



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

STEPHEN S. PORTER, Chairman
JOHN A. DONOVAN, JR.
ROBERT R. CUNNINGHAM

MARY ANN McDOUGALL
Executive Secretary
Telephone
235-1664

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
SEP 12 1 30 PM '83

83-27

Petition of Wellesley Office Park Associates and State Mutual Life Insurance Company

Pursuant to due notice, 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 Wellesley Office Park Associates and State Mutual Life Insurance Company requesting approval of modifications of plans showing the lot lines, parking and landscaping of the building at 60 WILLIAM STREET, Wellesley Office Park, known as Building 2, which plans were originally approved by the Zoning Board of Appeals on April 23, 1963 in Case #63-11 and on March 27, 1964 in Case #63-45. 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 at the public hearing was Thomas J. Carens, Esquire, of Roche, Carens, and DeGiacomo, representing the petitioners for Case 83-27 and for two related cases: Case 83-25, petition of the Beacon Companies requesting Site Plan Approval for the construction of a building known as Building #7 at 80 William Street, and Case 83-26, petition of AMICA Mutual Insurance Company, requesting approval of modifications of plans showing lot lines, parking and landscaping of 100 William St.

The petitioner seeks approval of a new lot on which Building #2 will remain and the relocation of the parking areas located thereon. The new Building #2 lot will be smaller but the petitioner states it will comply with the Zoning Bylaw as will the number and location of the parking spaces as shown on plans dated June 23, 1983. Further details of the Public Hearing on June 23, 1983 can be obtained by referring to Case #83-25 and Case #83-26.

Statement of Facts

The property in question is located at 60 William Street, in an Administrative and Professional District, containing 81,837 square feet of land. The petitioner proposes to swap portions of land with Beacon Companies to provide a building lot for a new office building known as Building #7 at 80 William Street. The remaining lot at 60 William Street would contain 77,676 square feet of land. The building has a footprint of approximately 13,888 square feet, and total floor area of the building is approximately 58,341 gross square feet.

83-27

Petition of Wellesley Office Park Associates and State Mutual Life Insurance Co.

An existing site plan, dated May 11, 1983, with revisions of June 22, 1983 and June 28, 1983, was drawn by Robert E. Cameron, Registered Land Surveyor, R.E. Cameron & Associates, Inc., Norwood, Ma. A landscape plan was submitted, dated June 29, 1983, drawn by Jung/Brannen Associates, Inc. of Boston. All plans submitted for Case 83-25 are on file at the Board of Appeals office.

A plan was certified by the Planning Board on June 28, 1983 as follows: (PBC-83-10) Lot with building at #60 William Street to be divided into two lots. Lot A containing 72,736 square feet with the building at #60 William Street. Lot B containing 9,101 square feet to be merged with property comprising a new building lot at #80 William Street.

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 are on file at the Board of Appeals office.

The Wetlands Protection Committee held a Public Hearing on June 20, 1983 concerning the Beacon Companies proposal (DEQE 324-98), and in a letter dated June 21, 1983, stated that the committee 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 proposal in order to consider new flood information from the Newton Conservation Commission and revised plans from Beacon Companies. The next public hearing was held 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 study of the evidence submitted by the Beacon Companies as agent for Wellesley Office Park Associates and State Mutual Life Insurance Company, located at 60 William Street, seeking approval of modification of plans showing the lot lines, parking and landscaping at 60 William Street. This approval, together with approval of Case 83-25 and Case 83-26, would allow Beacon Companies to build a new office building at 80 William Street.

This Board is of the opinion that the changes in the lot lines at 60 William Street conform to the requirements of the Zoning Bylaw, that the parking requirements at 60 William Street have been met, and that the required landscaping has been provided in the proposed plans. The modifications of plans presented by the Beacon Companies for 60 William Street comply with the Zoning Bylaw of the Town.

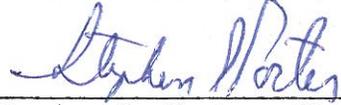
This Authority understands that there will be no further building in Wellesley Office Park, as stated by the petitioner. This Board is of the opinion that Building #7 should be the last expansion of office space in Wellesley Office Park.

RECEIVED
PLANNING BOARD
SEP 12 1 30 PM '83

83-27

Petition of Wellesley Office Park Associates and State Mutual Life Insurance Co.

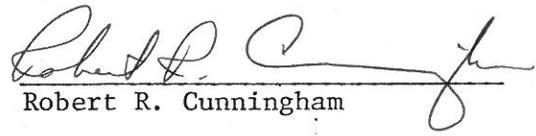
This Authority hereby grants the requested Special Permit for modification of plans (originally approved by the Board of Appeals on April 23, 1963, Case 63-11 and March 27, 1964, Case 63-45), for Site Plan Approval under Section XVIA and pursuant to Sections XXV, IX, XIVB, and XXI of the Zoning Bylaw, for the property at 60 William Street, the new lot to contain 77,676 square feet of land (see PBC 83-10), with a ground coverage of 13,888 square feet and parking spaces for 139 cars, a portion of which lies in a Flood Plain or Watershed Protection District. This Special Permit is subject to the Wetlands Protection Committee Order of Conditions (DEQE 324-98) issued to the Beacon Companies on August 12, 1983.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

mam

RECEIVED OFFICE
SEP 12 1 30 PM '83

D1 SB (FND)
HELD
OR LINE

PBC-83-7
Resubmitted as PBC-83-10



State Mutual Life Assurance
Company of America
L.R. Plan 39912A

William Street
(PUBLIC ~ 40' WIDE)
Accepted March 29, 1966

America Mutual Insurance Company

LOT "C"

LOT "B"
AREA = 9,101 S.F.

LOT "A"
AREA = 72,736 S.F.

LOT "D"

Norman B. Leventhal &
Edwin N. Sidman Trs.

3B FND

103.61'

N 83° 22' 15" W

134.94'

N 15° 06' 52" W

126.52'

N 15° 03' 46" E

283.21'

N 88° 15' 10" W

281.31'

S 83° 22' 17" W

281.15'

R-4895.50

Δ = 2° 14' 21"

Route 128 Comm. of Mass.
(PUBLIC ~ 300 FT. WIDE ~ 1962 LAYOUT)

To be subdivided

NO ACCESS

NO ACCESS

L2 INCB (FND)

RADIAL
N 1° 45' 50" E

NOTE: ALL OFFSETS TO BUILDING
ARE TO COR. DONE 12' FL.

Note: This plan is a subdivision of Lot 1 as shown
on Land Court Plan No. 39912A.

PBC-83-7 *Resubmitted as*
APPROVAL UNDER SUBDIVISION CONTROL
LAWS NOT REQUIRED PBC-83-10
WELLESLEY PLANNING BOARD

GMD
BPM
BFO
A MAJORITY OF THE PLANNING BOARD

CHAIRMAN
DATE: JUN 28 1983
PBC-83-10



I hereby certify that this actual
survey was made on the ground
in accordance with the Land Court
instructions of 1971 on or
between 5-3-85 and 5-11-85.

DATE: May 12, 1983

REGISTERED LAND SURVEYOR
Richard J. Cameron

PLAN OF LAND

Being a subdivision of Lot 1
as shown on L.C. Plan No. 39912A

WELLESLEY, MASS.

SCALE: 1" = 40' ~ May 12, 1983

R.E. Cameron & Associates, Inc.
681 Washington St. Norwood, Mass.



(See also PBC-83-9 + PBC-83-11)