

ZONING BOARD OF APPEALS
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82-24

Petition of Anthony J. and Barbara F. Bibbo

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, July 15, 1982, on the petition of Anthony J. and Barbara F. Bibbo, requesting a Special Permit under the provisions of Section XIVB, Part E and Section IIIA 2 (k) of the Zoning Bylaw for approval of plans for the construction of a deck at their property at 47 PINE RIDGE ROAD in a Flood Plain District.

On June 28, 1982, the petitioners filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Present at the hearing and speaking on behalf of the request was Anthony J. Bibbo. No one else was present either favoring or opposing the petition.

Statement of Facts

The property involved is located at 47 Pine Ridge Road, in a Single Residence District, containing 14,860 square feet of land, in a Flood Plain District. Cold Stream Brook runs through the property to the rear of the dwelling, coming to approximately nine feet from the existing dwelling at one point.

The petitioner seeks permission to construct a deck at the rear of the dwelling.

A Plot Plan was submitted, as were plans drawn by Mark Wilcox, 7 Harvard Street, Somerville, Ma., showing existing site plan, deck plans, and section and elevations, dated June 4, 1982.

The petitioner filed a notice of intent with the Wetlands Protection Committee on June 4, 1982, a Public Hearing was held on June 14, 1982, and an Order of Conditions for the project was issued by the Wetlands Protection Committee on June 28, 1982, #DEQE 324-85.

The Design Review Board, at its meeting on June 23, 1982, conducted a preliminary review of the deck and in its letter of June 24, 1982, stated:"The Board moved, seconded, and voted that the project be approved as submitted. The Board felt that since the nature of this project was beyond the Board's expertise and would be reviewed by other appropriate boards, it should not delay the approval process. The Board agreed that a second and final review would not be necessary."

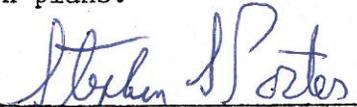
The Planning Board, at its meeting of July 6, 1982, voted to offer no comment on the petition.

Decision

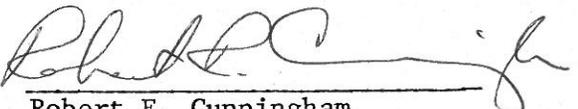
This Authority has made a careful study of the evidence submitted.

Section XIVB of the Zoning Bylaw requires an owner of property within a Flood Plain District to apply for a Special Permit for a proposed structure. This Authority is of the opinion that the Wetlands Protection Committee has reviewed the proposal and that the Order of Conditions issued by the Wetlands Protection Committee will serve as a protection in the Flood Plain District.

This Authority grants the requested Special Permit, subject to the Wetlands Protection Committee Order of Conditions #DEQE 324-85, dated June 28, 1982. The Inspector of Buildings is authorized to issue a permit for the deck construction upon his receipt and approval of a building application and construction plans.



Stephen S. Porter, Chairman



Robert E. Cunningham



William E. Polletta

mam

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RECEIVED
POLICE

SINGLE STORY WOOD FRAME
 BSMT FLOOR SLAB EL. 5'-3"
 FIRST FLOOR EL. 13'-1"
 TOP OF FOUNDATION WALLS EL. 8'-0"

Note Grades Below Deck

GRADE AT EL 7'-0"
 GRADE AT 6'-0"
 GRADE AT EL 5'-0"

(EL. 7'-6")
 New Bituminous Paving

New Wood Stairs

STORAGE

New Balcony Above

Concrete Footing Typical

Grade Level Access

Repair Existing Retaining Wall

Extend Retaining Wall to Foundation

Privacy Screen

Fill at Eroded Depressions

Note:
 Deck to be 2x4 Hem-Fir on 2x6 Joists (Flush Framed)

Seat Anchored to Deck Structure

Planting @ grade

Regrade This Area to Result in Clearance @ Deck

Remove Wall
 New Level of Planting Area

New Bituminous Paving

New Decking on exist. Bridge Structure

WATER LEVEL = (EL. 4'-3")
 STREAM BED = (EL. 0'-0")

New Fence Post Typical

Note:
 All other excavated material to be removed from and disposed

no Grade

tain le @ wood

no' Floor Width

A

B

D

A

B

P

DECK
EL. 6'-5"

Existing Grade at
Banking Behind

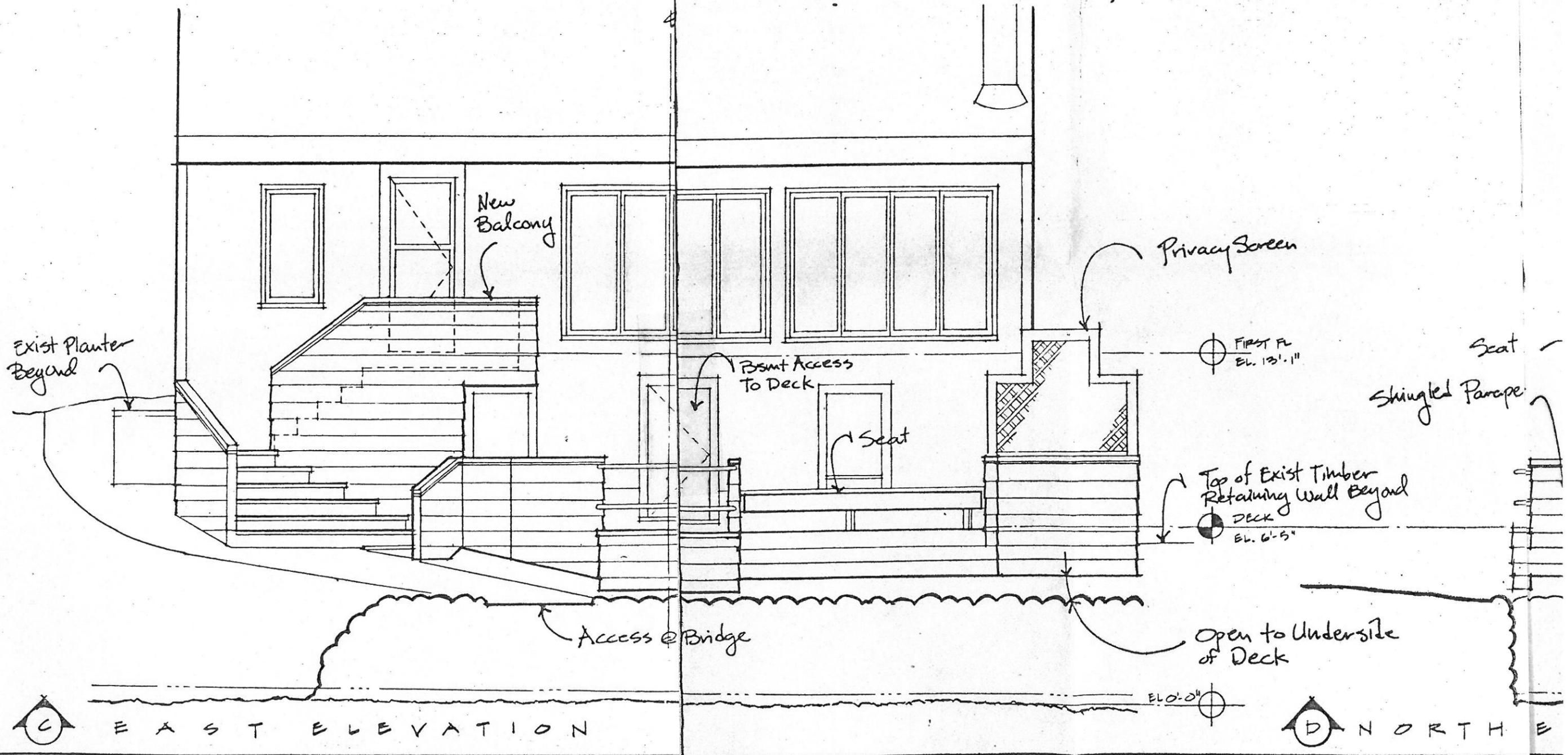
New Grade
at Bituminous
Paving to Bridge

Braced Skirting

STREAM
BED
EL. 0'-0"

A SOUTH ELEVATION

B SECTION THRU DECK



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TOWN CLERK'S OFFICE
WELLESLEY MASS.
JUN 28 11 53 AM '82

C EAST ELEVATION

D NORTH