TOWN OF WELLESLEY MASSACHUSETTS

ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-45
Petition of Victor Realty Development 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, August 25, 1983 on the petition of VICTOR REALTY DEVELOPMENT COMPANY requesting Site Plan Approval under Section XVIA of the Zoning Bylaw for the construction of an addition of a third floor to a building at 60 WALNUT STREET in NEWTON WELLESLEY EXECUTIVE OFFICE PARK and associated landscaping and parking, said addition consisting of approximately 8,000 square feet, said property containing approximately 92,035 square feet of land, located in a Business A District. Said request is pursuant to Section XXV of the Zoning Bylaw.

On July 26, 1983, the petitioner filed an application for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Carl E. Peterson III, representing Victor Realty Development Company, who displayed photographs, renderings, site plans for the proposed building addition and the office park. He explained that building renovations and other improvement to buildings in Newton/Wellesley Executive Park are an attempt to upgrade the property, and that he has been working with the Wetlands Protection Committee, the Natural Resources Commission and the MDC to create a park between their property and the Charles River. He stated that Honeywell is the major tenant at 60 Walnut Street, and that there is sufficient parking on the property to meet all the bylaw requirements.

John C. Athans, M.D., 25 Walnut Street, Charles River Medical Center, had questions about the noise generated during the construction period. Mr. and Mrs. Albert Berman, 62 Walnut Street, stated they have no objections to the project.

Statement of Facts

The property in question is located at 60 Walnut Street, in an area known as Newton/Wellesley Executive Office Park, in a Business A District. Victor Realty Development Company owns 40 Walnut Street, 60 Walnut Street, and 70 Walnut Street.

The petitioner proposes to add an additional floor to the building at 60 Walnut Street, consisting of 8,000 square feet of gross floor area, making a total in the building of four floors and 32,000 gross square feet of floor area. 26 additional parking

spaces would be provided to meet the bylaw requirements of 3.2 cars per 1,000 square feet of new space. Existing parking spaces are 162, making a total of 188 parking spaces for the proposed building.

The following plans were submitted, drawn by Sasaki Associates, Inc., Watertown, Ma.: existing site features plan, dated December 22, 1980; conceptual MDC park plan, dated July 21, 1983; floor plans, elevations, and wall sections, dated July 21, 1983.

The Design Review Board held a preliminary site plan review on July 6, 1983 and final review on July 27, 1983, after which the Design Review Board voted that a third floor addition continuing the style of the proposed exterior renovation of the first two floors would enhance the building's appearance. Site plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief, as required by Section XVIA. Written responses from the Planning Board, Wetlands Protection Committee, and Town Engineer were received and are on file at the Board of Appeals office.

Decision

This Authority has made a careful study of the evidence submitted. The petitioner's proposed addition of another floor consisting of 8,000 gross square feet to the existing commercial building at 60 Walnut Street constitutes a major construction project under Section XVIA of the bylaw because it includes the construction of 2,500 or more square feet of gross floor area.

It is the opinion of this Authority that the proposed addition at 60 Walnut Street as shown on the plans submitted, drawn by Sasaki Associates, Inc., complies with the Zoning Bylaw of the Town, protects the safety, convenience and welfare of the public, minimizes additional congestion in public and private ways, insures adequate provision for water, sewerage and drainage. Furthermore, it insures compliance with Section XVI, Section XXI and Section XXII of the Zoning Bylaw.

A Special Permit is hereby granted and the Site Plan Approval is given by this Authority pursuant to Section XVIA and Section XXV, subject to the conditions attached hereto as Addendum A.

Stephen S. Porter

Stephen S. Porter, Chairman

Robert R. Cunningham

William E. Polletta

William E. Polletta

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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 all requirements of the Town of Wellesley Fire Department shall be complied with.

4. 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.

5. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

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