



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
~~336-1664~~

WILLIAM E. POLLETTA
FRANKLIN P. PARKER
SUMNER H. BABCOCK

RECEIVED OFFICE
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
MAR 10 9 50 AM '86

86-10

Petition of the Town of Wellesley (Schofield Elementary School)
27 Cedar Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 27, 1986 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 requesting a Special Permit and approval of site plans pursuant to Section XVIA, Section II and Section XXV of the Zoning Bylaws for the construction of an addition to the SCHOFIELD ELEMENTARY SCHOOL located at 27 CEDAR STREET within a Single Residence District.

On January 29, 1986 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 David Sheffield of the Permanent Building Committee and Frederick Kubitz of Kubitz and Pepi Architects, Inc., Wellesley. Mr. Kubitz stated that new plans would be presented to the Board of Appeals in the near future containing more details on utilities.

No others were present favoring or opposing the petition.

Statement of Facts

The property in question is located at 27 Cedar Street, containing 12.50 acres, in a Single Residence District. It was constructed and used as an elementary school until 1982 at which time it was rented to the State Department of Education. The Town now wishes to return the building to use as a school.

The Permanent Building Committee of the Town has requested site plan approval for the construction of an addition to the Schofield School. The existing building contains 24,490 square feet. New construction of approximately 4,600 square feet is proposed to be added to the school.

The following preliminary drawings were submitted by Kubitz and Pepi Architects, Inc., Wellesley: L-1, floor plan, 1/2/86; L-2, site plan (L1) 1963, The Architects Collaborative; L-3; A-1, 1/9/86; A-2, 1/2/86; A-3 1/9/86. Additional plans were submitted on 3/10/86, dated 3/3/86: Site Plan L1 prepared by Max Mason, Landscape Architect in 1963 for the Architects Collaborative, Inc., Architects for the original building. Kubitz & Pepi Architects have modified this plan to show the Schofield Elementary School addition and its limit of contract work; T-2; A-1 through A-8; S-1 through S-3; P-1; H-1; H-2; E-1; E-2. Plans were drawn by Kubitz & Pepi Architects; Bolton & DeMartino Inc., Structural Engineers; Robert W. Sullivan, Plumbing

Petition of the Town of Wellesley (Schofield Elementary School)
27 Cedar Street

Engineers; Fitzemeyer & Tocci, Inc., Mechanical Engineers; McCarron, Hufnagle, Vegkley & Bent, Inc., Electrical Engineers.

The Design Review Board held a preliminary review on January 9, 1986 and a final review on February 13, 1986 at which time the Design Review Board voted to accept the plan as presented.

The Planning Board, at its regular meeting of February 25, 1986, reviewed the plans and stated in a letter of February 26, 1986 that it has no objection to the site plans.

Site plans and other submission materials were also sent to the 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.

Decision

This Authority has made a careful study of the evidence presented. The Town's proposal constitutes a major construction project under Section XVIA of the Zoning Bylaw because it includes the construction of 2,500 or more square feet of gross floor area.

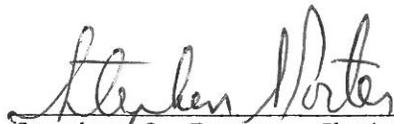
It is the opinion of this Authority that the proposed addition to the Schofield School complies with the Zoning Bylaws of the Town and meets the intent of Section XVIA of the Zoning Bylaw.

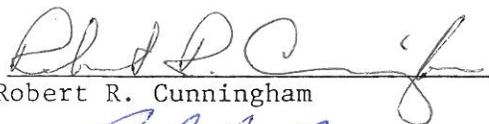
A Special Permit is hereby granted and site plan approval is given by this Board pursuant to Section XVIA, Section II and Section XXV for the addition to the Schofield Elementary School according to plans submitted to this Board, subject to the conditions attached hereto as Addendum A.

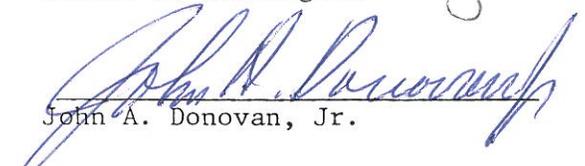
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings

mam


Stephen S. Porter, Chairman


Robert R. Cunningham


John A. Donovan, Jr.

MAR 12 9 50 AM '86
RECEIVED
TOWN ENGINEER'S OFFICE
WELLESLEY MASS.

Petition of the Town of Wellesley (Schofield Elementary School)
27 Cedar Street

Addendum

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 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.
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.

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MASS.
MAR 18 9 50 AM '86