



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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83-25

Petition of The Beacon Companies

The Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 23, 1983, on the petition of The Beacon Companies requesting approval of plans for the construction of an office building, containing approximately 72,000 gross square feet and occupying 23,600 square feet of land area, with associated parking and landscaping within an Administrative and Professional District, located at 80 William Street, Wellesley Office Park, said lot containing 118,270 square feet of land. Said request is pursuant to the following sections of the Zoning Bylaw: Section IX (Administrative and Professional Districts), Section XIVB (Flood Plain or Watershed Protection Districts), Section XVIA (Site Plan Approval), Section XXI (Off-Street Parking) and Section XXV.

On June 2, 1983, the petitioner filed for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case was Thomas J. Carens, Esquire, of Roche, Carens & DeGiacomo, representing the petitioners for cases 83-25, 83-26, and 83-27. He presented a letter dated June 23, 1983, amending the application filed by Beacon Companies, and referred to a new set of plans, dated June 23, 1983, as described in Section 1 of the original application, copies of which will be delivered to the Board of Appeals on June 24, 1983. The new plans responded to the Planning Board's required turn-around in the extension of William Street near the proposed building.

Robert Brannen, Architect, of Jung/Brannen Associates, Inc., presented a memo to the Board stating that all zoning requirements had been met and presented the following plans with brief explanations of each: locus plan, aerial photo, landscape plan, floor plans, exterior elevations, building section, entrance courtyard, new property boundaries, old property boundaries, existing site plan, detailed landscaping plan with the new cul-de-sac. Norman A. Abend, Traffic and Transportation Consultant, then presented a Traffic Impact Analysis dated May 6, 1983. Edward N. Sidman, President of Beacon Companies, elaborated on methods Beacon has used to solve traffic problems, and stated that absolutely no other building will be constructed at Wellesley Office Park.

Carol Fyler, Natural Resources Commission, presented a letter to the Board of Appeals from Mary Snyder, Chairman of the Natural Resources Commission, and requested that Mr. Porter read it into the record of the meeting. The letter, dated June 21, 1983, requested that public access from William Street to the Charles River Reservation be a condition of the Special Permit. Dottie O'Malley, Director of Community Affairs, MDC, stated that the MDC wants Beacon Companies to pay for a new parking area on William Street which would allow public access to the Charles River Reservation.

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Howard Bolles, Town Meeting Member, spoke in favor of the petition. Mary Hunnewell Fyffe, 99 Pond Road, asked why buildings are going up in wetlands. A letter opposing the petition was received from Eugene Kohn, Dundee Park, Andover, Ma., dated June 29, 1983.

The Newton Conservation Commission, in a letter dated June 28, 1983, stated they had voted unanimously to oppose the petition of the Beacon Companies.

#### Statement of Facts

The property in question is located at 80 William Street, in Wellesley Office Park, containing approximately 118,271 square feet of land, in an Administrative and Professional District, and in a Flood Plain District.

The Beacon Companies, developer of Wellesley Office Park, has requested Site Plan Approval for the construction of a new office building, known as Building #7, containing approximately 72,000 gross square feet and occupying approximately 23,600 square feet of land area, and associated parking and landscaping. The application stated that 230 parking spaces would be provided at grade. About 260 people would be employed, occupying three floors. The height of the building would be 45 feet, not including parapets and other accessory projections. The ratio of building to lot area would be approximately 19.5%.

The following plans, drawn by Jung/Brannen Associates, Inc., Architects, dated May 24, 1983, were submitted as part of the application: locus plan, aerial photograph, existing site plan, landscape plan, site grading plan, floor plans, two exterior elevations, building section, photographs. The petitioner proposes a land transfer with AMICA Mutual Insurance Company, owner of 100 William Street (ZBA Case 83-26) and Wellesley Office Park Associates and State Mutual Life Insurance Company, owner of 60 William Street (ZBA Case 83-27) in order to meet the zoning requirements for parking and open space related to the proposed building at 80 William Street. Separate decisions are rendered for 100 William Street and 60 William Street. An amendment to the application of Beacon Companies was submitted in a letter dated June 23, 1983, in response to the Planning Board's requirement that a cul de sac be provided in the extension of William Street opposite the proposed building. New plans were submitted, dated June 23, 1983, with the exception of Plans #6 and #9, which remained the same. The floor area of the building was subsequently reduced by 2,188 square feet to meet the parking requirements of the Zoning Bylaw (3.2 spaces per 1,000 square feet of floor area or 228 parking spaces). On July 8, 1983, Jung/Brannen submitted new floor plans (dated July 6, 1983), site grading plan (dated July 6, 1983) and landscape plan (dated June 29, 1983) reflecting changes in grading and landscaping of the parking lot and modifications to the ground floor of Building #7, changing the parking spaces to 228.

The application was referred to the Board of Health, Planning Board, Design Review Board, Town Engineer, Wetlands Protection Committee, and Fire Department for review and written recommendations as required by Section XVIA of the Zoning Bylaw. Written recommendations and comments are on file in the Board of Appeals office.

The Wetlands Protection Committee held a Public Hearing on June 20, 1983 on the proposal (DEQE 324-98) and in a letter dated June 21, 1983 stated that the committee had voted to close the hearing and issue an Order of Conditions within 21 days. On July 11, 1983, the Wetlands Protection Committee voted to reopen the Public Hearing on the Beacon Companies in order to consider new flood information from the Newton Conservation Commission and revised plans from Beacon Companies. The hearing was held on July 25, 1983. An Order of Conditions was issued on August 12, 1983 and is on file at the office of the Board of Appeals.

#### Decision

This Authority has made a careful review of the evidence presented in writing and at the hearing, and of reports and approvals received from town department and boards.

The Beacon Companies is requesting a Special Permit for Site Plan Approval under Section XVIA for the construction of an office building at 80 William Street, in an Administrative and Professional District and a Flood Plain District. Information and plans for the proposed building, parking lots, and landscaping were presented to this Board in great detail. They indicate that the structure to be built, known as Building #7, conforms to the requirements of the Zoning Bylaw and that no variances are required.

This Board is of the opinion that the existence of an additional office building in Wellesley Office Park will increase the traffic in the area, and urges the Beacon Companies to participate in on-going discussions with the Town to address the traffic and safety issues. This Authority understands that there will be no further building in Wellesley Office Park, as stated by the petitioner, and is of the opinion that Building #7 should be the last expansion of office space in Wellesley Office Park.

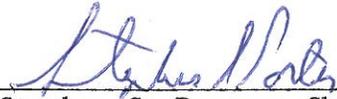
Regarding the Wetlands Order of Conditions (DEQE 324-98), Condition #35 refers to a permanent sign to be erected in the parking lot. It is the opinion of this Authority that the sign should not delay or interfere with the issuance of the building permit for the building construction. Permission for the sign is hereby granted by this Board subject to the approval of the Wetlands Protection Committee, Inspector of Buildings, and the Design Review Board. No Special Permit will be necessary for the sign, but a sign permit must be issued by the Inspector of Buildings.

This Authority is of the opinion that Wellesley Office Park has been a general asset to the community and has been expeditious in the past in responding to concerns of the town. Regarding the proposed Building #7, it appears that the petitioner has given consideration to the parking requirements of the Zoning Bylaw, to traffic patterns as required by the Planning Board, and to environmental concerns in the scope and location of the project.

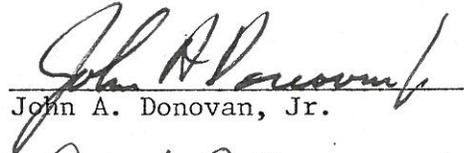
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Therefore, this Board grants a Special Permit for Site Plan Approval under Section XVIA of the Zoning Bylaw for the building at 80 William Street, on a lot containing 118,270 square feet of land (see PBC 83-11) with a total floor area of 72,188 square feet and 228 parking spaces and associated landscaping, as shown on site plans dated June 23, 1983, new floor plans dated July 6, 1983, site grading plans dated July 6, 1983 and landscape plan dated June 29, 1983. This approval is subject to the following conditions:

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction will comply with all applicable state and local codes. That all requirements of the Town of Wellesley Fire Department shall be met.
3. See Wetlands Protection Committee Order of Conditions (DEQE 324-98) of August 12, 1983.
4. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.
5. That upon completion of the entire project, a complete set of "As Built" plans, including a complete set of mechanical plans and building specifications, shall be submitted to the Inspector of Buildings. Site Utility Plans shall be submitted to the Department of Public Works.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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