72-54

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

RICHARD O. ALDRICH
F. LESTER FRASER
WILLIAM O. HEWETT

KATHARINE E. TOY, CLERK
TELEPHONE
235-1664

DEC 1 1972
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Petition of Senior Living, 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 8:40 p.m. on September 28, 1972, on the petition of Senior Living, Inc., requesting the approval of plans for the construction of five carports on the property at 608 Washington Street in accordance with the requirement of Section VI, and Section IIIA. Paragraph 2. (k) of the Zoning By-law.

The petitioner further requested exceptions from the terms of Section VI. 2. (e) of the Zoning By-law which would allow the proposed carports to be constructed less than the required twenty feet from the property boundary line and Section VI. 2. (c) of the Zoning By-law which limits the coverage by buildings to be erected or placed on a lot to not more than 20% of the lot area.

The petitioner further requested approval of the present state of construction of a surface drain and catch basins so as to waive construction through adjoining Bancroft property connecting existing drain with drain in Washington Street; also the approval of the existing louvres in transformer room in basement and approval of the construction of canopies at two rear porches.

On August 14, 1972, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Henry D. White, attorney, represented the petitioner at the hearing.

Edward L. Francis, Treasurer of Senior Living, Inc., spoke in favor of the request.

The Planning Board in its report stated in part, ..."The petitioners are requesting approval of plans to construct louvres in the transformer room in the basement of the existing building and canopies at two rear porches. The Planning Board offers no objection to these requests."

No objections were made at the hearing to the granting of the request to construct the two canopies involved.

Statement of Facts

The property involved is located within a Limited residence District and consists of a parcel of land containing 40,012 square feet. In February 1968, this Board approved plans for the petitioner to construct a two-story brick building on the property consisting of sixteen apartment units to furnish rental housing for older persons. Subsequently the building was built and is now occupied.

The petitioner now requests the above-mentioned exceptions which will allow the erection of five carports, an increase in the building coverage on the parcel in excess of 20%, a waiver of the drainage system and the construction of louvres in the transformer room in the basement and canopies over two rear porches.

A plot plan was submitted, drawn by Alexander Crucioli, Land Surveyor, dated June 6, 1972, which showed the existing building on the lot with the proposed canopies as well as the proposed carports. An elevation plan was also submitted which showed a detail of the proposed canopies. Said plan, dated October 14, 1971, drawn by Aldo A. Minotti, Architect, Waltham, Mass., showed the canopies to be 4'6" x 8', located over the two rear doorways. The plot plan showed one canopy to be 17.9' from the northerly boundary line and the other one to be 15.1' from the same northerly boundary line.

The petitioner has recently requested the Board to render a decision on that part of the request which will allow the erection of the two canopies, pending the preparation of additional information requested by the Board subsequent to the hearing. The request is made for the canopies now in order to protect the occupants of the building during the winter weather.

At the hearing it was stated that there is an overhang from the building which does not extend out far enough to protect the steps below at the two rear entrances. For this reason the petitioner seeks permission to erect two canopies which will cover the steps and protect the occupants of the building and their guests from slipping on the steps during the winter months.

Decision

The Board has examined the plans submitted and has taken a view of the locus. In its opinion, there is a real need for the proposed two canopies, which will provide better safety for the occupants of the building and others visiting, and that the request can be granted without substantially reducing the value of any property within the district and will not be otherwise injurious, obnoxious or offensive to the neighborhood.

Accordingly, permission is granted for the erection of the two canopies as shown on the plan submitted and on file with this Board and the original plan of the building is hereby modified in accordance with said plan.

The permission herein granted, however, does not in any way cover the remaining exceptions requested by the petitioner in its original petition referred to above. On these exceptions, the Board reserves its decision until the petitioner either completes the drainage system in the manner originally prescribed with a discharge connection to the Town's system or in the alternative provides this Board and the Board of Public Works with a study by a Registered Professional Engineer showing to our satisfaction that an adequate leach field has been constructed for these surface drains based on a 25-year storm.

Richard O. Aldrich

F. Lester Fraser

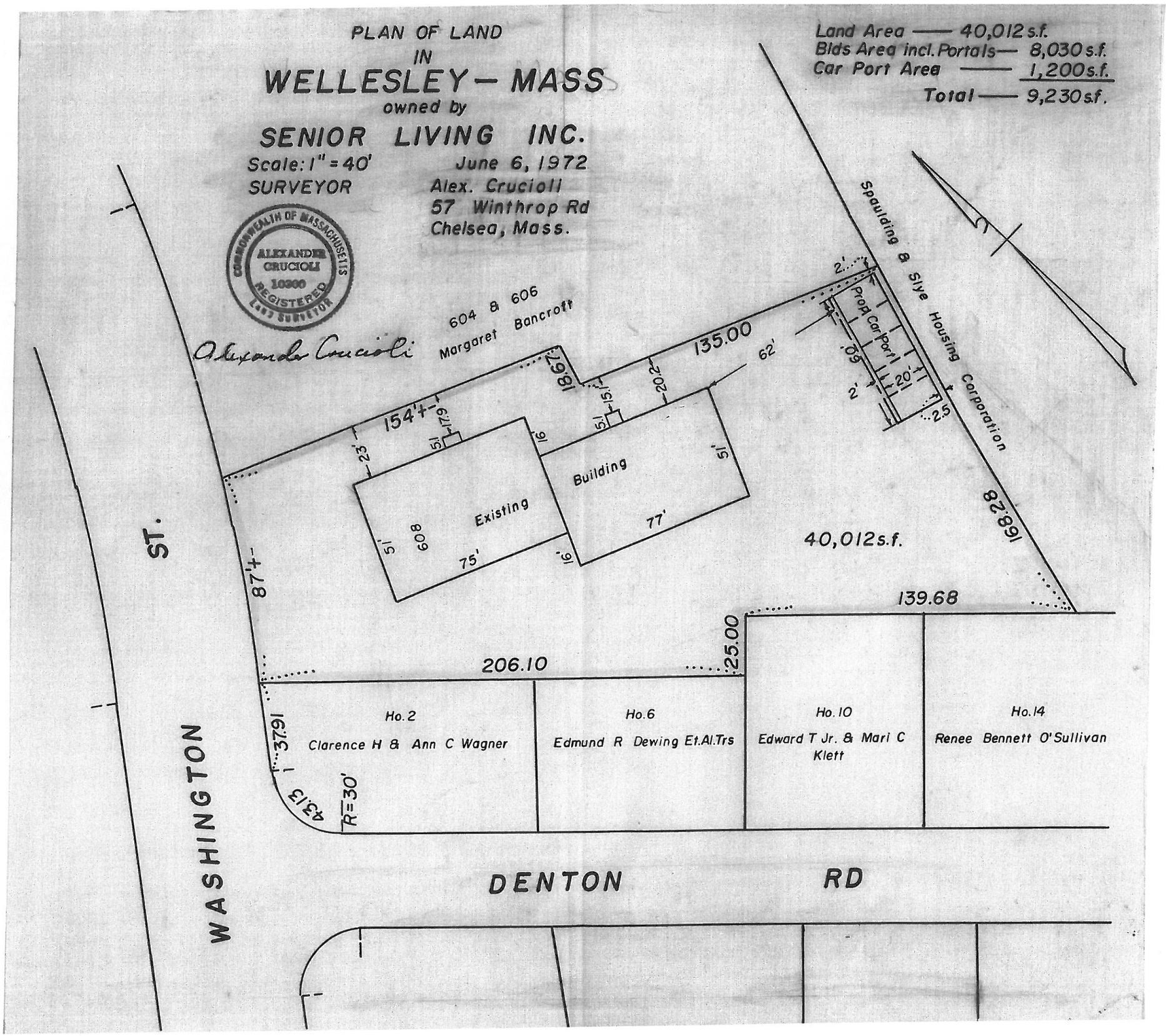
Dana T. Lowell

Filed with Town Clerk _____

PLAN OF LAND
IN
WELLESLEY – MASS
owned by
SENIOR LIVING INC.

Scale: 1" = 40' June 6, 1972
SURVEYOR Alex. Crucioli
57 Winthrop Rd
Chelsea, Mass.

COMMONWEALTH OF MASSACHUSETTS
ALEXANDER CRUCIOLI
10300
REGISTERED
LAND SURVEYOR

Alexander Crucioli

Land Area —— 40,012 s.f.
Bldg Area incl. Portals — 8,030 s.f.
Car Port Area —— 1,200 s.f.
Total —— 9,230 s.f.