



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman  
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SUMNER H. BABCOCK

86-5  
Petition of Jane P. Greene  
37 Pond Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 27, 1986 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills on the petition of JANE P. GREENE requesting a Special Permit under Section II 8 (a) and pursuant to Section XXV of the Zoning Bylaws which will allow the premises at 37 POND ROAD to continue to be used as a residence for not more than two families, said residence being in a Single Residence District.

On February 7, 1986 the petitioner filed a request for a hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was not in attendance at the hearing. No one was present favoring or opposing the request.

Statement of Facts

The house involved is located at 37 Pond Road, in a Single Residence District, containing 7.96 acres of land.

The petitioner seeks permission to continue the present use of the dwelling as a two-family dwelling for another year. The house contains thirty-five rooms and cannot be used economically as a one-family dwelling. Jane Walsh, daughter of Jane P. Greene, who lived in the house at the time of the last hearing on the case (November 1984), has moved out and Nathaniel Greene, son of Jane P. Greene, now lives in the house. A tenant occupies the apartment. Jane P. Greene resides in Guilford, Connecticut.

Hard-wired smoke detectors were installed at the premises in 1983.

The Planning Board at its regular meeting of February 25, 1986, voted to offer no comment on the petition.

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Decision

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

It is the opinion of this Authority that the continued use of the dwelling as a two-family dwelling, with the owner's son as a resident, will not substantially reduce the value of any property within the district and will not be injurious or offensive to the neighborhood.

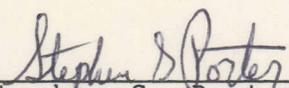
Accordingly, a Special Permit is granted under the provisions of Section II 8 (a) and Section XXV to Jane P. Greene to allow a two-family dwelling at 37 Pond Road subject to the following conditions:

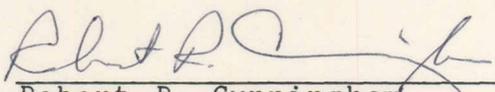
1. That said dwelling shall not be occupied by more than two families at any one time.
2. That all applicable State and local laws and regulations shall be complied with by the petitioner and the tenant.
3. That said Special Permit shall expire one year from the date of this decision.

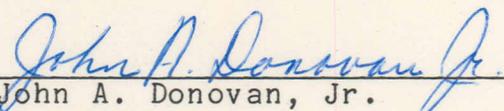
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Building Inspector

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Stephen S. Porter, Chairman

  
\_\_\_\_\_  
Robert R. Cunningham

  
\_\_\_\_\_  
John A. Donovan, Jr.

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