

TOWN OF WELLESLEY



MASSACHUSETTS

JOHN L. HAYDEN
GARRETT S. HOAG
DANA T. LOWELL

BOARD OF APPEAL

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Robert and Norman B. Levantahl

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:30 p.m. on September 1, 1960 on the petition of Robert Levantahl and Norman B. Levantahl requesting approval of plans submitted in accordance with the provisions of Section 6b of the Zoning By-law in connection with a proposed building to be erected on a parcel of land north of Glenwood Avenue in an Administrative and Professional District northeast of the intersection of Routes 9 and 128.

The petitioners were represented at the hearing by their attorney Frederick W. Roche.

The Planning Board submitted a report indicating its recommendations.

Statement of Facts

Plans showing the location and elevations of the proposed building, the proposed exterior materials, provision for off-street parking facilities, interior roads and driveways, water, sewerage disposal, drainage and landscaping were submitted at the hearing. The size of the lot, the purpose for which the proposed building is intended, its location on the lot, the proportion of the lot to be covered by the building and the proportion of the lot to be devoted to facilities for parking motor vehicles all comply with the requirements of Section 6b of the Zoning By-law.

Decision

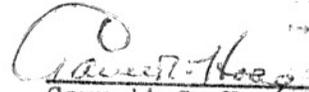
The plans submitted show compliance with the provision of paragraphs (a) through (f) of Section 6b of the Zoning By-law, and we find that except as hereinafter noted, they make adequate provision for the matters of public interest referred to in said paragraph (f).

The plans submitted show provision for disposal of surface drainage over land of the Metropolitan District Commission into the Charles River and we have been furnished with evidence which we consider satisfactory that said Commission will grant an easement for that purpose. Similarly, we have been furnished with evidence which we consider satisfactory that the petitioners will provide for the reconstruction of Glenwood Avenue to the Town's specifications for public ways at no expense to the Town.

Accordingly, the plans submitted are approved as submitted except as hereby modified by plan 2A, subject to the following conditions:

1. That all work shall be performed in accordance with the plans submitted and on file with this Board bearing our identification as plans No. 1, 2, 2A, 3, 4 and 5, respectively.
2. That the landscaping shall be maintained to the satisfaction of this Board for the life of the building.

3. That all easements, if any, taken or acquired by the Town to carry out the petitioners' plans shall be at the expense of the developer.
4. That Glenwood Avenue shall be reconstructed in its present location, or relocated in a manner satisfactory to the Selectmen of the Town, to Town specifications for public ways without expense to the Town prior to the expiration of twelve months after the occupancy of the proposed building, and that so long as all or any part of said road is a private way such private way shall be maintained to Town standards for public ways without expense to the Town.
5. That a performance bond running to the Town shall be provided in the amount of \$20,000, and in form satisfactory to Town Counsel and this Board which shall be posted with the Treasurer of the Town of Wellesley before commencement of the work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of all the conditions hereof, and shall be signed by party or parties satisfactory to Town Counsel.


Garrett S. Hoag


Halsey B. Horner


David C. Wiswall

Filed with Town Clerk _____

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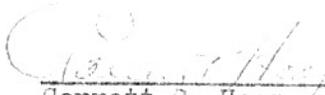
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Petition of Robert and Norman B. Levanthal

On further consideration of our decision filed with the Town Clerk on November 28, 1960, on the petition of Robert and Norman B. Levanthal and specifically of the conditions of the permit granted thereby, we are of the opinion that the public interest does not require the installation of a semi-circular driveway as shown on plan 2A referred to in the condition of said decision numbered one.

Accordingly, said decision is hereby modified by striking from the last paragraph thereof and from the condition thereof numbered one all reference to the plan numbered 2A.

Except as herein specifically provided said decision is hereby ratified and confirmed.


Garrett S. Hoag

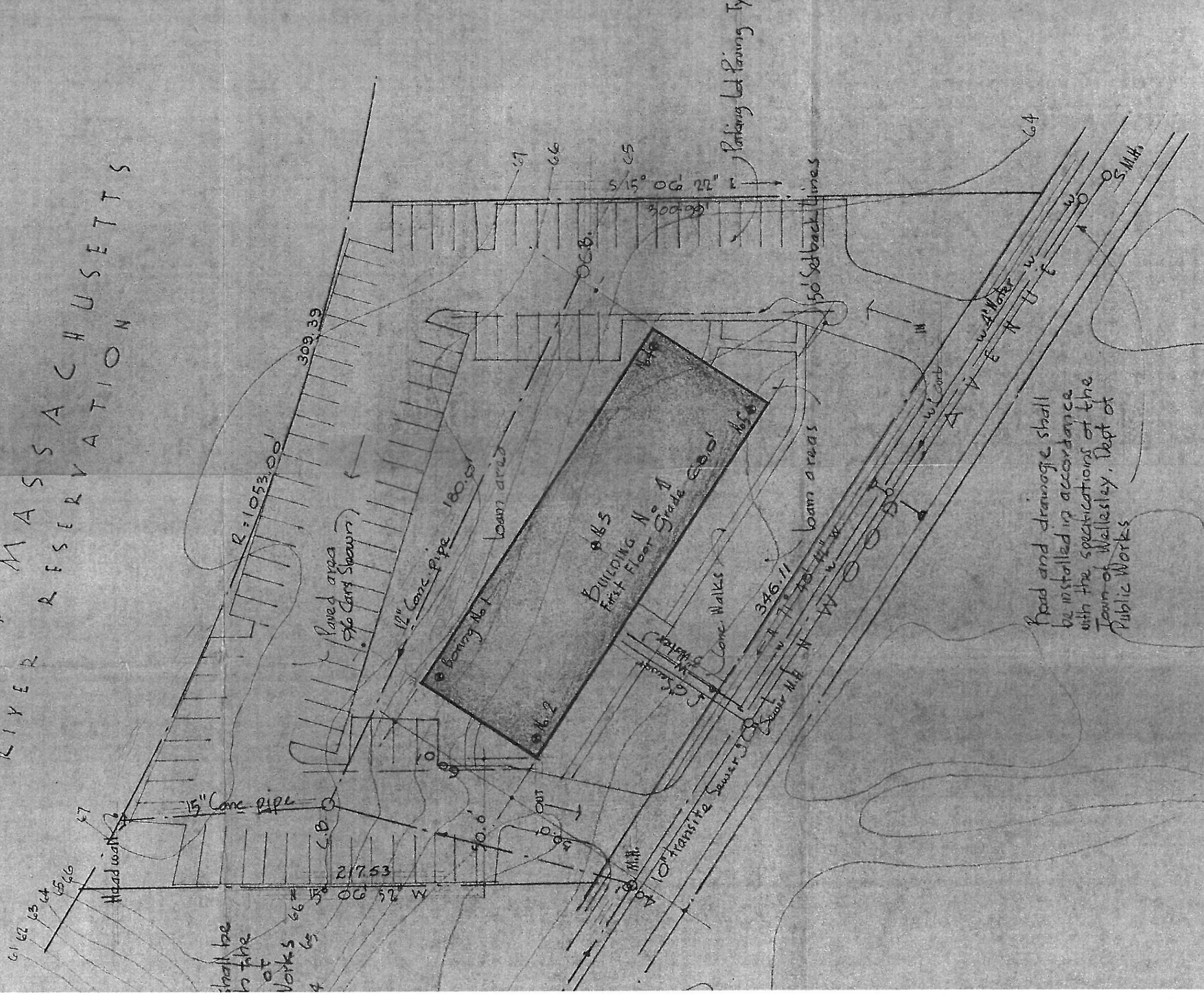

Halsey B. Horner


David C. Wiswall

Filed with Town Clerk _____

CHARLES RIVER

COMMONWEALTH OF MASSACHUSETTS
CHARLES RIVER RESERVATION

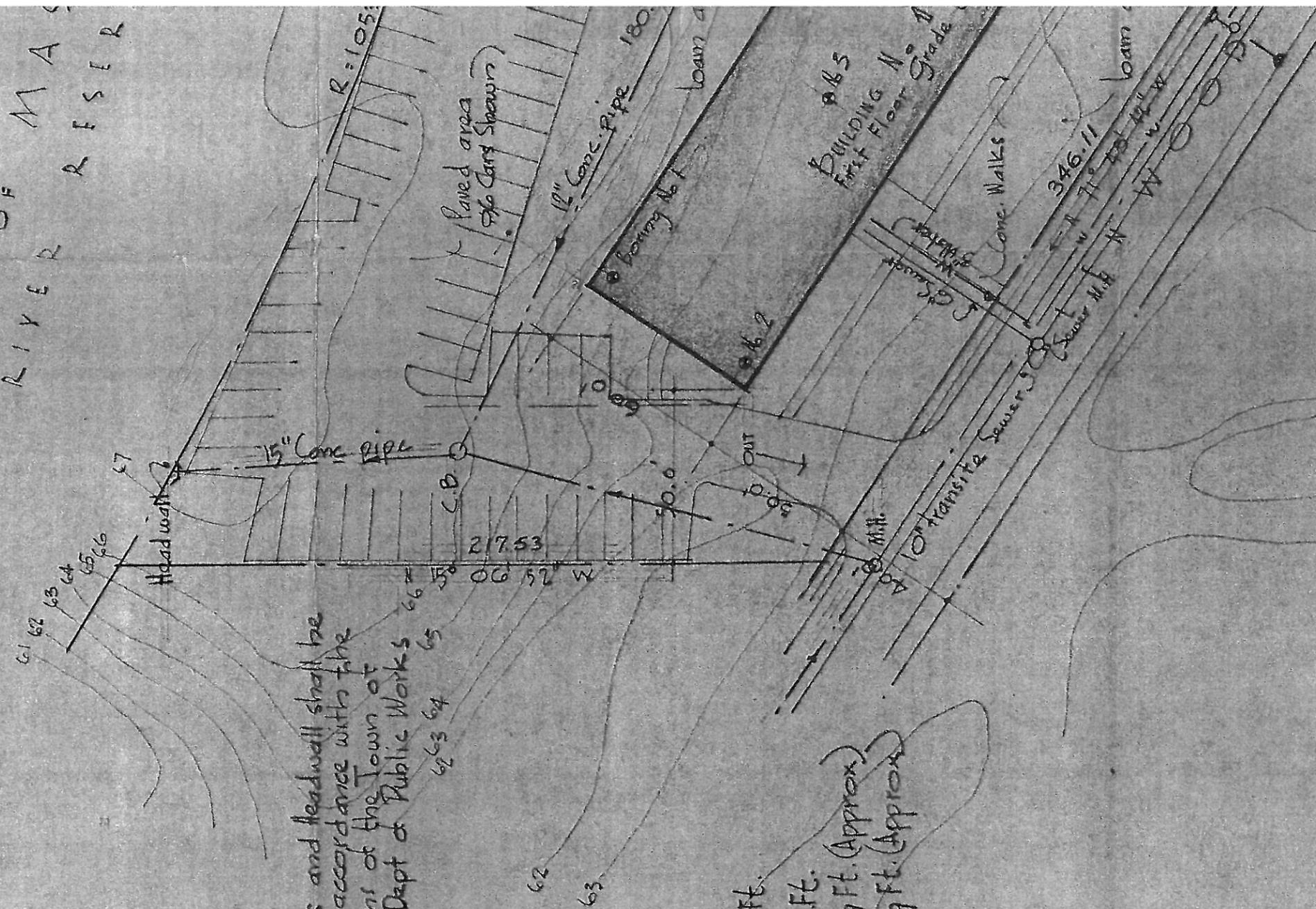


Road and drainage shall be installed in accordance with the specifications of the Town of Wellesley, Dept of Public Works

shall be in the works at

Parking lot facing Ty

COMMONWEALTH OF MASSACHUSETTS
 CHARLES RIVER RESERVOIR



Catch Basins and headwall shall be installed in accordance with the Specifications of the Town of Wellesley, Dept of Public Works

- Lot Area 72,677 Sq. Ft.
- Building Area 10,800 Sq. Ft.
- Parking Area 35,000 Sq. Ft. (Approx)
- Landscaped Area 28,328 Sq. Ft. (Approx)

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