

REPORT OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals consists of three permanent members and three associate members, each appointed by the Board of Selectmen for a three year term. The permanent members on the current Board are Richard L. Seegel, Chairman, Cynthia S. Hibbard and David G. Sheffield. The associate members are J. Randolph Becker, Vice Chairman, Robert W. Levy and David L. Grissino. Lenore R. Mahoney serves as Executive Secretary.

The Board of Appeals is empowered to hear and decide Appeals, Petitions for Variances, Findings, Comprehensive Permits and Special Permits, in accordance with the Zoning Bylaws of the Town and MGL Chapters 40A and 40B. Public hearings are held at least once a month. The Board of Appeals office in the lower level of the Town Hall is open weekdays from 8 a.m. to 1:00 p.m., and from 2:00 p.m. to 4 p.m. [(781) 431-1019, ext. 2208]

From July 1, 2009 to June 30, 2010, 30 Public Hearings were held by the Board of Appeals.

A total of 117 petitions were filed during that period, which was an increase of 34 cases from the previous year. Two Variance requests under Section XIX (Yard Regulations) of the Zoning Bylaw were granted. There were 20 requests for Special Permits or renewal of Special Permits previously granted for uses not allowed by right in a Single Residence District or a Business District, including educational uses, two-family residences, three-family residences, boarding or lodging houses, drive-through windows, home occupations, and non-accessory parking. There were three requests for Special Permits under Section XXII C (Antennas) of the Zoning Bylaw. Site Plan Approval under Section XVIA was granted for three Major Construction Projects. Nine requests for Special Permits for signs were filed under Section XXII A, which regulates billboards, signs and other advertising devices within the Town. There were no requests for a Comprehensive Permit pursuant to Chapter 40B of the Massachusetts General Laws, which regulates regional planning. Three Appeals of the Decision of the Planning Board were filed under Section XVII D and Section XXIV of the Zoning Bylaw and the Zoning Act, Chapter 40A, Massachusetts General Laws. The Board also heard 72 requests for Special Permit/Findings pursuant to Section XVII, which governs pre-existing nonconforming structures and uses. Two requests for modification of a Special Permit/Finding were granted. One request for extension of a Special Permit/Finding was granted. Two requests for a Variance were withdrawn without prejudice. Seven requests for Special Permit/Findings were withdrawn without prejudice. Two requests for Special Permits for uses not allowed by right were withdrawn without prejudice. One request for Appeal was withdrawn without prejudice.

The Board suggests that petitioners who intend to file any type of request for a hearing should consult the Wellesley Zoning Bylaw, which may be viewed on the Town Website: www.wellesley.ma.gov/Boards&Committees/ZoningBoardofAppeals or viewed in the Board of Appeals office, the Building Department, or the Wellesley Public Library. Copies of the Wellesley Zoning Bylaw may be purchased at the office of the Town Clerk. Application forms and instruction sheets are available for all petitions on the Zoning Board of Appeals site on the Town Website. The Executive

Secretary of the Board of Appeals is available to assist petitioners with information regarding the petition and help in completing the required forms.