

TOWN OF WELLESLEY



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ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

APR 30 11 45 AM '85

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Executive Secretary

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85-15

Petition of Town of Wellesley/Natural Resources Commission/Sasaki Associates  
Town Hall, 525 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, April 4, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills on the petition of the Town of Wellesley/Natural Resources Commission/Sasaki Associates requesting a Special Permit and approval of Site Plans pursuant to Section XVIA and Section XXV of the Zoning By-laws for the construction of a parking lot, driveway and associated landscaping at the WELLESLEY TOWN HALL, 525 WASHINGTON STREET, in a Single Residence District.

Presenting the case at the hearing was David Sheffield, Chairman of the Permanent Building Committee. Mr. Sheffield was asked to respond to Planning Board comments in a letter of March 21, 1985 and comments of the Town Engineer in a letter dated March 25, 1985. Mr. Sheffield stated that Sasaki has reviewed the letter of John Bezanson, Town Engineer, and agrees that the curb radius at the southerly end of the planting island could be increased. Regarding comments by the Town Engineer re: layout of the parking lot in order to provide 11 additional parking spaces, Mr. Sheffield stated that the decision had been made at last years Town Meeting not to increase the paving because of encroachments on existing pine trees. Mr. Sheffield stressed that the Permanent Building Committee is dealing with a building located in Park Land. Patricia Palmer of the Board of Selectmen stated that the Selectmen believe that the parking to be provided at Town Hall (45 spaces) and at the Cameron Street parking lot (22 spaces) will be ample. Regarding concerns of the Planning Board re: the 12 foot driveway from Washington Street, Patricia Palmer stated that the road is in Park Land and we must yield to the Park Authority concerning it. She stated that the Fire Chief approves the driveway. Carol Fyler and Mary Snyder of the Natural Resources Commission agreed that the driveway is a park road located in Park Land.

The Board of Selectmen and the Natural Resources Commission, owners of the property, approved the site plans as presented to the Board of Appeals.

Present at the meeting in addition to those mentioned were Robert Sechrest and Michael Eby of the Permanent Building Committee. No one was present speaking in opposition to the request.

cc: Sheffield, PBC  
NRC  
Selectmen  
Benson / Sasaki  
Bezanson / DPW

Petition of Town of Wellesley/Natural Resources Commission/Sasaki Associates  
Town Hall, 525 Washington St.

Statement of Facts

The property in question is the Wellesley Town Hall at 525 Washington Street and the surrounding park land located in a Single Residence District. The interior of the Town Hall will be renovated per authorization of the Town Meeting of 1984. The owners of the property, the Board of Selectmen and the Natural Resources Commission, have requested a Special Permit and approval of Site Plans pursuant to Section XVIA for the construction of a parking lot, driveway and associated landscaping. The parking lot is considered a major construction project under the Zoning Bylaws.

The applicant proposes to reconfigure the entrance driveway and parking area adjacent to Town Hall by routing traffic along the existing end of Town Hall to a new parking lot on the northern side of the building. The parking lot will serve 45 cars with 7 additional parking spaces at the duck pond.

The following plans were submitted drawn by Sasaki Associates Inc., 64 Pleasant St., Watertown, Ma., dated March 13, 1985: C1-1, C2-1, C3-1, C4-1, C5-1, C6-1, C6-2, E6.

The Design Review Board held a preliminary site plan review and on March 14, 1985 reviewed and voted to accept the final site plans with minor suggestions in a letter of March 15, 1985.

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 were received and are on file at the Board of Appeals office.

The Wetlands Protection Committee issued an Order of Conditions for the site work, DEQE #324-110, on February 25, 1985. The area lies within the Buffer Zone of Cold Spring Brook.

Decision

This Authority has made a careful study of the evidence submitted. The project at the Town Hall constitutes a major construction project under Section XVIA of the Zoning Bylaw because the construction involves a change in the outside appearance of the premises and includes grading or regrading of land to planned elevations and/or removal or disturbance of the existing vegetative cover over an area of five thousand or more square feet.

It is the opinion of this Authority that the proposed parking lot, driveway and landscaping as shown on plans drawn by Sasaki Associates, Inc., dated March 13, 1985 complies with the Zoning Bylaw of the Town, protect the safety, convenience and welfare of the public, minimize additional congestion in public and private ways, insure adequate provision for water, sewerage and drainage. Furthermore, it complies with Sections XVI, XXI and XXII of the Zoning Bylaw.

85-15

Petition of Town of Wellesley/Natural Resources Commission/Sasaki Associates  
Town Hall, 525 Washington Street

A Special Permit is hereby granted and Site Plan Approval is given by this Authority for the construction of a parking lot, driveway and associated landscaping at 525 Washington Street as shown in plans drawn by Sasaki Associates Inc. dated March 13, 1985, pursuant to Section XVIA and XXV of the Zoning Bylaw, subject to the following conditions:

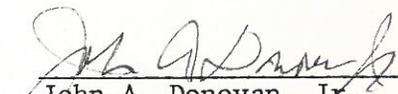
1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction shall comply with all applicable state and local codes.
3. That all work shall be performed in accordance with the Wetlands Protection Committee Order of Conditions (DEQE 324-110) dated February 25, 1985.
4. That all requirements of the Board of Health and Fire Department shall be met.
5. That all requirements of the Town of Wellesley Department of Public Works, Electric Division and Water Division shall be met. Site utility 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 plans shall be submitted to the Town Engineer upon completion of utility construction.
6. That upon completion of the entire project, a complete set of "As Built" plans shall be submitted to the Inspector of Buildings.

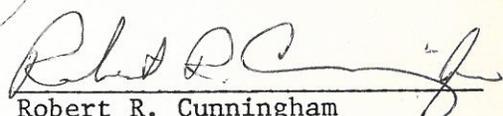
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board

mam

  
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Stephen S. Porter, Chairman

  
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John A. Donovan, Jr.

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

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