



## BOARD OF APPEAL

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

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

Petition of Town of Wellesley

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 8:40 p.m. on October 30, 1969, on the petition of the Town of Wellesley, requesting a special permit to construct a small building and addition to the Municipal Substation at 134 Weston Road, for the purpose of increasing its capacity. It further requested a variance from the terms of Section XIX of the Zoning By-law which will permit the proposed structures to be located less than the required twenty feet from the side line. Said request was made pursuant to the provisions of Section II. 10 of the Zoning By-law and Chapter 40A, Section 15, of the General Laws.

On October 10, 1969, the petitioner filed its application for the requested variance and thereafter due notice of the hearing was given by mailing and publication.

Everett R. Kennedy, Superintendent of Public Works, spoke in support of the petition at the hearing.

John A. McBurney, Superintendent, Electric Division, also spoke in support of the request.

John L. Orser, 140 Weston Road, questioned the proposed filling in of the land adjacent to the substation.

Statement of Facts

The property involved is located within a General-Residence District, a District in which the proposed use of the property is not permitted unless a special permit is granted by the Board of Appeal after it finds that the proposed request is reasonably necessary for the convenience or welfare of the public.

There is an existing substation located on the lot involved which was built in 1958, after obtaining a special permit from the Board of Appeal. The petitioner now seeks permission to construct a brick building approximately 10' x 18' which will house an integral part of the station equipment; namely, a supervisory control. It also seeks permission to erect a Load Center Unit, sometimes referred to as an Automatic Metal-Glad Out-door Substation. This equipment consisting essentially of units joined together by a metal housing approximately 9' x 34', installed on a concrete slab, and enclosed with a chain-link fence. All electrical connections are enclosed in locked steel compartments and all supply and distribution cables are in underground conduits. The installation is such that trespassers would be protected from the hazards ordinarily associated with electrical apparatus. It is proposed to install the equipment in the extreme southwesterly corner of the lot where the nearest point of the structure will be about 200 feet from the nearest house.

It was stated at the hearing that the demand for electrical capacity has almost doubled during the past eleven years, and there has been a sharp increase in the use and projected demands in the western part of the Town.

After an extensive study made by Jackson & Moreland, Division of United Engineers & Constructors, Inc., it found the existing power supply to the Town substations to be inadequate to supply the anticipated demand for the winter of 1971. It recommended that increased capacity should be undertaken at the location involved and that a new unit substation be installed at this location in 1970-71.

It is proposed to improve the appearance of the area and to fill in the adjacent area and landscape around it.

A plot plan was submitted, drawn by John E. Bezanson, Town Engineer, dated September 8, 1969, which showed the existing equipment foundation as well as the proposed building and new equipment.

#### Decision

It is the opinion of the Board from the evidence submitted that there is a real need for the additional equipment requested and that the proposed construction will not prove detrimental to the neighborhood. It is the further opinion of this Board that unless the requested variance is granted, the Town will suffer severely from a lack of necessary electrical power.

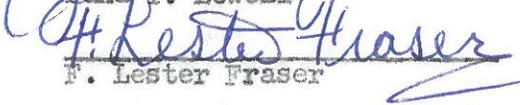
The Board finds, therefore, under the provisions of Chapter 40A, Section 15, of the General Laws that because of conditions affecting the land in question but not affecting generally the Zoning District, a literal enforcement of Section XIX of the Zoning By-law would involve substantial hardship to the petitioner and that the requested variance can be granted without substantially derogating from the intent and purpose of said section and without substantial detriment to the public good.

Accordingly, the requested permission is granted as required under the provisions of Section II. 10 of the Zoning By-law and the Inspector of Buildings is authorized to issue a permit for the construction of the proposed building and Load Center Unit in accordance with the plans submitted and on file with this Board subject to the following conditions:

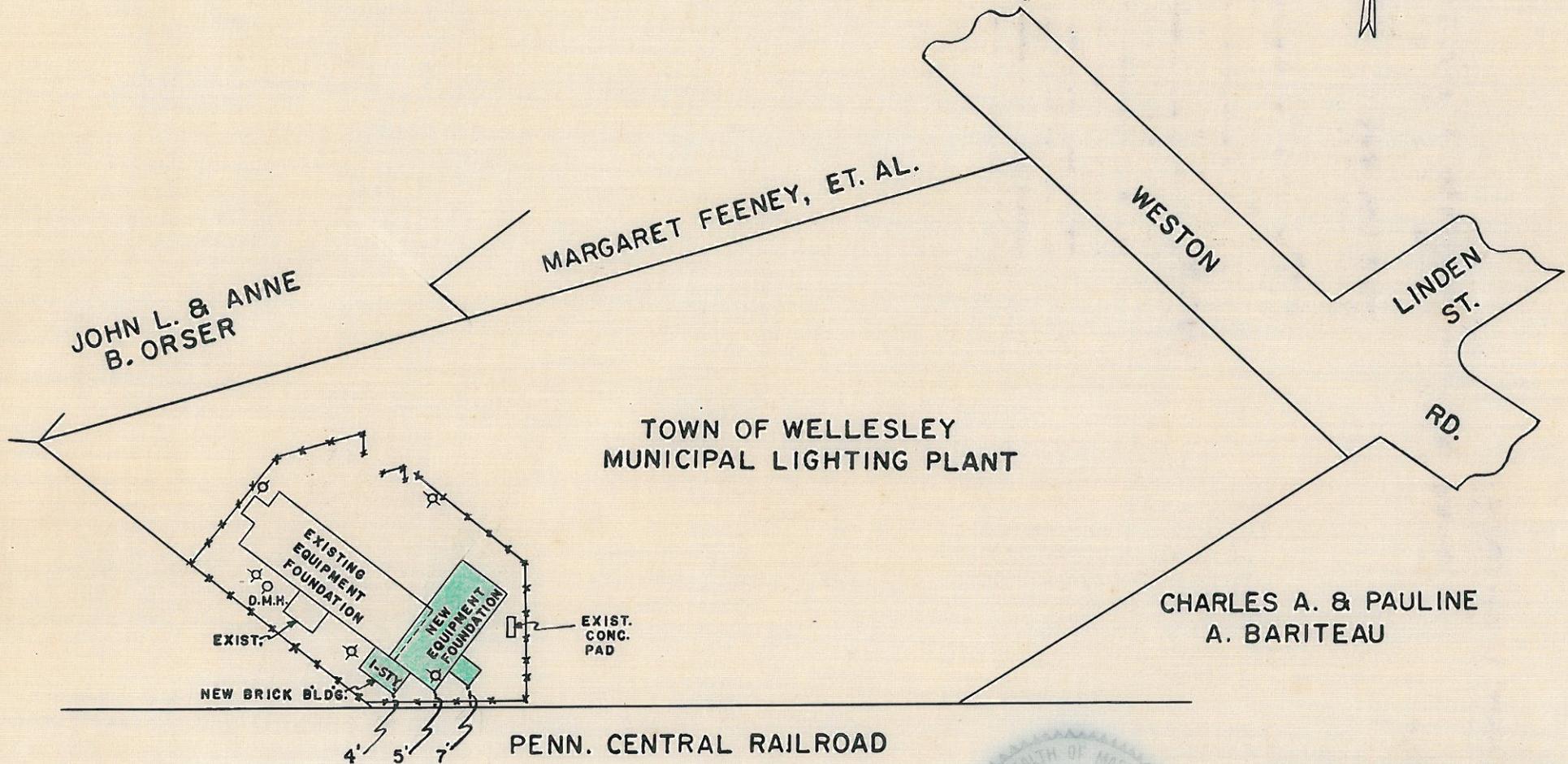
1. That a security fence at least six feet in height shall be erected completely around the proposed building and equipment.
2. That the new area shall be landscaped by planting and maintaining fast-growing evergreens outside the fence at least four feet in height to serve as a screen.

  
Richard O. Aldrich

  
Dana T. Lowell

  
F. Lester Fraser

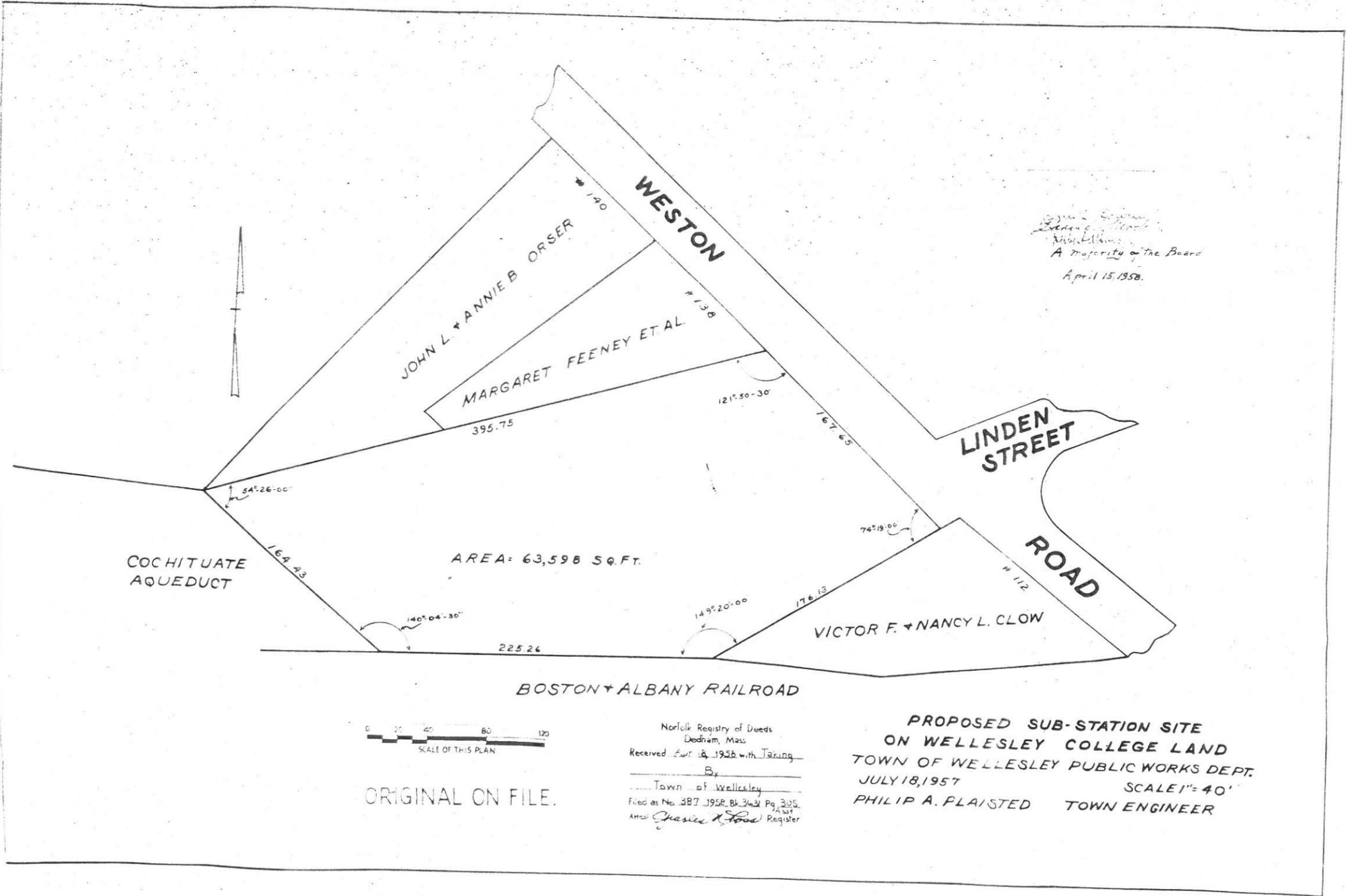
ROBERT HOWE ELECTRIC SUB STATION #378  
 SITE PLAN SHOWING PROPOSED NEW EQUIPMENT LOCATION  
 ON LAND OWNED BY TOWN OF WELLESLEY MUNICIPAL  
 LIGHTING PLANT.



3 PRINTS



TOWN OF WELLESLEY  
 DEPARTMENT OF PUBLIC WORKS  
 John E. Bezanon Town Engineer  
 September 8, 1969 Scale: 1" = 60'



Accepted by  
 Edward J. Wood  
 Register  
 A Majority of the Board  
 April 15, 1958.

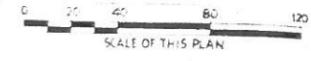
COCHITUATE  
AQUEDUCT

AREA: 63,598 SQ. FT.

BOSTON + ALBANY RAILROAD

LINDEN  
STREET  
ROAD

VICTOR F. + NANCY L. CLOW



ORIGINAL ON FILE.

Norfolk Registry of Deeds  
 Dedham, Mass.  
 Received Apr 16, 1958 with Taxing  
 By  
 Town of Wellesley  
 Filed as No. 387 J958, Bk. 362 Pg. 305.  
 Attest Charles K. Stone Register

**PROPOSED SUB-STATION SITE**  
**ON WELLESLEY COLLEGE LAND**  
 TOWN OF WELLESLEY PUBLIC WORKS DEPT.  
 JULY 18, 1957  
 PHILIP A. PLAISTED TOWN ENGINEER

SCALE 1" = 40'

3631  
305

COMMONWEALTH OF MASSACHUSETTS }  
COUNTY OF Suffolk } ss:

April 17 1958 .

Then personally appeared the above-named Walter M. Taylor and Josephine T. Taylor and acknowledged the foregoing instrument to be their free act and deed, before me,

16-6747-8

*W. H. ...*  
Notary Public.

Recorded Apr. 18, 1958 at 9h.23m.A.M.

Norfolk, ss.

Town of Wellesley

THE COMMONWEALTH OF MASSACHUSETTS

ORDER OF TAKING  
(Eminent Domain - for Municipal Light Plant)

At a meeting of the board of selectmen of the Town of Wellesley held on the 14th day of April, 1958, it is hereby

Ordered: Whereas, by a vote at a Town Meeting duly called and held on the 7th day of April, 1958, in accordance with the provisions of law applicable thereto, the Board of Selectmen was authorized and directed to purchase, take by eminent domain or otherwise acquire, for use of the municipal light plant, the parcel of land hereinafter described, and an appropriation of money was made for said purposes as will more fully appear by reference to the annexed copy, an attested copy of which is hereto annexed;

NOW, FURTHER, we, the undersigned, board of selectmen of the Town of Wellesley, duly elected and qualified and acting as such, do hereby under and by virtue of Chapter 79 of the General Laws, and of each and every other power and authority us hereto and in any way enabling, take in fee for use of the municipal light plant of said Town a parcel of land located on the southwesterly side of Weston Road and the northerly side of the right of way of the Boston and Albany Railroad bounded and described as follows:

Northeasterly by said Weston Road one hundred sixty-seven and 65/100 (167.65) feet;  
Southeasterly by land now or formerly of Victor F. and Nancy L. Clow one hundred seventy-six and 13/100 (176.13) feet;

*Vote W.M. 3632 D. 188*

631  
06

Southerly by said Railroad right of way two hundred twenty-five and 26/100 (225.26) feet; Southwesterly by the Cochituate Aqueduct one hundred sixty-four and 43/100 (164.43) feet; and Northwesterly by lands now or formerly of John L. and Anne B. Orser and of Margaret Keeney, et al., three hundred ninety-five and 75/100 (395.75) feet,

being the parcel shown as containing sixty-three thousand five hundred ninety-eight (63,598) square feet on a plan entitled "Proposed Sub-Station Site on Wellesley College Land Town of Wellesley Public Works Dept.", dated July 18, 1957, by Phillip A. Plasted, Town Engineer, to be recorded herewith.

This taking includes all trees, walks, fences and buildings on the premises described.

Said parcel of land is believed to belong to Wellesley College.

The aforesaid parcel of land is taken whether the ownership of said land is as herein stated or not; and we award damages to said owner by reason of the taking made hereby as follows:

Wellesley College \$1.00.

In awarding damages we have awarded them to the corporation believed to be the owner of said parcel of land; but, in case the name of the owner is incorrectly stated, our award is made to the lawful owner or owners of said parcel of land and all persons having any right, title or interest therein as their respective interests may appear.

No betterments are to be assessed for the improvements for which this taking is made.

W I T N E S S our hands at said Wellesley this 14th day of April, 1958.

*Edward J. Sullivan*  
*Robert D. Anninich*  
*James P. W. Davidson*