



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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84-36

Petition of L. Grignaffini & Sons

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, August 9, 1984 at 8 p.m. on the petition of L. GRIGNAFFINI & SONS requesting approval of site plans under Section XVIA and a Density Bonus under Section XVIII for the construction of two additional townhouse units at the existing five unit building at WESTERLY STREET at the corner of EVERETT STREET, in a General Residence District. Said lot contains 28,535 square feet of land. Said request is pursuant to Section IV, Section IIIA and Section XXV of the Zoning Bylaw. Plans may be examined in the office of the Board of Appeals.

On July 20, 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 at the hearing was Joseph Grignaffini, who presented renderings of the existing project, the proposed new units and a site plan. He stated that all parking will be in the rear. He stated that he will comply with the request of Mr. Bezanson of the Department of Public Works concerning the drainage.

No one was present either favoring or opposing the petition.

Statement of Facts

The property in question is located at Westerly Street at the corner of Everett Street, in a General Residence District, containing 28,535 square feet of land. The petitioner, L. Grignaffini & Sons, is in the process of renovating an existing house on the property and constructing four town houses for a total of five dwelling units at the site. A variance for a density bonus to construct two additional units (under Section XVIII) was requested and denied on January 27, 1984. Since that denial, 1984 Town Meeting amended the Zoning Bylaw to allow a Special Permit (per Site Plan Approval) to be granted for a density bonus in a General Residence District if the Special Permit Granting Authority so votes.

The petitioner is filing a request under the new bylaw for two additional units or a total of seven units on the site, one unit for each 4,000 square feet of land area.

The following site plans were presented: S-1, plot plan dated 6/22/84, revised 7/22/84, drawn by Joseph R. Sullivan, Registered Land Surveyor, Wellesley Design Inc., Wellesley; A-1 and A-2, dated 7/2/84, A-3 and A-4, dated 6/22/84, drawn by John Staniunas, Reg. Architect, Wellesley Design. Plans of the existing building were also presented.

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The entire proposed project would have total parking for 19 cars, 13 outside spaces and 6 in garages. Total building ground cover is 6,220 square feet, total ground cover is 30.9%, total open space is 69.1%, according to plans submitted.

The Design Review Board held two reviews of the proposed project on June 28, 1984 and July 12, 1984 and in a letter of July 13, 1984 stated that they have no objection to the site plan.

Site plans and submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief per requirements of Section XVIA (Site Plan Approval). Responses were received from each and are on file at the office of the Board of Appeals.

A letter was received from Helen C. Campana, 2 Westerly Street, an abutter to the property in question, objecting to the request.

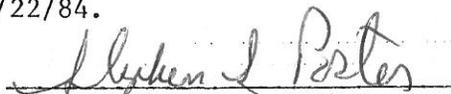
Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a Special Permit for a density bonus to construct two additional town-hous units at the corner of Westerly and Everett Street, making a total of seven units on the site. The property contains 28,535 square feet of land.

It is the opinion of this Authority that the petitioner has met all the requirements for a density bonus, that the requirements for minimal usable open space have been met, that the land area is sufficient to allow seven units to be constructed at the site with a minimum of 4,000 square feet of land per each unit. This Authority is of the opinion that the proposed project meets all the requirements of Section XVIA of the Zoning Bylaw and that it complies with the Zoning Bylaw of the Town.

Therefore, a Special Permit is hereby granted for a density bonus under Section IV, Section IIIA, Section XVIII and Section XXV to allow a total of seven units to be constructed at the corner of Westerly Street and Everett Street, subject to the conditions attached hereto as Addendum A., and as shown on Site Plan S-1, drawn by Joseph R. Sullivan, Reg. Land Surveyor, dated 6/22/84, revised 7/22/84.

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.


Stephen S. Porter, Chairman


William E. Polletta


Franklin P. Parker

mam

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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 and the Department of Public Works 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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**PROPOSED TOWNHOUSE COMPLEX
AT THE CORNER OF
EVERETT ST. & WESTERLY ST.
WELLESLEY MA.**

TYPE OF CONSTRUCTION

R-2 RESIDENTIAL MULTI-FAMILY
TYPE 4A PROTECTED

AREA OF LOT 28,535 S.F.

OUTSIDE PARKING SPACES PROVIDED 13

GARAGE SPACES PROVIDED 6

TOTAL PARKING 19

EVERETT STREET

UNIT 3 1679 S.F.
UNIT 5 1576 S.F.
UNIT 7 1576 S.F.
UNIT 9 1708 S.F.
UNIT 11 1596 S.F.

WESTERLY ST.

UNIT 6 1328 S.F.
UNIT 4 1328 S.F.

TOTAL UNITS 7 LIVING AREA 10,791 S.F.

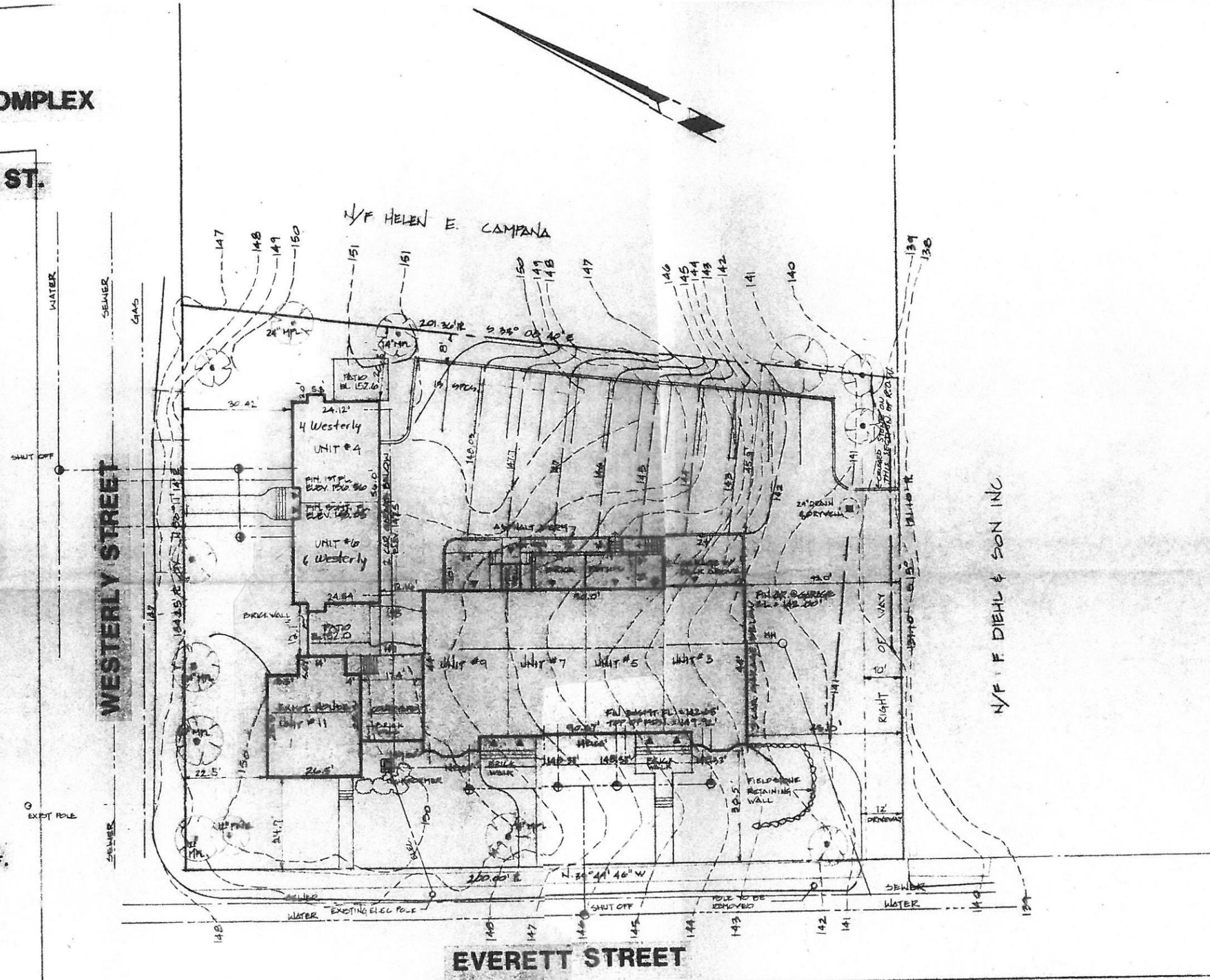
TOTAL BUILDING GROUND COVER 6,220 S.F.

PARKING GROUND COVER 13 CARS AT

200 S.F. EA. = 2,600 S.F.

TOTAL GROUND COVER = 8820 S.F. = 30.9%

TOTAL OPEN SPACE = 19,715 S.F. = 69.1%



N/F F. DIEHL & SON INC



Handwritten signature of Joseph R. Sullivan

SITE PLAN OF TOWNHOUSES AT EVERETT ST WELLESLEY, MA		S-1
SCALE: 1"=20'	FOR L. CRIGNAFFINI & SONS, INC.	
DATE: 6-22-84	Wellesley Design, Inc.	REV. 7/22/84
DIVISION OF L. CRIGNAFFINI & SONS, INC. 140 LINDEN ST., WELLESLEY, MASS.		DRAWING NUMBER 75-836