code and to the following conditions:

1. That all work shall be performed in accordance with the plans submitted and on file with this Board.
2. That no existing healthy trees shall be cut on the east, south and west sides of the area to be occupied by the proposed building and parking area, and all existing shrubs shall remain. That the landscaping shall be maintained to the satisfaction of this Board for the life of the building.
3. That area lighting, if any, shall be shaded or directed away from the abutting property owners.
4. That all work shall be in compliance with the requirements of the Department of Public Works of the Town.
5. That a deceleration lane be provided commencing at the westerly entrance to the property and continuing across the lot to the easterly entrance; the sidewalk be relocated along the southerly side of the deceleration lane; the easterly entrance to the rear of the property serves the only access thereto and that the westerly entrance to the rear of the property be eliminated; an acceleration lane approximately 50 to 60 feet in length be constructed east of the easterly entrance. If it should prove to be impossible to get necessary governmental approval for such deceleration

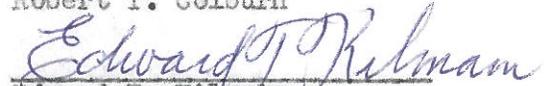
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5. (Continued) and acceleration lanes, such determination to be evidenced by a final refusal of such approval by the highest cognizant governmental authorities, then appropriate signs should be installed designating the westerly curb cut as being an "entrance only" to the site and the easterly entrance as being "exit only."
6. That upon completion of the building a complete set of architectural plans, including a complete set of mechanical plans, shall be submitted to this Board showing exactly how the building was constructed. Said plans together with satisfactory evidence of any final refusal referred to in condition 5 hereof, shall be submitted to this Board at least ten business days prior to occupancy of the building.
7. That a surety performance bond running to the Town shall be provided in the amount of \$20,000. in form satisfactory to Town Counsel and the Board of Appeal which shall be posted with the Treasurer of the Town of Wellesley before commencement of the work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of all conditions hereof, and shall be signed by a party or parties satisfactory to Town Counsel.


Richard O. Aldrich

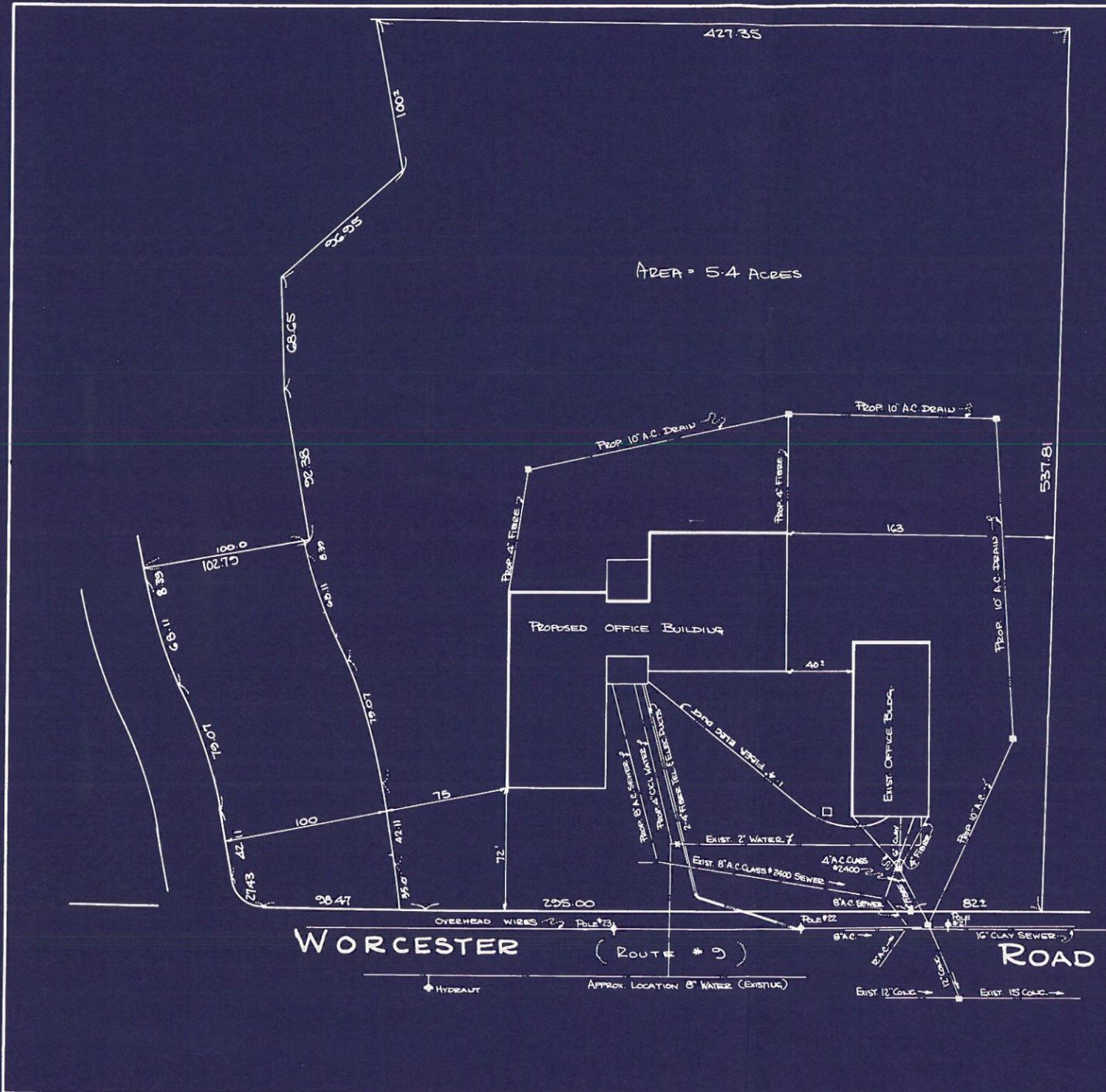

Robert T. Colburn


Edward T. Killman

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AREA = 5.4 ACRES

NOTE: THIS PLAN IS COMPILED FROM TOWN OF WELLESLEY ASSESSORS ATLAS SHEET # 182 AND DEPICTS INFORMATION SHOWN THEREON.



WELLESLEY, MASS.
WAYNE OFFICE PARK

PROPOSED SITE & UTILITY PLAN
SCALE: 1"=40' AUGUST 13, 1969
EWALD & MASCHI, INC. ENGINEERING CONSULTANTS
908 CONCORD STREET, FRAMINGHAM, MASS.



LANDSCAPE PLANTING PLAN FOR WAYNE OFFICE PARK
 WELLESLEY MASS BY VICE VELLALI LANDSCAPE DESIGNER
 8/11/68 SCALE 1" = 20'
 PLAN FOR G A HAYNES INC
 44 WASHINGTON ST WELLESLEY MASS

PLANT LIST

1	Canadian Hemlock	4/6	(2)
2	Niqa Arborvitae	7/6	(2)
3	Niqa Arborvitae	7/6	(2)
4	Spreading Yew	2/2 1/2	(10)
5	European Mt Ash	1 1/2	(1)
6	Flowering Crab	7/6	(2)
7	White Juniper	2 1/4	(2)
8	P. J. m. Rhododendrum	10/12	(2)
9	European White Birch	10/12	(2)
10	Spreading Yew	10/12	(2)
11	Hybrid Torch Hydrangea	10/12	(2)
12	Canadian Hemlock	4/6	(2)
13	Canadian Hemlock	2 1/4	(15)
14	Forseythia	4/6	(2)
15	Hybrid Rhododendrum	2/3	(2)
16	Shadblow Loose	10/12	(2)
17	Canadian Hemlock	4/6	(1)
18	Spreading Yew	10/12	(1)
19	Niqa Arborvitae	4/6	(2)
20	Spreading Yew	10/12	(2)
21	Mt. Ash Tree	10/12	(1)
22	Cliff Burning Bush	2/2 1/2	(1)
23	Chinese King Maple	12/14	(1)
24	Guelder Maple	12/14	(2)
25	Norway Maple	12/14	(2)
26	Norway Maple Column	12/14	(2)
27	Japanese Red Birch	10/12	(2)
28	Spreading Yew	10/12	(2)
29	Sugar Maple	14/16	(2)

28	Canadian Hemlock	4/6	(2)
29	Spreading Yew	10/12	(2)
30	Niqa Arborvitae	7/6	(2)
31	Forseythia	4/6	(2)
32	White Juniper	2 1/4	(2)
33	Flowering Crab	7/6	(2)
34	Spirea Balmorhea	4/6	(2)
35	White Pine	7/6	(2)
36	Honeyuckle Shrub	2 1/4	(2)

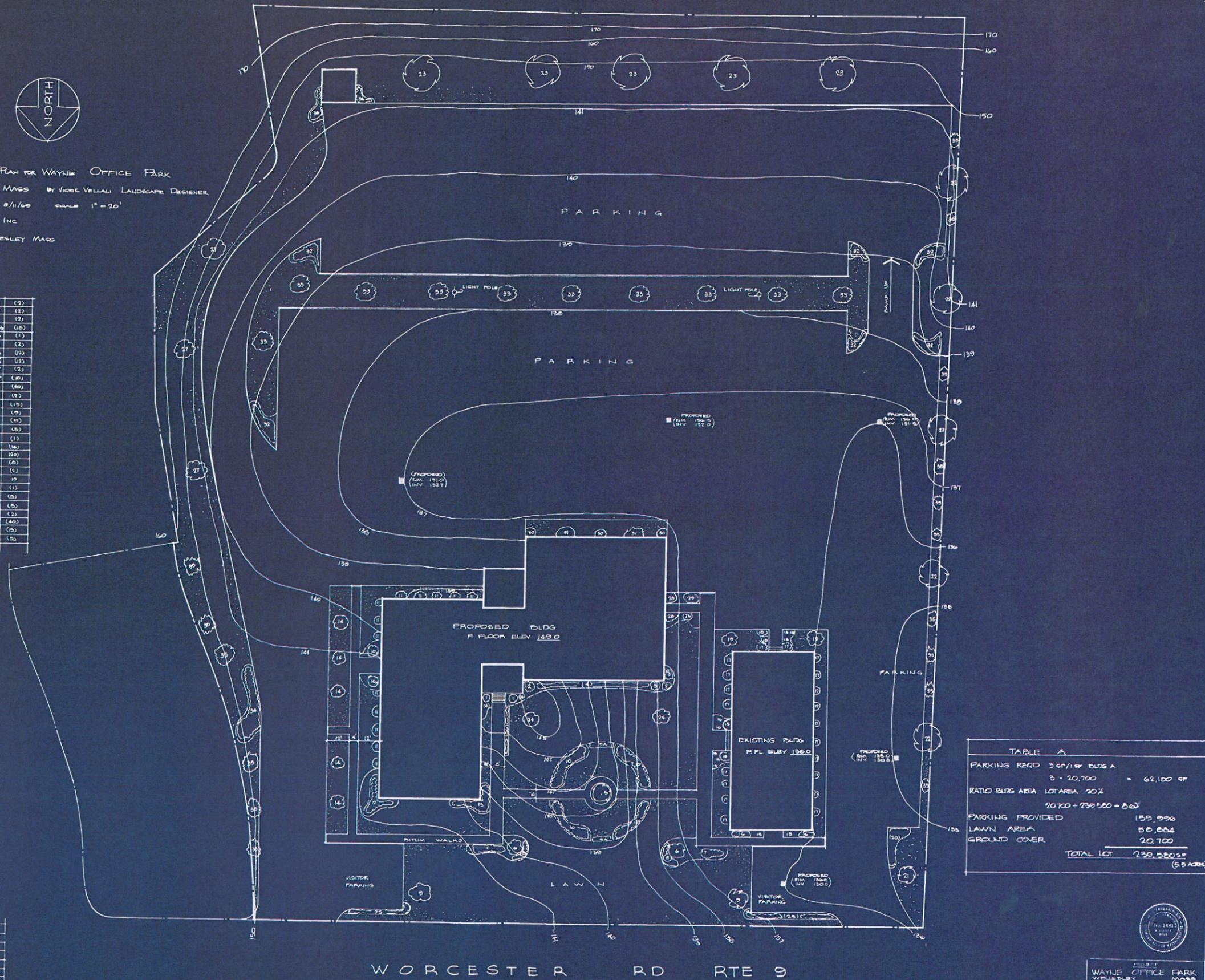


TABLE A

PARKING REQD	3 SP/100 BLDG A
B	20,700 = 62,100 SF
RATIO BLDG AREA LOT AREA	20%
	20,700 = 239,500 = 86%
PARKING PROVIDED	153,096
LAWN AREA	50,004
GROUND COVER	20,700
TOTAL LOT	733,000 SF (5.5 ACRES)



PROJECT: WAYNE OFFICE PARK, WELLESLEY MASS
 DATE: 8/11/68
 SCALE: 1" = 20 FT SITE PLAN
 DRAWN BY: VICE VELLALI
 CHECKED BY: VICE VELLALI

WORCESTER RD RTE 9