



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

84-2

Petition of Dr. Paul Feldon

The Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall on Thursday, January 26, 1984, at 8 p.m. on the petition of Dr. Paul Feldon requesting Site Plan Approval under Section XVIA of the Zoning Bylaw which will allow the construction of a two-story office building approximately 30 feet by 86.8 feet with a gross floor area of 4,582 square feet, at 258 WASHINGTON STREET (site of existing Jenney Gas Station) at the intersection of Route 16 and Route 9, said lot containing 10,180 square feet of land, located in a Business District, and associated parking and landscaping. Said request is made pursuant to Section XXV and Section XI of the Zoning Bylaw.

On January 5, 1984, 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 case was Glen Morris, architect, of Sutphin, Morris and Associates. He presented a site plan of the property, displayed plans for the proposed two-story office building, part of which will be occupied by Dr. Feldon, a hand surgeon, the rest to be rented out for professional offices. Fifteen parking spaces would be provided to meet the bylaw requirements. Required landscaping would also be provided.

Attorney Edward Donlon, representing Abbott Estates, abutters, brought up the matter of the walkway proposed by Dr. Feldon leading to the property of Abbott Estates, and discussed existing parking and requirements of the bylaw. Jonathan Haynes of Abbott Estates had questions about egress from the second floor of the building. Donald Hale, owner of 254 Washington Street, asked about the location of the front line of the existing building as opposed to the new proposed structure.

Statement of Facts

The property in question is located at 258 Washington Street at the intersection of Route 16 and Route 9, containing 10,180 square feet of land, in a Business District. It was formerly the Jenney Gas Station.

Dr. Paul Feldon, owner of the property, requests Site Plan Approval to construct a new two-story office building approximately 30 feet by 86.8 feet with a gross floor area of 4,582 square feet. The Jenney Gas Station would be demolished except for the front stone facade. Fifteen parking spaces would be provided with associated landscaping as required by the Zoning Bylaw.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS.  
FEB 22 12 10 PM '84

The following plans were submitted: SP-1, site plan, 11/23/83, drawn by Joseph E. Marchlinger, Registered Land Surveyor, Schofield Brothers Inc., Framingham, Ma.; EX-1 (11/23/83), A-1, A-2, A-3 (12/30/83) drawn by Sutphin, Morris and Associates, Inc., Watertown, Ma. Site photographs were also presented.

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 of the Zoning Bylaw. Written responses were received from the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health, and Fire Chief and are file at the Board of Appeals office.

The Design Review Board held a preliminary site plan review on 12/8/83 and a final meeting on 12/28/83, after which it approved the plans per a letter to the Board of Appeals dated 12/29/83.

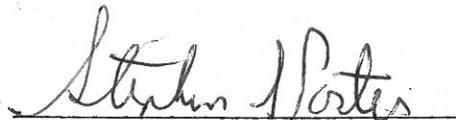
A copy of a letter, dated 12/22/83, sent to Susan Glazer, Design Review Board Administrator, from Edward L. Donlon, Esquire, was received by the Board of Appeals and is on file. Mr. Donlon represents Abbott Estates Inc.

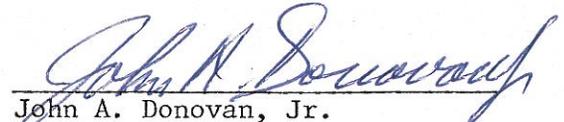
#### Decision

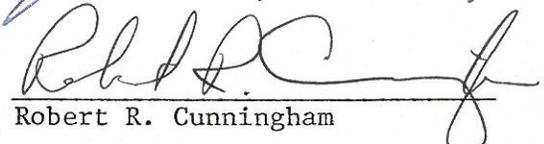
This Authority has made a careful study of the evidence presented. The petitioner's proposed two-story office building constitutes a major construction project under Section XVIA of the Zoning Bylaw.

It is the opinion of this Authority that the proposed construction at 258 Washington Street, as shown on the plans submitted, drawn by Sutphin, Morris & Associates and Schofield Brothers, 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 Site Plan Approval is given by this Authority pursuant to Section XVIA, Section XXV and Section XI of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

  
Stephen S. Porter, Chairman

  
John A. Donovan, Jr.

  
Robert R. Cunningham

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS.  
FEB 22 12 30 PM '84

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 all requirements of the Town of Wellesley Department of Public Works shall be met. Site utility and drainage plans shall be submitted to the DPW for their review and approval prior to the issuance of a building permit by the Inspector of Buildings. "As built" site utility and drainage plans shall be submitted to the Town Engineer upon completion of utility construction.
5. 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.
6. That a copy of the Occupancy Permit issued by the Inspector of Buildings shall be submitted to this Authority at the time of issuance.

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY MASS.  
FEB 22 12 10 PM '84