



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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85-38

Petition of Wellesley College
33 Dover Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 18, 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 WELLESLEY COLLEGE requesting a Special Permit to allow the former carriage house on the property located at 33 DOVER ROAD to continue to be used for educational purposes as a residence for seven college students. Said request is pursuant to Section II A 8 (b) and Section XXV of the Zoning Bylaw.

On June 28, 1985, the petitioner requested 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 Barry Monahan, Business Manager of Wellesley College, who stated that there have been no changes in the use in the past year and no problems other than a complaint by neighbors in regards to outdoor lighting. He stated that soft lighting has been installed which will be lower and less offensive to the neighbors.

Lucy Phillips, 38 Dover Road, who lives across the street, spoke about the lighting problems but thinks that they have been solved.

Statement of Facts

The property in question is located at 33 Dover Road, containing 46,135 square feet of land, abutting Nehoiden Golf Course of Wellesley College at the rear of the property, located in a Single Residence District. The property has belonged to Wellesley College for many years and contains a main house and a carriage house. The main house accommodates nine Wellesley College students.

Wellesley College was granted a Special Permit under Section II 8 b of the Zoning Bylaw on June 21, 1984 for a period of one year to allow the carriage house to be renovated and used as a residence for seven college students. Wellesley College now seeks renewal of the Special Permit with no changes in the use in the past year.

The Planning Board, at its regular meeting of July 17, 1985, voted to offer no objection to the petition.

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Decision

This Authority has made a careful study of the evidence submitted. The petitioner, Wellesley College, seeks a renewal of a Special Permit to allow the carriage house at 33 Dover Road to be used as a residence for seven college students.

It is the opinion of this Authority that the continued use of the carriage house will not disturb or disrupt the residential neighborhood and is in harmony with the intent and purpose of the Zoning Bylaw.

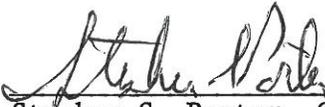
Therefore, a Special Permit is granted under Section II a 8 (b) to allow 33 Dover Road to continue to be used as a residence for seven college students subject to the following conditions:

1. That not more than seven students will be housed in the building at any one time.
2. That the petitioner will comply with all requirements and recommendations of the Building Inspector and the Fire Department.
3. That sufficient off-street parking shall be provided so that no vehicle will be required to park on any street.
4. That the outdoor lighting will be adjusted so that it is less offensive to the neighbors.
5. That no sign identifying the premises shall be displayed on the property except in accordance with the Zoning Bylaw.
6. That there shall be no disturbance or disruption to the residential neighborhood.
7. That this Special Permit shall expire two yrs. from the date of this decision.

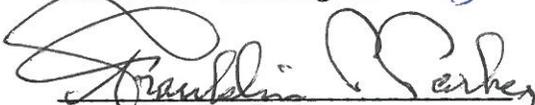
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Building Inspector

mam


Stephen S. Porter, Chairman


Robert R. Cunningham


Franklin P. Parker

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