

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

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WELLESLEY, MASS.
JAN 20 1966

Petition of Town of Wellesley

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 8:50 p.m. on September 15, 1965, upon the application of the Town of Wellesley for a variance which would allow the erection of the first portion of an equipment storage shed on land of the Town of Wellesley, formerly of the Metropolitan District Commission (Cochituate Aqueduct), and now under the control of the Board of Selectmen, and located on the easterly side of the Highway-Park operational area off Woodlawn Avenue. Said variance was requested under the provisions of Chapter 40A, Section 4 and 15, of the General Laws.

Everett R. Kennedy, Superintendent of the Board of Public Works, spoke in support of the petition.

Harris Barber, member of the Board of Public Works and John Bezanson, Town Engineer, both spoke in favor of granting the request.

William D. Bradshaw, Jr., 8 Woodlawn Oval, speaking for others in the area, as well as himself, expressed his concern for the growing change in the character of the neighborhood because of the increased operations of the Public Works Department. He spoke of the number of heavy vehicles going back and forth from Woodlawn Avenue and questioned whether there could be another more suitable location for the proposed shed.

Elisabeth Woodley, 49 Woodlawn Avenue, felt that there would be room to locate the building on the other side of the property which would be more desirable to those in the area on Woodlawn Avenue.

On August 30, 1965, the petitioner filed its application with this Board seeking permission to construct the first portion of an equipment shed and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved is located within a Single-residence District, a district in which the proposed use of the property is not permitted under Section II of the Zoning By-law unless a variance is granted by the Board of Appeal. The site is on the easterly side of the Public Works' operational area and on land formerly used as the Cochituate Aqueduct.

The petitioner seeks permission to construct the first portion of a storage shed, which ultimately will be 300 feet long, with the portion now to be constructed approximately 30' x 75' and 14' high. It is to be of corrugated steel and steel framing with the exposed area to be covered with a vinyl paint. It is to be located approximately 487' from Woodlawn Avenue and 33' from the easterly boundary line. The proposed building will provide unheated storage space for equipment used by the Highway Division which is

now stored outside. It is particularly desirable to keep this equipment free from snow and rain and the proposed building is designed to do this at a minimum cost per square foot of building. The location offers advantages as it fits in with present and proposed operations of the Division allowing for adequate space for maneuvering of equipment and provides for a maximum of screening due to the nature of the topography and distance from Woodlawn Avenue. Very little of the building will be in view from the abutting properties. At the Town Meeting held in March, 1965, \$6,000. was voted to be used for the construction of this shed. It was pointed out that the proposed shed is necessary to meet with efficiency the ever-increasing amount of service required of this Department.

A plot plan drawn by John E. Bezanson, Town Engineer, dated August 25, 1965, together with plans of the proposed building showing the front and end elevations were submitted at the hearing.

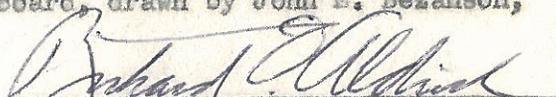
Decision

The Board has carefully considered all the facts in this case and has taken a view of the locus. In its opinion, there is a real need for the proposed shed which will provide protection for the Highway equipment and make it possible to give the Town more efficient service. It is the further opinion of this Board that the proposed shed in the location requested will not depreciate the value of surrounding properties or prove detrimental to the neighborhood. The Public Works Department has been in operation at the location involved for many years, and it is the feeling of this Board that although the volume of equipment and the operations of the Department have increased considerably during the past few years, the conditions in the area have consistently improved and the proposed shed should provide further improvement.

The Board is further of the opinion that non-residential activities have so encroached on the area in question that this particular land cannot as a practical matter be regarded as a residential area and can no longer be used for residential purposes.

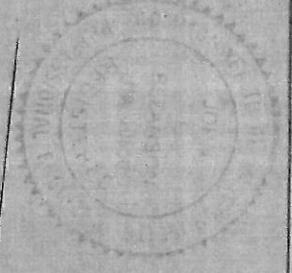
The Board unanimously finds, therefore, under the provisions of Chapter 40A, Section 15, of the General Laws that because of conditions affecting the land in question but not affecting generally the Zoning District a literal enforcement of Section II of the Zoning By-law would involve substantial hardship to the petitioner and that the requested variance can be granted without substantially derogating from the intent and purpose of said section and without substantial detriment to the public good.

Accordingly, the Inspector of Buildings is hereby directed to issue a permit for the proposed building to be located on the lot as shown on the plan submitted and on file with this Board, drawn by John E. Bezanson, Town Engineer, dated August 25, 1965.


Richard C. Aldrich

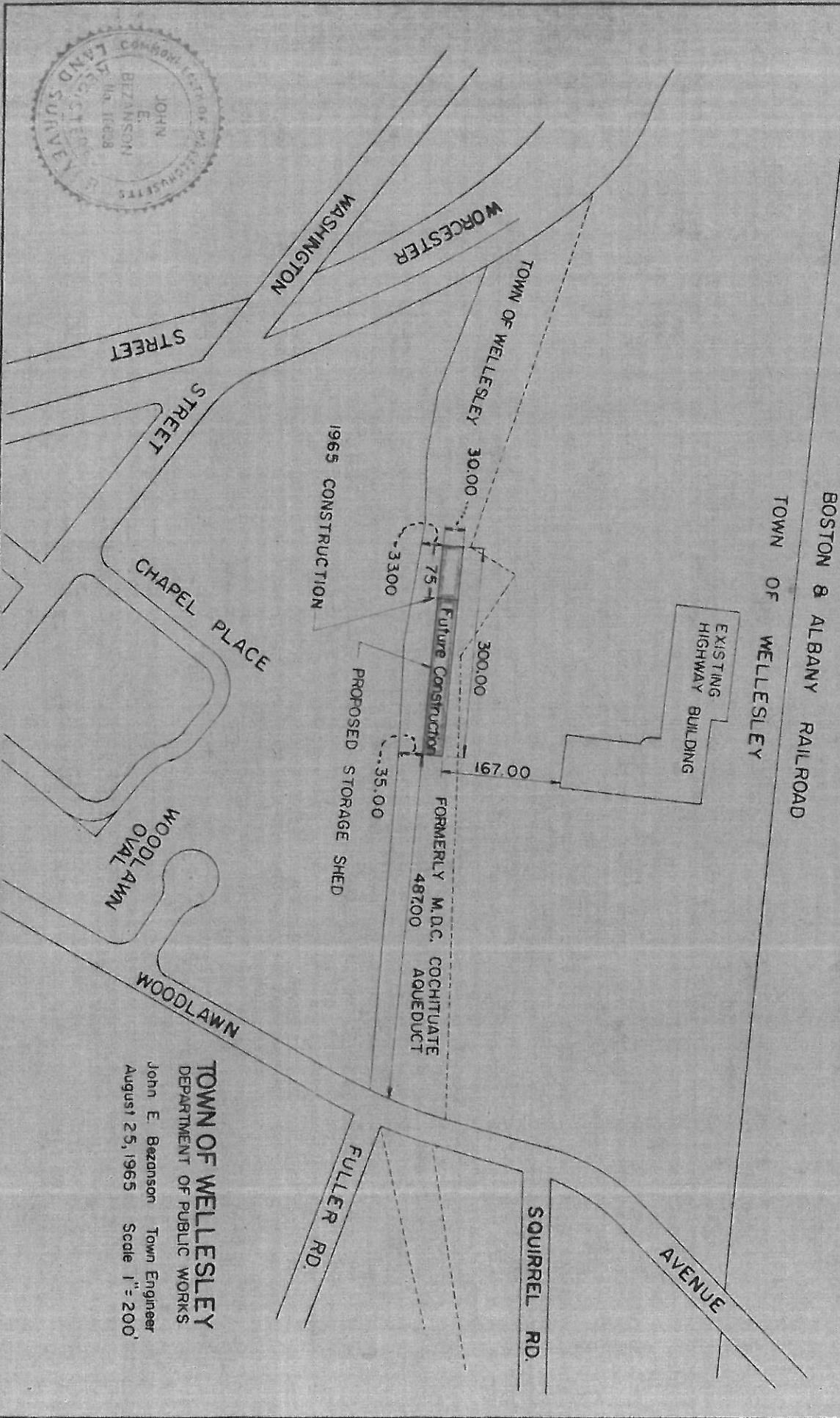

F. Lester Fraser


Edward T. Kilmain



PLOT PLAN

PROPOSED STORAGE SHED
AT
TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS YARD



TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS
John E. Bezanson Town Engineer
August 25, 1965 Scale 1" = 200'