



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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86-9

Petition of Town of Wellesley (Fire Station #2)  
457 Worcester Street

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 the TOWN OF WELLESLEY requesting a Special Permit and approval of site plans pursuant to Section XVIA, XI and XXV of the Zoning Bylaws for the construction of the WELLESLEY FIRE STATION #2 at 457 WORCESTER STREET and related landscaping, said location being in a Business District.

On January 29, 1986 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 David Sheffield of the Permanent Building Committee, Robert Sechrest of the Permanent Building Committee and Paul Durand and Warren Schwartz of Schwartz-Silver Architects were also in attendance. New plans were presented to the Board but they were not stamped by a Professional Engineer. Mr. Porter stated that the Zoning Board could not render a decision on the case until a properly stamped site plan is presented and accepted.

No others were present favoring or opposing the petition.

Statement of Facts

The property in question, owned by the Town of Wellesley, is located at 457 Worcester Street, in a Business District. The present fire station exists on the property and plans are to demolish it in order to construct the new facility.

The Town is currently in negotiations with the Gulf Oil Corporation to acquire approximately 5,000 square feet of land at the southerly border of the property.

The proposed fire station would contain 18,255 square feet, contain a four-bay apparatus room, a multi-use room with storage facility, a hose drying/training tower, an operations wing with administrative offices, daytime facilities, training and locker rooms and a dormitory.

Plans were submitted on January 29, 1986 drawn by Schwartz/Silver Architects, Boston.

Additional plans were submitted at the hearing on February 27, 1986 including: site plan dated February 19, 1986 by Joseph R. Henry, Registered Landscape Architect, Harvard, Ma.; U-1, site utility plan by Am Tech Engineers, Inc. Boston; E-1, site plan; A2-1, basement and ground floor plans; A2-2, dated March 6, 1986, second floor plan; A2-3, March 6, 1986, third floor/low roof plan; A4-1, elevations, 1/9/86. On 3/10/86 a plan was received - A1.1, dated March 6, 1986, site, paving, drainage and existing conditions plan, stamped by Michael E. Perrault, Registered Professional Engineer, drawn by Schwartz/Silver Architects, Boston, Ma. and Joseph R. Henry & Associates, Harvard, Ma.

The Design Review Board held a preliminary review on January 9, 1986 and a final review on February 13, 1986 at which time they voted to accept the plans with comments in a letter of February 14, 1986.

The Planning Board, at its regular meeting of February 25, 1986, voted to support the recommendations and comments of the Design Review Board with recommendations in a letter of February 26, 1986 which included concurrence with the Town Engineer that a 24 foot wide driveway should be provided in front of the old electric substation building.

Site plans and other submission materials were sent, in addition to the Design Review Board and the Planning Board, to the Wetlands Protection Committee, Board of Health, and Fire Chief, pursuant to the requirements of Section XVIA of the Zoning Bylaw. Written responses are on file at the Board of Appeals office. The Town Engineer reviewed the plans submitted and commented in letters of February 4, and February 27, 1986. A letter dated February 12, 1986 was received from Thomas Lee, Executive Secretary to the Selectmen, explaining the negotiations with Gulf Oil Corporation concerning the southerly property line.

Decision

This Authority has made a careful study of the evidence presented. The proposed Fire Station # 2 constitutes a major construction project pursuant to Section XVIA of the Zoning Bylaw.

It is the opinion of this Authority that the proposed project at 457 Worcester Street complies with the Zoning Bylaws of the Town and meets with the intent of Section XVIA of the Zoning Bylaw.

A Special Permit is hereby granted and site plan approval is given by this Authority pursuant to Section XVIA and Section XXV of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

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.

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Stephen S. Porter, Chairman  
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Addendum A.

1. That all design and construction must comply with all applicable state and local codes.
2. That all requirements of the Town Engineer and the Department of Public Works shall be complied with, including provisions for an adequate access driveway to the Department of Public Works.
3. That approval is subject to the Town's acquisition of approximately 5,000 square feet of land at the southerly property line.
4. That, upon completion of the entire project, a complete set of "As Built" plans, including a complete set of mechanical plans, shall be submitted to the Inspector of Buildings. Site utility plans shall be submitted to the Department of Public Works.
5. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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