

**ZONING BOARD OF APPEALS**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2005-65
Appeal of G. Guptill
1 Pickerel Terrace

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, September 8, 2005 at 7:30 p.m. at the Town Hall, 525 Washington Street, Wellesley, on the Appeal of G. GUPTILL, pursuant to the provisions of Section XXIV-C of the Zoning Bylaw of the decision of the Inspector of Buildings concluding that there is no violation of the Town of Wellesley Zoning By-laws taking place at 1 PICKEREL TERRACE.

August 22, 2005, the petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

There was no one present representing G. Guptill at the hearing.

Statement of Facts

The subject property is located at 1 Pickerel Terrace, in a 10,000 square foot Single Residence District.

On September 8, 2005, the Board of Appeals convened a hearing on the Appeal G. Guptill of the decision of the Inspector of Buildings concluding that there is no violation of the Town of Wellesley Zoning By-laws taking place at 1 PICKEREL TERRACE.

The following information was submitted by the Inspector of Buildings pursuant to Section XXIV-C.3 of the Zoning Bylaw:

1. Letter to G. Guptill from Michael Grant, Inspector of Buildings, dated April 27, 2005, regarding initiation of investigation of Zoning Violation at 1 Pickerel Terrace.
2. Letter to G. Guptill from Michael Grant, Inspector of Buildings, dated July 19, 2005, regarding conclusion of investigation and decision regarding Zoning Violation at 1 Pickerel Terrace.

On September 8, 2005, the Board considered whether the July 19, 2005 decision of the Inspector of Buildings concluding that there is no violation of the Town of Wellesley Zoning Bylaws taking place at 1 Pickerel Terrace was in violation of the Town of Wellesley Zoning Bylaws.

The Board found that there is no violation of the Town of Wellesley Zoning Bylaws taking place at 1 Pickerel Terrace.

The Board voted unanimously to uphold the decision of the Inspector of Buildings and to recommend that the appeal be denied.

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Decision

This Authority has made a careful study of all the materials submitted and the information provided by all parties at the public hearing.

The appeal is denied.

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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.

Richard L. Seegel, Chairman

David G. Sheffield

J. Randolph Becker

cc: Planning Board
Inspector of Buildings
lrm