

TOWN OF WELLESLEY



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APR 17 1961  
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BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
TELEPHONE  
CE. 5-1664

JOHN L. HAYDEN  
GARRETT S. HOAG  
DANA T. LOWELL

Petition of Sanger Development Corp.

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:20 p.m. on April 13, 1961 on the petition of Sanger Development Corp. requesting approval of plans for the construction of an office building at 892 Worcester Street, said location being within an Administrative and Professional District and lying on the southerly side of Worcester Street, westerly from Russell Road and adjacent to land owned by the Roman Catholic Archbishop of Boston.

The petitioner was represented at the hearing by Paul Jameson.

The Planning Board submitted a report indicating its recommendations.

Harry Gulesian, architect of the proposed building and Sabin P. Sanger, member of the Corporation, both spoke in support of the petition.

Questions were raised at the hearing regarding the proposed development of the property, its drainage, landscaping and egress, by the following: Mr. and Mrs. Earl Rogers, 21 Shadow Lane, Mrs. Emory Ireland, 38 Bay View Road, and Frank Swift, attorney representing the adjacent property owner, the Roman Catholic Archbishop of Boston.

Statement of Facts

The lot involved is part of a parcel of land located within an Administrative and Professional District, which contains 230,000 square feet. It is proposed to construct an office building on the lot involved, 5184 square feet in area, which will be located at the northwest corner of the property. This is to be the first of a group of six buildings to be built within the area and when completed will form a court.

On March 17, 1961, a petition was submitted to this Board requesting a hearing for the approval of the plans of the proposed building, and thereafter due notice of the hearing was given by mailing and publication.

Plans drawn by Harry Gulesian, Architect and Daniel J. Sullivan, Sanitary Engineer, dated March 17, 1961, were submitted at the hearing. Said plans showed the location and elevations of the proposed building, the proposed exterior materials, provision for off-street parking facilities, interior roads and driveways, water, sewerage disposal, drainage and landscaping.

The size of the lot, the purpose for which the proposed building is intended, its location on the lot, the proportion of the lot to be covered by the building and the proportion of the lot to be devoted to facilities for parking motor vehicles, all comply with the requirements of Section 6b of the Zoning By-law.

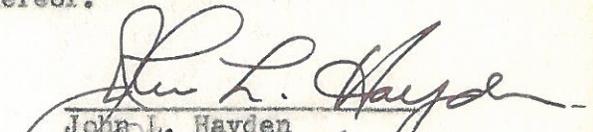
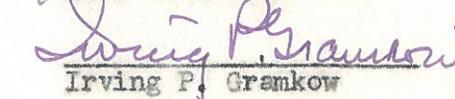
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Decision

The plans submitted show compliance with the provisions of paragraph (a) through (f) of Section 6b of the Zoning By-law and make adequate provision for the matters of public interest referred to in said paragraph (f).

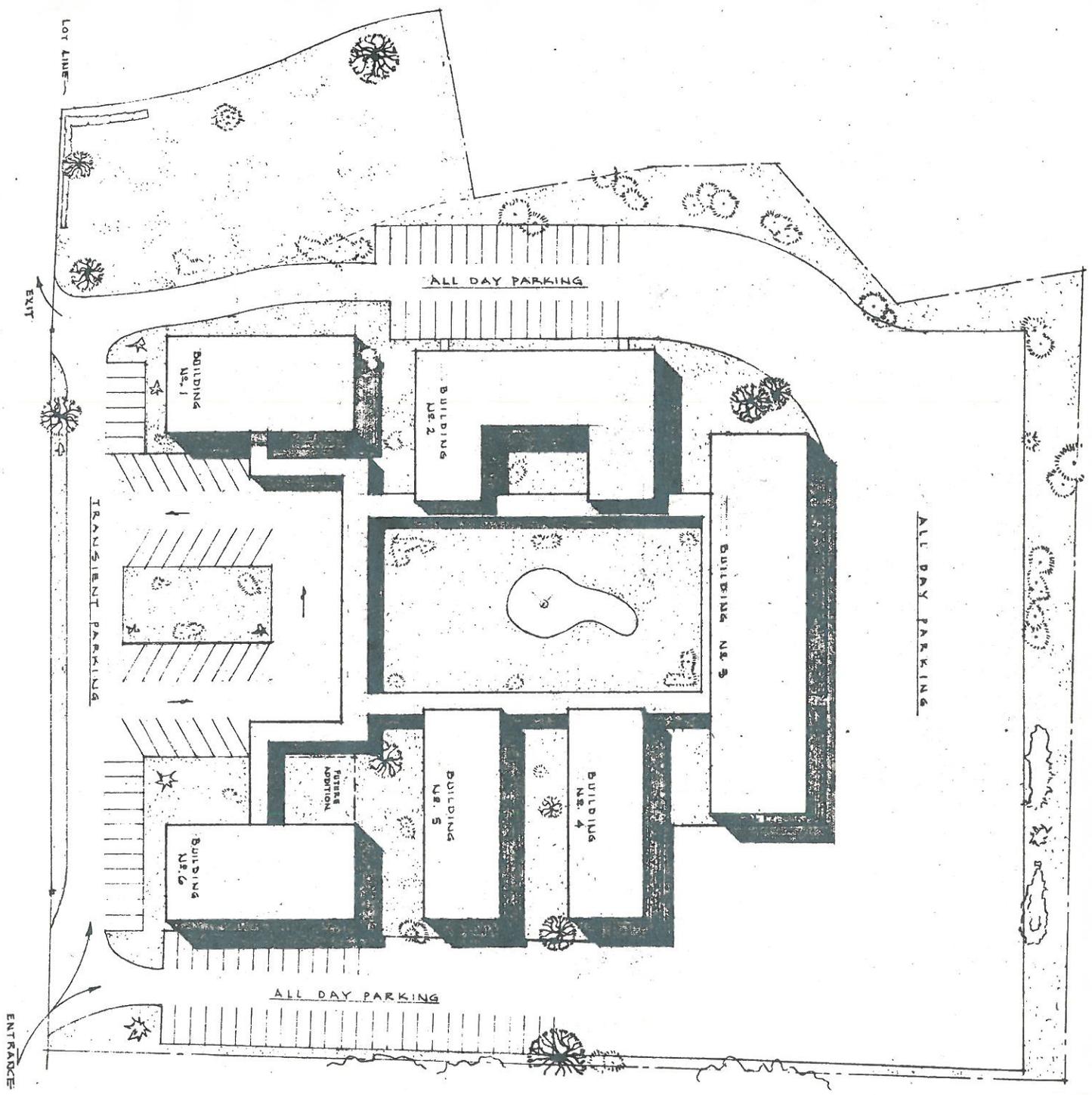
Accordingly, the plans submitted are approved as submitted except as hereby modified to comply with the following conditions and the Inspector of Buildings is hereby directed to issue a permit for the proposed office building subject to compliance with the Building Code and to the following conditions:

1. That all work shall be performed in accordance with the plans submitted and on file with this Board bearing the Board's identification as Plans "A-5," "A-6" and "B".
2. That a solid curbing shall be installed along the westerly line of the paved parking area containing 9,270 square feet from the landscaped area southerly to the end of said parking area.
3. That evergreens of a variety which will grow to a height of at least six (6) feet shall be planted and maintained between the westerly side of the above referred to parking area and the westerly boundary line of the property. Said evergreens to be planted and maintained not more than ten feet apart.
4. That a surety performance bond running to the Town shall be provided in the amount of \$20,000. in the form satisfactory to Town Counsel and the Board of Appeal which shall be posted with the Treasurer of the Town of Wellesley before commencement of the work. Said bond shall be conditioned on the completion of the work in accordance herewith and the performance of conditions #1 through #3 hereof.

  
 John L. Hayden  
  
 Dana T. Lowell  
  
 Irving P. Gramkow

Filed with Town Clerk \_\_\_\_\_

WORCESTER STREET



**AREA of BUILDINGS**

BUILDING No.	SQ. FT.
1	5,000
2	7,600
3	10,000
4	4,400
5	4,400
6	3,000
<b>TOTAL AREA</b>	<b>39,600</b>

APP. 1400'S FROM  
FIRST FLOOR

**PARKING AREAS**

ALL DAY PARKING	68,475	SQ. FT.
TRANSIENT PARKING	24,000	SQ. FT.
<b>TOTAL AREA</b>	<b>112,475</b>	<b>SQ. FT.</b>

