TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
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DEC 10 9 56 AM '85

85-70
Petition of Robert C. Dean/Carisbrooke Wight Pond Trust
Wight Pond Dam at Hundreds Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, November 14, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, Ma. concerning the petition of ROBERT C. DEAN/CARISBROOKE WIGHT POND TRUST requesting a Special Permit and approval of site plans pursuant to Sections XVIA, XIVB and XXV of the Zoning Bylaws for the repair of the WIGHT POND DAM at HUNDREDS ROAD, located in a Flood Plain District.

On October 21, 1985, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Robert C. Dean, who stated that vandals had destroyed the dam and he wishes to repair it. He stated that the Wetlands Protection Committee has issued an Order of Conditions for the repair work.

Other than Mr. Dean, no one spoke in favor of or in opposition to the request.

Statement of Facts

The property in question is located at Wight Pond Dam at Hundreds Road, owned by Carisbrooke Wight Pond Trust, Robert C. Dean, Trustee, located in a Flood Plain District.

The dam was destroyed in June, 1985. The Wetlands Protection Committee issued emergency certification authorizing repair of the outlet structure on October 1, 1985. The petitioner subsequently filed a Notice of Intent with the Wetlands Protection Committee on October 4, 1985, and filed an application on October 21, 1985 before the Zoning Board of Appeals.

Plans of the proposed new dam were filed, Plan B-1 & B-2, drawn by Robert C. Dean, architect and Arthur L. Brown, Registered Professional Engineer, dated September 25, 1985.

The Design Review Board held a review of the site plans on October 16, 1985. Site plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief, as required by Section XVIA. Written responses were received and are on file at the Board of Appeals office.

The Wetlands Protection Committee held a Public Hearing on the project to consider Plan B-1. The hearing was closed on October 21, 1985 and an Order of Conditions on the project was issued (DEQE #324-117).

Decision

This Authority has made a careful study of the evidence submitted. It is the opinion of this Authority that the proposed dam construction as shown in Plan B-1, dated September 25, 1985, complies with Sections XVIA and XIVB of the Zoning Bylaws. The project has been reviewed by the Wetlands Protection Committee and an Order of Conditions has been issued.

A Special Permit is hereby granted and Site Plan Approval is given to Robert C. Dean, Trustee, Carisbrooke Wight Pond Trust, pursuant to Sections XVIA, XIVB, and XXV of the Zoning Bylaws, for the construction of a dam at Wight Pond as shown in Plan B-1, drawn by Robert C. Dean, architect and Arthur L. Brown, Registered Professional Engineer, dated September 25, 1985, subject to the following conditions:

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.

2. That all design and construction shall comply with all applicable state and local laws.

3. That all requirements of the Board of Health and Department of Public Works shall be complied with.

4. That all work shall be performed in accordance with the Order of Conditions issued by the Wetlands Protection Committee (DEQE #324-117).

APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

Stephen S. Porter, Chairman

Robert R. Cunningham

John A. Donovan, Jr.

cc: Planning Board
Building Inspector

mam

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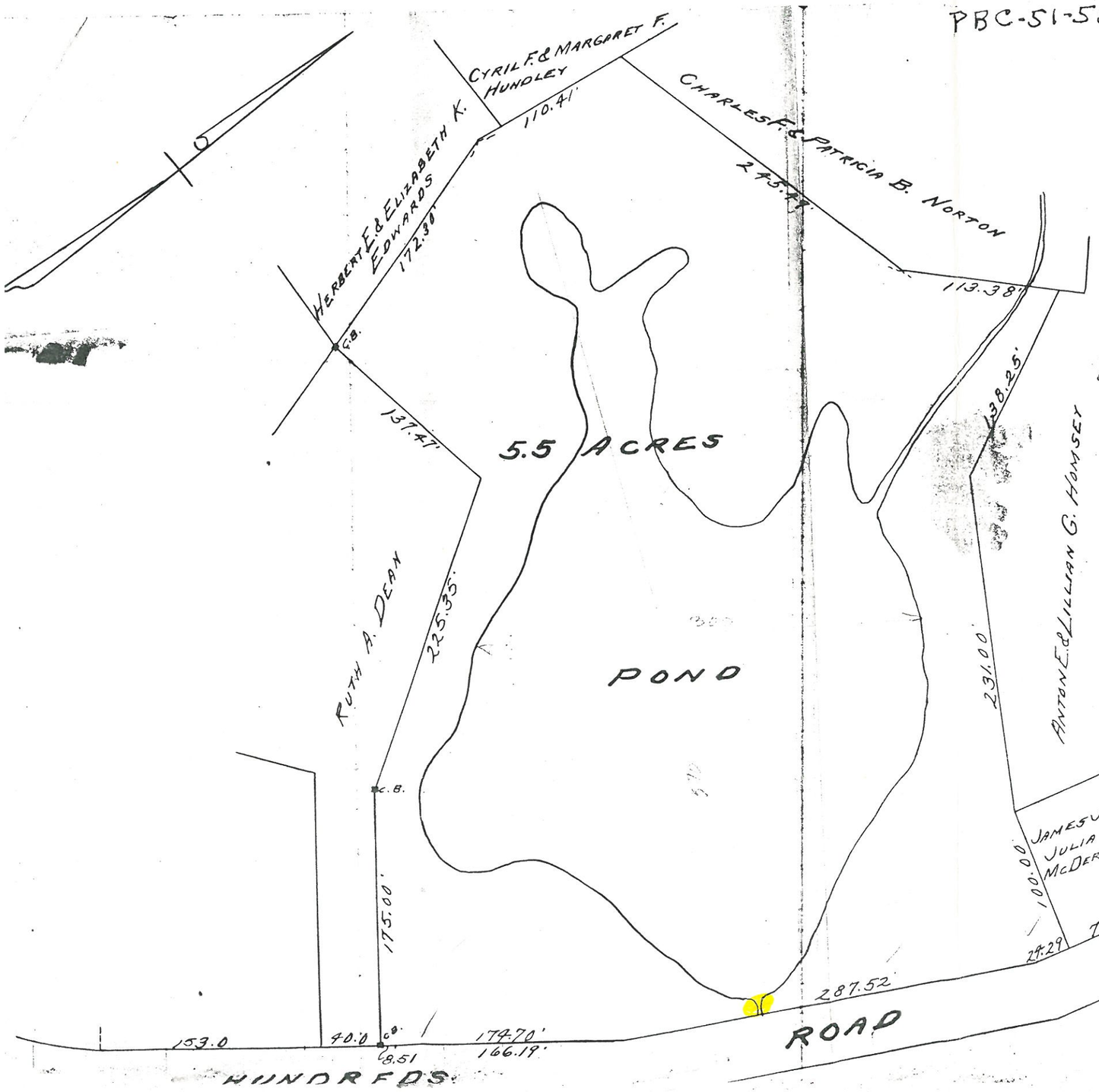

PLAN OF LAND IN WELLESLEY, MASS.

SCALE 80 FEET TO AN INCH

JANUARY 26, 1952.

GLEASON ENGINEERING COMPANY

PLANNING BOARD APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

John J. Rhome

Arthur R. Hahn

Felix Juliani

Eugene H. Boehne

JULY 5-1955