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OCT 29 1965  
TOWN OF WELLESLEY



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WELLESLEY, MASSACHUSETTS

65-39

BOARD OF APPEAL  
1965 OCT 27 AM 11:50

GARRETT S. HOAG  
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F. LESTER FRASER

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TELEPHONE  
235-1664

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 8:55 p.m. on September 15, 1965, upon the application of the Town of Wellesley for a special permit to construct a Municipal Light Plant on Town-owned property near the northwest corner of Worcester Street and Cedar Street, for the purpose of supplying the Town, particularly its inhabitants and other customers located in the eastern portion of the Town, with electricity. Said request was made pursuant to the provisions of Section II. 10, of the Zoning By-law.

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, John Bezanson, Town Engineer, and John McBurney, member of the Electric Division, all spoke in favor of granting the request.

Mondel Morrill, 65 Cedar Street, Corydon P. Cronk, member of the Town Forest Committee and Frederic C. William, member of the Conservation Commission, all requested that the proposed building be located where it could be hidden from view as much as possible.

On August 30, 1965, the petitioner filed its application with this Board seeking permission to construct a Municipal Light Plant at the location involved 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 unless a special permit is granted by the Board of Appeal after it finds that the proposed request is reasonably necessary for the convenience or welfare of the public.

A plot plan drawn by John E. Bezanson, Town Engineer, dated August 25, 1965, was submitted together with a photograph labeled Exhibit #2, which showed the approximate location of the equipment and enclosures within the fenced-in area.

The petitioner seeks permission to construct a Municipal Light Plant which will take care of the increased demands upon the electric system in the Town particularly in the eastern portion. This demand has been brought about primarily by the growth and development of commercial and special office areas in that part of the Town. As a result of several surveys and the recommendations made in early 1965, by the consultant engineering firm of Jackson and Moreland, Boston, Mass., the decision was made to erect a substation, in the location involved, similar to the one on

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Weston Road. This type of substation is referred to as an Automatic Metal-clad Outdoor Substation. The equipment will occupy an area enclosed by a chain link fence approximately 135 feet by 135 feet (about 0.4 acres). It will be placed within a heavily wooded area, approximately 650 feet from the nearest residence on Redwing Road or Cedar Street, and completely out of view from any homes in this area. All electrical connections will be enclosed in locked steel compartments, and all supply and distribution cables will be in underground conduits. The installation will be such that even trespassers would be protected from the hazards ordinarily associated with electrical apparatus. The installation will include a brick building about ten feet square and ten feet high. No discernible noise would be created by this installation.

Decision

From the evidence submitted to this Board, it is apparent that there is a need for the proposed municipal electric substation in the location proposed. The Board has viewed the locus and has made a further study of all the facts in the case, and it is of the unanimous opinion that the proposed structure is reasonably necessary for the convenience and welfare of the public and that it will not prove detrimental to surrounding properties.

Accordingly, the requested permission is granted and the Inspector of Buildings is authorized to issue a permit for the construction of a municipal electric substation in accordance with the plans submitted and on file with this Board subject to the following conditions:

1. That a security fence at least ten feet in height shall be erected completely around the substation as shown on the plan submitted and on file with this Board, drawn by John E. Bezanson, Town Engineer, dated August 25, 1965.
2. That the equipment shall be installed and the enclosures for the equipment shall be erected within said fenced-in area in the approximate location shown on the photograph submitted to this Board, identified as Exhibit #2.

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*Richard O. Aldrich*  
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*Dana T. Lowell*  
Dana T. Lowell

*F. Lester Fraser*  
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Filed with Town Clerk \_\_\_\_\_

