



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-63
Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, August 27, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B), of the Town Hall, 525 Washington Street, Wellesley, on the petition of WELLESLEY COLLEGE requesting a Special Permit to allow the former carriage house on the property located at 33 DOVER ROAD to continue to be used for educational purposes as a residence for seven college students. Said request is pursuant to Section II A 8 (b) and Section XXV of the Zoning Bylaw.

On August 3, 1987, 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 Barry Monahan, Business Manager of Wellesley College, who stated that there had been no complaints by the neighbors as to the students and that Wellesley College endeavored to be a good neighbor.

Lucy Phillips, 38 Dover Road, stated that although she did not object to the petition, she would like the lighting modified at the front of the premises as she felt it was still too strong and too garish. Mr. Monahan promised to look into the problem.

Statement of Facts

The property in question is located at 33 Dover Road, containing 46,135 square feet of land, abutting Nehoiden Golf Course of Wellesley College at the rear of the property, located in a Single Residence District. The property has belonged to Wellesley College for many years and contains a main house and a carriage house. The main house accomodates nine Wellesley College students.

Wellesley College was granted a Special Permit under Section II 8 b of the Zoning Bylaw on June 21, 1984 for a period of one year to allow the carriage house to be renovated and used as a residence for seven College students. This Special Permit was renewed on August 9, 1985 for a period of two years. Wellesley College now seeks renewal of the Special Permit with no changes in the use.

The Planning Board, at its regular meeting of August 11, 1987, voted to offer no objection to the petition.

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WELLESLEY, MASS.

Decision

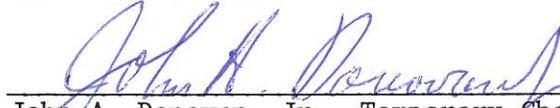
This Authority has made a careful study of the evidence submitted. The petitioner, Wellesley College, seeks a renewal of a Special Permit to allow the carriage house at 33 Dover Road to be used as a residence for seven college students.

It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood and is in harmony with the intent and purpose of the Zoning Bylaw.

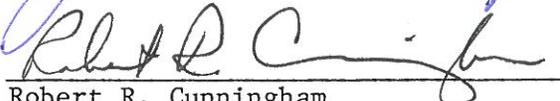
Therefore, a Special Permit is granted under Section II A 8(b) to allow 33 Dover Road to continue to be used as a residence for seven college students subject to the following conditions:

1. That not more than seven students will be housed in the building at any one time.
2. That the petitioner will comply with all requirements and recommendations of the Building Inspector and the Fire Department.
3. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
4. That the outdoor lighting will be adjusted so that it is less offensive to the neighbors.
5. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
6. That there shall be no disturbance or disruption to the residential neighborhood.
7. That this Special Permit shall expire two years from the date of this decision.

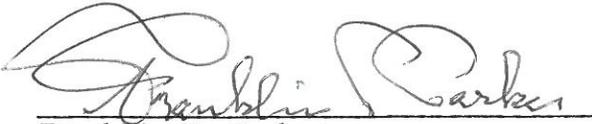
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.



John A. Donovan, Jr., Temporary Chairman



Robert R. Cunningham



Franklin P. Parker

cc: Planning Board
Building Inspector

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