

TOWN OF WELLESLEY



MASSACHUSETTS

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

1999 JUN 16 A 9:51

KENDALL P. BATES, CHAIRMAN
WILLIAM E. POLLETTA, VICE CHAIRMAN
RICHARD L. SEEGEL

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

ROBERT A. BASTILLE
CYNTHIA S. HIBBARD
ROBERT W. LEVY

ZBA 99-34
Petition of Hunnewell Land Trust
891 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, May 27, 1999 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of HUNNEWELL LAND TRUST requesting renewal of a Special Permit pursuant to the provisions of Section II A 8 (a) and Section XXV of the Zoning Bylaw to allow the accessory garage apartment at 891 WASHINGTON STREET, in a Single Residence District, to be used as a separate dwelling unit, a use not allowed by right in a Single Residence District.

On May 10, 1999, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Walter Hunnewell, Jr., who said that the Trust was seeking renewal of the Special Permit. There have been no changes and none are expected. The same people are still in residence.

The Board noted that the Planning Board had recommended renewal under the same terms and conditions as are currently in effect.

No other person present had any comment on the petition.

Statement of Facts

The subject property is located at 891 Washington Street, on a 5,629 acre lot on the corner of Washington Street and Pond Road, in a Single Residence District. A two-family dwelling, two detached garages, a barn and a shed are located on the premises. The garage closest to the house was constructed in the early 1900's and is used as a three-car garage, which has an attached two-story apartment. In June, 1987, the Board of Appeals granted a Special Permit (ZBA 87-48) for the premises to be used as a separate dwelling unit, as the use had been discontinued for more than a two-year period. The Special Permit has been renewed every three years since that time.

On May 25, 1999, the Planning Board reviewed the petition and recommended renewal on the same terms and conditions as are currently in effect.

ZBA 99-34
Petition of Hunnewell Land Trust
891 Washington Street

Decision

This Authority has made a careful study of the material submitted and the information presented at the hearing. It is the opinion of this Authority that the requested Special Permit can be granted pursuant to Section II A 8 (a) of the Zoning Bylaw to allow the garage apartment at 891 Washington Street to continue to be used as a separate dwelling unit, as said use will neither be detrimental to the neighborhood nor in derogation of the intent and purpose of the Zoning Bylaw.

A Special Permit is hereby granted, as voted unanimously by this Authority at the Public Hearing, subject to the following conditions:

1. All applicable State and local laws and regulations shall be complied with by both the petitioner and the tenant.
2. This Special Permit shall expire three 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.

Cc: Planning Board
Inspector of Buildings
edg

Kendall P. Bates

Kendall P. Bates

William E. Polletta

William E. Polletta

Robert A. Bastille

Robert A. Bastille

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
1999 JUN 16 A 9:52