72-56

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

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Petition of Massachusetts Indemnity and Life Insurance Company

The Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:50 p.m. on September 28, 1972, on the petition of Massachusetts Indemnity and Life Insurance Company requesting the approval of plans for the construction of an addition on its building located at 100 William Street, within an Administrative and Professional District. Said request was made under the provisions of Section IX 2 (e) and Section XIIA, 2. (k) of the Zoning By-law.

On September 12, 1972, the petitioner filed itsrequest for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by its attorney Ojon N. Nivica, who spoke in support of the petition.

Also speaking in support of the request was Ernest W. Weber, representing Construction Enterprises, Inc., the company which will be constructing the proposed addition if permission is granted.

The Planning Board offered no objection to the granting of the request in its report.

Statement of Facts

The property involved is located within an Administrative and Professional District, and contains 323,578 square feet. There is an existing office building on the lot involved, plans for which were approved by the Board of Appeal in its decision recorded with the Town Clerk on March 27, 1967.

The petitioner now seeks permission to construct an addition 20'0" x 23'5", on the easterly side of its existing building which is designed to accommodate a 450 kw emergency generator. The generator, it was stated, will be used to provide power for the computers and air conditioning units within the building if there is a failure of electric power within the Town. It was further stated that appropriate provision has been made to muffle and reduce the noise which may result from the proposed generator. It was also stated that the proposed addition will not in any way change or alter the landscaping or parking area as required by the Board of Appeal in its original decision approving plans for the petitioner's building.

A plot plan was submitted which showed the existing building on the lot as well as the proposed addition. Said plan was drawn by Edward Shoshanian, dated April 17, 1967, and revised by Ernest W. Weber, August 21, 1972. A plan showing the elevations of the proposed addition was also submitted. Said plan was drawn by Ernest W. Weber, dated August 21, 1972.

The Board has examined the plans submitted and has viewed the locus. In its opinion, there is a need for the emergency generator which the proposed addition is designed to house and that such use of the premises will not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood, providing satisfactory steps are taken to control the sound and noise which may be resulting from the use of the generator.

Accordingly, the plans submitted and on file with this Board are approved and the Inspector of Buildings is authorized to issue a permit for the proposed addition, subject to compliance with the Building Code and the following conditions:

1. That all appropriate steps shall be taken to muffle the noise which may be resulting from the operation of the generator.

2. That the petitioner shall provide additional landscaping on the easterly and southerly sides of the proposed addition, similar to that approved by this Board for the existing building.

3. That a landscape plan shall be submitted and approved by this Board prior to the installation of the generator within the proposed addition.

Richard O. Aldrich

Dana T. Lowell

Filed with the Town Clerk 11/16/72

F. Lester Fraser