69-41

TOWN OF WELLESLEY MASSACHUSETTS

BOARD OF APPEAL

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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 8:25 p.m. on June 26, 1969, upon the application of the Town of Wellesley for a variance which will allow the erection of a Salt Storage Shed on land of the Town of Wellesley, located on the northerly 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.

On June 3, 1969, the petitioner filed its application for the requested variance and thereafter due notice of the hearing was given by mailing and publication.

Charles Hutchinson, Assistant Superintendent of Highway-Park Division, spoke in support of the petition at the hearing.

George F. Woodley, 49 Woodlawn Avenue, questioned the location of the proposed shed and suggested that it could be moved to a more desirable location.

Alan A. and Lynn Winslow, 50 Woodlawn Avenue, also questioned the location of the proposed shed and the further development of the property.

Statement of Facts

The property involved, which contains 10.7 acres, 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 northerly side of the Highway-Park operational area, off Woodlawn Avenue.

At the Town Meeting held in March 1969, an appropriation was voted for the construction of a storage salt shed at the site involved. The petitioner now seeks permission to construct a shed 32' x 32', 16' high in front and 14' high in the rear, with cement walls and wood roof. It will be 278' back from Woodlawn Avenue and will be partially below ground and landscaped so that very little will be visible from the adjacent properties.

The proposed shed became imperative, it was pointed out, as a result of construction of the new Substation #41 which, during the late fall of 1967, resulted in the elimination of the old gravity-fed bin. During the winter of 1968 and 1969, temporary storage was utilized in the new metal storage shed, which proved to be less than satisfactory because of the corrosive effect of the chemicals on unprotected steel framing members and the lack of efficient loading and unloading of bulk materials. Following the winter of 1969, the remaining salt was stored in the old garage near the south of Woodlawn Avenue, but a fire in the garage, resulted in the destruction of the building and the ruination of 100 tons of salt.

The design of the proposed gravity bin is the result of a review of a number of storage facilities. The proposed bin can be filled by gravity from trucks unloading at the top or roof with the chemicals subsequently handled by front-end loaders to load the salt spreaders.

A plot plan was submitted, drawn by John E. Bezanson, Town Engineer, dated June 25, 1969, as well as plans of the proposed building.

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. The present facilities are inadequate and the Board feels that in order to provide proper service and protection to the Town, the proposed new shed should be constructed. From the evidence submitted, it is apparent that a thorough study had been made of several types of chemical storage facilities, before acceptance of the shed involved and the design of the building appears to be one which will not be objectionable to adjacent property owners because of its location and proposed screening.

The Board is further of the opinion 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 variance is granted subject to the following stipulations and the Inspector of Buildings is authorized to issue a permit for the proposed salt storage shed 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 June 25, 1969, and designed in accordance with the elevation plan submitted and on file with this Board:

1. Trucks servicing or using the proposed facility should whenever practicable use the Worcester Street entrance rather than the Woodlawn Avenue entrance.

2. The Town of Wellesley shall provide and maintain as necessary natural or cultivated screening or other screening satisfactory to the Board between the area in which the proposed salt shed is to be located and abutting residential properties.

Richard O. Aldrich

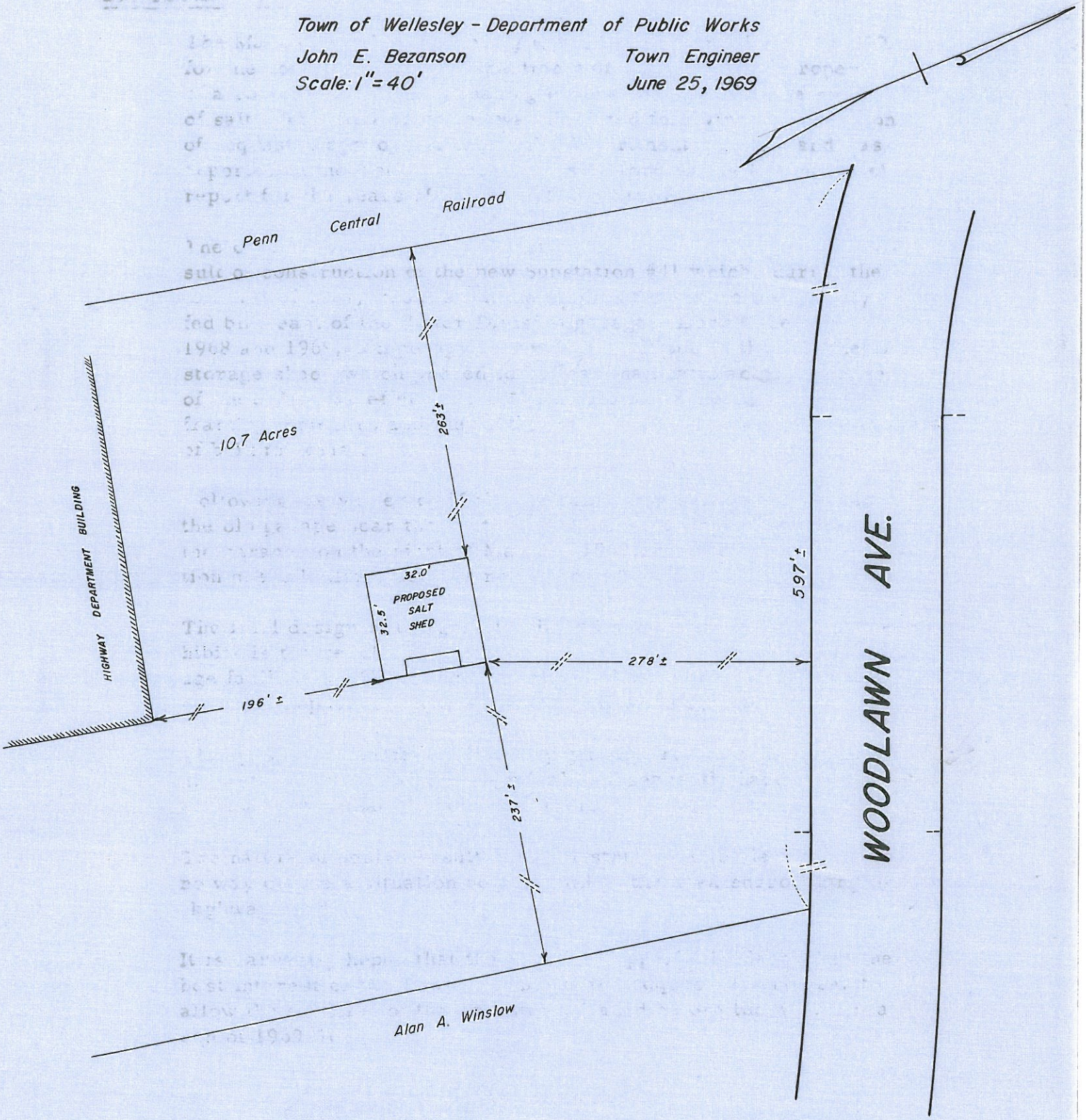
Dana T. Lowell

F. Lester Fraser

Filed with Town Clerk _____

PLAN OF LAND
IN
WELLESLEY, MASS
OWNED BY
TOWN OF WELLESLEY

Town of Wellesley - Department of Public Works

John E. Bezanson — Town Engineer

Scale: 1" = 40' — June 25, 1969