

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

F. LESTER FRASER
STANLEY J. GLOD
WILLIAM O. HEWETT
FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Wellesley College

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:10 p.m. on August 28, 1975, on the petition of Wellesley College, requesting permission to continue to use the building at 828 Washington Street, (formerly known as the Cheever Estate) as a college or institute of an educational character and such accessory uses as are customary in connection with such use. The petitioner further requested certain modifications of the conditions in the Board's decision dated August 26, 1974. Said request was made under the provisions of Section II 8 (b) and II 8 (g) of the Zoning By-law.

On August 6, 1975, the petitioner filed its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner was represented at the hearing by Joseph Kiebala, Jr. Vice President for Business Affairs and Albert M. Coffey, Jr., Director of the Physical Plant Department.

F. S. Cheever, 30 Pond Road, former owner of the house involved, stated that while he did not oppose the continued use of the property as an educational use, he did question the request to increase its occupancy by offices and the extension of daily hours.

Warren J. Himmelberger, 387 Linden Street, questioned the proposed change in the entrance plan.

Statement of Facts

The property involved, which contains approximately 21 acres, is located within a Single Residence District requiring a minimum lot area of 40,000 square feet. On the premises there is a large wood-frame mansion, formerly the Cheever Estate, built about 1894, which has thirty-seven rooms on four floors and basement. There is also a three-car garage, barn and chauffeur's day room area. The property surrounding consists of woodland, open field and swamp land.

The petitioner seeks a renewal of the permit granted by this Board a year ago, to use the building involved as an institute of an educational character and requests certain modifications of the conditions imposed in the permit.

700-5-25 64,38
MAY 15 1975
TOWN ENGINEER'S OFFICE
RECEIVED

The modifications referred to were outlined and included an increase of offices from 25 to 41, an increase of occupants from 50 to 82, permission to alter the building without approval of the Board of Appeal, an extension of the daily hours from 8:00 a.m. to 5:00 p.m. to 8:00 a.m. to 12:00 p.m. midnight, permission for preparation and service of the daily

snacks with addition of kitchen facilities, and the elimination of the time limitation of the permit, with a condition that the Board on its initiative review the permit at reasonable time intervals.

It was stated that a year ago, the College did not know the exact extent to which it would need to use the building, but the demand has increased over the past year so that, it now feels the changes requested are necessary to fully carry out the program. It was also stated that alterations had been made to the entrance on Washington Street so as to provide safe entrance and exit from the property. The improvements consisted of relocation of the stone wall so as to allow vehicles proceeding easterly on Washington Street to pull off the road before entering and, in addition, removal of heavy growth obscuring vision of easterly proceeding traffic on Washington Street by drivers wishing to exit from the property. The new plan, it was stated, also incorporates proposed parking arrangements for the facility which are based upon application of Section XXI of the Zoning By-law.

Decision

It is the opinion of this Board that there is a real need for the continued use of the property as an Institute of an educational character and such accessory uses as are customary in connection with such use, and that such use will not substantially reduce the value of any property within the District or otherwise injure the neighborhood.

The Board, however, has given careful consideration to the request for certain modifications of the conditions imposed in the permit granted a year ago, and cannot find justification for allowing the modifications requested. In its opinion, such extension of use, would prove injurious to the neighborhood and would result in increased traffic not only during the day, but evenings as well.

Accordingly, the requested permission is granted to use the premises for the specific use requested in the petitioner's application on file subject to the conditions set forth below:

1. That all applicable local and State By-laws shall be complied with, with the exception herein granted.
2. That not more than twenty-five offices shall be provided and occupied.
3. That not more than fifty people shall occupy the building at any one time.
4. That not more than a four-room apartment may be provided which may be occupied by not more than four persons.
5. That, except for ordinary maintenance and repairs, no alterations or additions shall be made to the house unless permission is obtained from the Board of Appeal.
6. That the petitioner shall comply with all requirements and recommendations of the Board of Public Works and the Chief Engineer of the Fire Department.
7. That a revised plan shall be submitted and changes made to the entrance onto Washington Street, if this Board finds that further alterations need to be made to said entrance at some future time.

8. That the above-mentioned approved use of the property, except for the apartment, shall be in session only during the hours 8:00 a.m. to 5:00 p.m., daily and shall not be used evenings.
9. That no signs shall be erected unless approved by the Board of Appeal.
10. That except in the kitchen of the proposed apartment, there shall be no hot plates used or food prepared or served, except for daily snacks which may be consumed in the offices.
11. That said permission shall expire one year from the effective date of this decision or may be revoked for violation of any condition hereof.

F. Lester Fraser
F. Lester Fraser

William O. Hewett
William O. Hewett

Stanley J. Glod
Stanley J. Glod

Filed with Town Clerk _____

JUN 8 5 25 PM '52
WELLESLEY MASS.
TOWN CLERK'S OFFICE
RECEIVED