

REPORT OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals consists of three permanent members and three associate members, each appointed by the Board of Selectmen for a three year term. The permanent members on the current Board are Richard L. Seegel, Chairman, J. Randolph Becker, Vice Chairman, and David G. Sheffield. The associate members are Robert W. Levy and Walter B. Adams. Lenore R. Mahoney serves as Executive Secretary.

The Board of Appeals is empowered to hear and decide Appeals, Petitions for Variances, Findings, Comprehensive Permits and Special Permits, in accordance with the Zoning Bylaws of the Town and MGL Chapters 40A and 40B. Public hearings are held at least once a month. The Board of Appeals office in the lower level of the Town Hall is open weekdays from 8 a.m. to 1:00 p.m., and from 2:00 p.m. to 4 p.m. [(781) 431-1019, ext. 2208]

From July 1, 2011 to June 30, 2012, 20 Public Hearings were held by the Board of Appeals.

A total of 99 petitions were filed during that period, which was an increase of 15 cases from the previous year. There were 16 requests for Special Permits or renewal of Special Permits previously granted for uses not allowed by right in a Single Residence District or a Business District, including educational uses, two-family residences, three-family residences, boarding or lodging houses, drive-through windows, home occupations, and non-accessory parking. One request for a Special Permit for a two-family residence was withdrawn without prejudice. There was one request for a Special Permit for an antenna which was granted under Section XXII C. There was one request for a Special Permit for a retaining wall which was granted under Section XXII D. Site Plan Approval under Section XVIA was granted for two Major Construction Projects. Amendment of Site Plan Approval under Section XVIA was granted for two Major Construction Projects. Eleven requests for Special Permits for signs were filed under Section XXII A, which regulates billboards, signs and other advertising devices within the Town. One request for a Special Permit for a sign was denied. One request for a Special Permit for a sign was withdrawn without prejudice. There was one request for a Comprehensive Permit pursuant to Chapter 40B of the Massachusetts General Laws, which regulates regional planning. The Board also heard 52 requests for Special Permit/Findings pursuant to Section XVII, which governs pre-existing nonconforming structures and uses. One request to modify a Special Permit/Finding was granted. Six requests for a Special Permit/Finding were withdrawn without prejudice. Two requests to modify a Variance were granted. One request to modify a Variance was withdrawn without prejudice.

The Board suggests that petitioners who intend to file any type of request for a hearing should consult the Wellesley Zoning Bylaw, which may be viewed on the Town Website: www.wellesleyma.gov/Boards&Committees/ZoningBoardofAppeals or viewed in the Board of Appeals office, the Building Department, or the Wellesley Public Library. Copies of the Wellesley Zoning Bylaw may be purchased at the office of the Town Clerk. Application forms and instruction sheets are available for all petitions on the Zoning Board of Appeals site on the Town Website. The Executive Secretary of the Board of Appeals is available to assist petitioners with information regarding the petition and help in completing the required forms.