



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

Aug 31 9 00 AM '83
RECEIVED
ZONING BOARD
TOWN HALL
WELLESLEY, MA

83-41

Petition of Menefias A. Aliapoulios

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, August 11, 1983 on the petition of Menefias A. Aliapoulios, requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of a two-story commercial building approximately 60 feet by 144 feet with a gross floor area of approximately 17,369 square feet at 277 Linden Street, and associated landscaping and parking, said property containing approximately 36,491 square feet of land and located in a Business District. Said request is pursuant to Section XXV of the Zoning Bylaw.

On July 15, 1983, the petitioner filed a request for a hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

Presenting the request at the hearing was Joseph Grignaffini, Developer, who presented a rendering of the proposed two-story commercial building he is constructing for Dr. Aliapoulios. The first floor will be for retail or office space and the second floor for offices. Dr. Aliapoulios stated that the parking places provided meet the zoning requirements, and that he would discourage tenants who might create parking problems.

John H. Hester, 4 Donazette Street, supported the petition, but is concerned with parking in the area. Theodore McGlone, 244 Linden Street, across the street from the property in question, also has concern for parking.

Statement of Facts

The property in question is located at 277 Linden Street, containing approximately 36,491 square feet of land and located in a Business District.

Menefias A. Aliapoulios recently purchased the property and is requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of a two-story commercial building approximately 60 feet by 144 feet with a gross floor area of approximately 17,369 square feet. L. Grignaffini and Sons, Inc., 148 Linden Street, is the developer.

Site plans were submitted, including a Plan of Land, drawn by Joseph R. Sullivan, Registered Land Surveyor, of MacCarthy & Sullivan Engineering, Natick, dated July 13, 1983. Plans showing elevations, floor plans and building section were submitted,

dated 7/13/83, drawn by Wellesley Design Architectural Service, and revised site plans dated 8/3/83 were submitted. A rendering including changes recommended by the Design Review Board, dated August 3, 1983, was submitted.

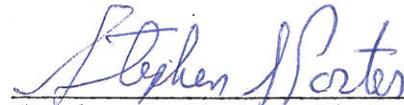
Site plans and other submission materials were sent to the Planning Board, Design Review Board, Wetlands Protection Committee, Town Engineer, Board of Health, Fire Chief. Written recommendations from the Design Review Board, Planning Board, Town Engineer and Board of Health were received by the Board of Appeals.

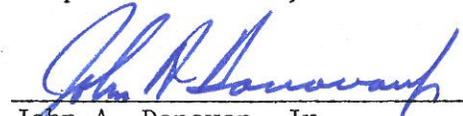
The Design Review Board conducted a preliminary review of the project on June 22, 1983 at which time suggestions were made to the petitioner regarding design and landscaping. A final review was made by the Design Review Board and a report sent to the Board of Appeals on August 1, 1983.

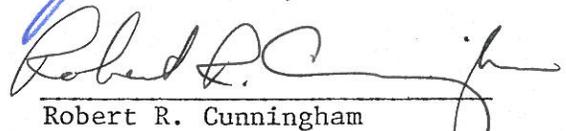
Decision

This Authority has made a careful study of the evidence submitted. The petitioner's proposed commercial building is considered to be a major construction project according to the Zoning Bylaw and therefore is subject to Site Plan Review and Design Review under Section XVIA and Section XXV.

It is the opinion of this Authority that the proposed commercial building at 277 Linden Street, as shown in the site plans dated 7/13/83, revised on 8/3/83, drawn by Wellesley Design Architectural Service, complies with the Zoning Bylaw. A Special Permit is hereby granted and the site plan is approved by this Authority pursuant to Section XVIA and Section XXV of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.


 Stephen S. Porter, Chairman


 John A. Donovan, Jr.


 Robert R. Cunningham

mam

Aug 31 9 06 AM '83
 RECEIVED
 PLANNING BOARD
 MASS.

Addendum A.

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That upon completion of the entire project, a complete set of "As Built" plans, including a complete set of mechanical plans, shall be submitted to the Inspector of Buildings. Site utility plans shall be submitted to the Department of Public Works.
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 all requirements of the Town of Wellesley Fire Department shall be complied with.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY MASS.
AUG 31 9 06 AM '83