

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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235-1664

Senior Living, Inc.

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:15 p.m. on July 21, 1965, on the petition of Senior Living, Inc., requesting the approval of plans for the development of real estate, owned by W. Tallman Russell, Jr., located at 608 Washington Street, within a Limited Residence District, by the construction of dwellings for the elderly. Said petition was requested under the provisions of Section VI of the Zoning By-law.

Henry D. White, attorney represented the petitioner at the hearing.

The Planning Board submitted a report after viewing the plans. In the report the Board requested more detailed information regarding number of family units and interior layout of the proposed buildings as well as the method of exterior lighting. The Board was also concerned with what appeared to them to be inconsistencies among the plans of the engineers and the architect.

Everett R. Kennedy, Superintendent of the Board of Public Works, also submitted a report after viewing the plans. The report was accompanied with memoranda submitted to him by Town Engineer and Electric Superintendent. The report stated, "In view of the inconsistencies listed above, we cannot give full approval of these plans with regard to the installation of utilities and drainage until definitive plans have been submitted for our approval."

On July 1, 1965, the petitioner submitted its request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved which contains 40,002 square feet, is located within a Limited Residence District with one single-family dwelling located thereon.

At the Town Meeting held on March 26, 1962, it was rezoned from an Educational District to a Limited Residence District which permits the construction of a building or group of buildings having three or more independent dwelling units each having a room or suite of rooms with its own bathroom for occupancy by a family unit consisting of one or more persons at least one-half of whom are 62 years of age or older. At that time a group interested in Senior Living had tentative plans prepared for the construction of two buildings containing a total of fifteen apartments. Subsequently, however, these plans were abandoned and the petitioner, a new group known as Senior Living, Inc., had new plans designed which vary somewhat from the

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original plans and filed a petition under the same section of the By-laws as the section under which this petition is brought and asked approval of the new set of plans referred to. That petition was withdrawn and the plans were refiled with this petition and a new site plan prepared by MacCarthy Engineering Service, Inc. The petitioner has entered an option agreement to lease the property involved and to construct a group of buildings in accordance with the Town requirements after approval of the Board of Appeal has been obtained.

The petitioner now seeks an approval of said plans for sixteen dwelling units to provide housing for the elderly. These are to be constructed in three groups, with six dwelling units in group "A", four dwelling units in group "B" and five dwelling units in group "C", with the existing dwelling to be the sixteenth unit. It is planned to build six one-bedroom apartments in group "A", four 2-bedroom apartments in group "B" and three 2-bedroom apartment and two one-bedroom apartments in group "C".

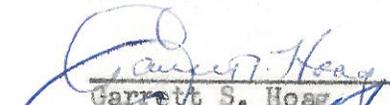
Decision

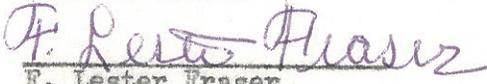
The plans submitted to this Board are inadequate. For example, the site plans and the utility plans are not coordinated, and the utility plans do not show that Town of Wellesley Department of Public Works Standard and specifications are to be met; no profile of the Sanitary Sewer or Storm Drain is provided; no typical detail standards of catch basins or manholes are provided and they do not bear the stamp of a Registered Engineer. The Land Plan prepared by Mr. Gleason and the Site and Grading Plan prepared by Mr. MacCarthy are inconsistent in that the buildings, parking lot, bituminous concrete walk, curb cut and first floor elevations vary in location or elevation on the two plans and the water and sewer layouts shown differ. If one supersedes the other, this Board should be so informed.

This Board will not consider this or a subsequent petition with respect to the proposed senior living project on Washington Street unless and until all site, utility and drainage plans are stamped by a Registered Professional Engineer responsible for their contents, all building plans are signed by a Registered Architect responsible for their contents, and all Landscaping Plans are signed by a qualified Landscape Architect responsible for their contents.

Nothing herein shall be construed to reflect this Board's opinion on the merits of the petitioner's proposal.

Petition denied.


Garrett S. Hoag

Dana T. Lowell

F. Lester Fraser

Filed with Town Clerk _____