



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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84-65

Petition of Harvard Community Health Plan  
230 Worcester Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the Upper Town Hall Main Hearing Room on Thursday, November 1, 1984 at 8 p.m. on the petition of the HARVARD COMMUNITY HEALTH PLAN requesting a Special Permit under the provisions of Section XVI (F) of the Zoning Bylaw which will allow a permanent storage trailer to be installed in the rear of the parking garage (near Hastings Street) of the Harvard Community Health Plan at 230 WORCESTER STREET to be used as a storage unit for records and furnishings. Said premises are located in a Business District. Said request is pursuant to Section XXV of the Zoning Bylaw.

On October 12, 1984, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Courtney Atkinson, C.E., Consultant, who introduced Robert Brown, Superintendent of Buildings. Mr. Brown stated that the request is not for a permanent structure as stated in the application but for a temporary structure for a period of five years. Mr. Atkinson stated that Harvard Community Health Plan, built four years ago, has no reasonable storage area and that space is needed for excess furniture, office supplies, records, etc. The present budget cannot handle funds for an addition to the building, but \$7,000. has been appropriated for a trailer. He stated that the area could not be seen from Hastings Street or Worcester Street. Five parking spaces would be eliminated but there are 100 more spaces than necessary in the parking garage.

No others were present at the hearing favoring or opposing the petition.

Statement of Facts

The property in question is located at 230 Worcester Street, at the intersection of Hastings Street, containing 98,745 square feet of land. Harvard Community Health Plan constructed a three-story building and parking garage on the site following the granting of a Special Permit by the Board of Appeals on April 12, 1979 (ZBA Case 79-7).

The petitioner is now requesting a Special Permit to allow a storage trailer approximately 10 feet by 36 feet to be installed at the rear of the parking garage with a setback of 20 feet from Hastings Street. The trailer would be used for the storage

of office supplies, excess furniture and records. The petitioner requested originally that the trailer be used permanently but revised the request to limit the period of use to five years.

A Survey of Existing Site Conditions (L1) and a Site Plan (L2) were submitted, drawn by R. E. Cameron Associates, Norwood, dated 5/28/80 (As Built), revised to indicate the proposed trailer location by Courtney Atkinson, C.E., October 18, 1984. Photos of the site and the proposed trailer were also submitted.

The Planning Board, in a letter of October 26, 1984, stated the following: "The Planning Board strongly recommends denial of this request based on the belief that the applicant has not exhausted every reasonable alternative to the use of a commercial trailer for storage purposes on a permanent basis."

Silver Lake Dodge, 234 Worcester Street, in a letter of October 24, 1984, expressed support to the petition.

Stephen A. Black, Fire Chief, in a letter of November 1, 1984, recommended that the existing automatic sprinkler system in the garage be modified to provide sprinkler protection to the interior of the storage trailer, all work to be done in accordance with the National Fire Protection Association Standard #13.

#### Decision

This Authority has made a careful study of the evidence presented. It is the opinion of this Authority that a Special Permit can be granted under Section XVI (F) 5 of the Zoning Bylaw for a trailer as requested by Harvard Community Health Plan. It appears that, because of inadequate storage space in the building in question, there is a need for additional storage space which could be provided by the proposed trailer. The petitioner claims that financial considerations will not allow the construction of a permanent building addition at this time.

The characteristics of the site and its immediate surrounding area appear to be compatible with the proposed use. The land drops off sharply from Hastings Street, a dead end, and the trailer would be shielded from that street by the slope and the existing vegetation. However, it is the opinion of this Authority that the proposed trailer would be visible from Worcester Street.

This Authority approves a Special Permit under Section XVI (F) for the proposed 10 foot by 36 foot trailer to be located at 230 Worcester Street as shown on the Site Plans dated 5/28/80 and revised 10/18/84, subject to the following conditions:

1. That the proposed trailer shall be used only for the storage of office supplies, excess furniture and records.

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TOWN OF HARVARD, MASS.

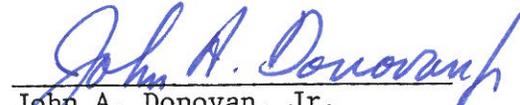
2. That the trailer shall be temporary in nature, that Harvard Community Health Plan will seek a permanent solution to its storage space problems and report to this Authority on progress towards a solution if a renewal of this Special Permit is requested in a year.
3. That the trailer be screened from view from Worcester Street with appropriate materials, and that a landscaping plan indicating such shall be approved by this Authority prior to this Special Permit becoming effective.
4. That this Special Permit shall expire one year from the date of this decision.

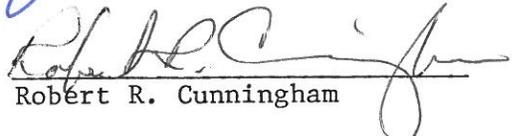
APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE OF  
FILING OF THIS DECISION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board

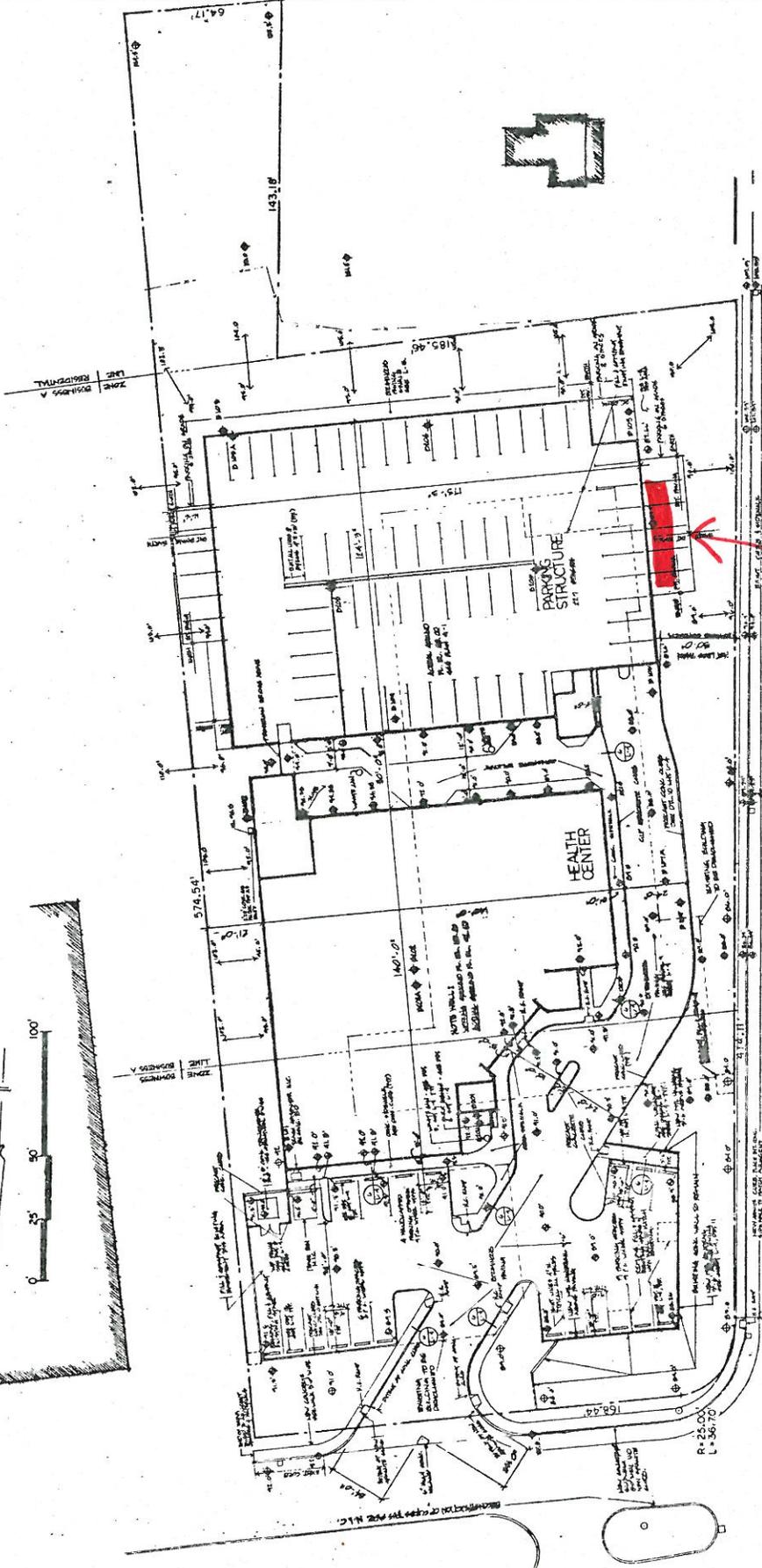
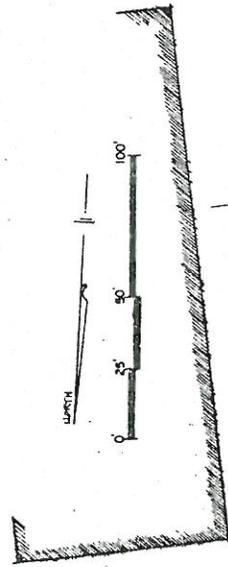
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Stephen S. Porter, Chairman

  
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John A. Donovan, Jr.

  
\_\_\_\_\_  
Robert R. Cunningham

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**SITE**

*Storage Trailer  
Location*

- TOTAL PARKING SPACES AT SITE - 164
- 1. 164 TOTAL PARKING SPACES AT SITE
  - 2. 164 TOTAL PARKING SPACES AT SITE
  - 3. 164 TOTAL PARKING SPACES AT SITE
  - 4. 164 TOTAL PARKING SPACES AT SITE
  - 5. 164 TOTAL PARKING SPACES AT SITE
  - 6. 164 TOTAL PARKING SPACES AT SITE
  - 7. 164 TOTAL PARKING SPACES AT SITE
  - 8. 164 TOTAL PARKING SPACES AT SITE
  - 9. 164 TOTAL PARKING SPACES AT SITE
  - 10. 164 TOTAL PARKING SPACES AT SITE

**STEFFAN - BRADLEY ASSOCIATES, INC.**  
ARCHITECTS PLANNERS 65 CANAL STREET, BOSTON, MASS. 02111  
617-221-8529

**THE WELLESLEY CENTER**  
Harvard Community Health Plan  
230 Worcester Street, Wellesley Hills, Massachusetts

**L2**  
7825  
1" = 20' - 0"

SITE PLAN