

TOWN OF WELLESLEY



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BOARD OF APPEAL

RICHARD O. ALDRICH
DANA T. LOWELL
F. LESTER FRASER

KATHARINE E. TOY, CLERK
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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 8:30 p.m. on March 25, 1971, on the petition of the Town of Wellesley, requesting permission to construct a concrete pad on which will be installed metal-clad switchgear and metering equipment at 316 Grove Street. The petitioner further requests an exception from the terms of Section XIX of the Zoning By-law which will allow said equipment to be located on the lot with a front yard less than the required thirty feet and a side yard less than the required twenty feet. Said request was made pursuant to the provisions of Section II, 10 of the Zoning By-law.

On February 22, 1971, the petitioner filed its application for the requested variance and thereafter due notice of the hearing was given by mailing and publication.

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

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.

It was explained at the hearing by Mr. Kennedy that the Municipal Light Plant of the Town of Wellesley purchases its entire requirements of electrical energy from the Boston Edison Company. An additional power line is being installed by the Boston Edison Company through Needham to Wellesley on Grove Street at the town line to supply the Town's projected essential power requirements. At this location, the Wellesley Electric Light proposes to meter the line and this will enable the Town to feed the immediate areas this line passes through on its way to Weston Road Substation, as well as electrical demands at this substation. It is the desire of the Electric Division to terminate the overhead electric feeder and to provide for the transition in metering and switchgear placed on the ground which can be hidden by a fence and/or shrubbery. In so doing it will eliminate the unsightly and vulnerable overhead method of transmission.

The owner of the property involved is willing to grant an easement on a portion of her land in Wellesley, subject to a favorable decision by the Board of Appeal, for the equipment so that the equipment will not have to be on poles.

The metering and switchgear equipment consists essentially of three units joined together by a metal housing about five feet wide, eighteen

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feet long and approximately six feet high, installed on a concrete pad, six feet wide, twenty feet long and six inches above finished grade. The switchgear will be enclosed with a chain link fence. There will be a wooden fence facing on Grove Street in front of the chain link enclosure which, in the opinion of the petitioner, will present a neat inoffensive appearance. All electrical connections will be enclosed in locked steel compartments similar to those used at the Substations on Weston Road and Cedar Street, and all supply and distribution cables will be in underground conduits encased in concrete. If the request is granted, the transition of Boston Edison's overhead system to meet Wellesley's underground cable and switchgears will be made on the first pole in Needham.

A plot plan, drawn by John E. Bezanson, Town Engineer, dated February 8, 1971, was submitted which showed the location of the proposed pad for electric metering and switching switchgear. Said plan showed the equipment foundation to be 6' x 20', located 10' from Grove Street 3' from the Town of Needham line at the nearest point and 48' from the northerly boundary line. A sketch of the proposed enclosure was also submitted.

Decision

It is clear from the evidence submitted that there is a real need for the Town to terminate the overhead electric feeder at the location involved and to provide the specified equipment for the transition as requested. In the opinion of the Board the proposed situation of the switching and metering equipment and structure is reasonably necessary for the convenience and welfare of the public

It is the further opinion of this Board that the proposed location is the best available because of the triangular shape of the lot which was held of record under a separate and distinct ownership from adjacent lots on April 1, 1939, within the Town of Wellesley. Compliance, therefore, with the yard requirements of the Zoning By-law is impracticable.

For these reasons, it is the opinion of this Board that the requested exception can be granted under the provisions of Section XIX of the Zoning By-law.

Accordingly, the requested permission is granted as required under the provisions of Section II, 10, of the Zoning By-law and the Inspector of Buildings is authorized to issue a permit for the construction of the concrete pad on which will be installed metal-clad switchgear and metering equipment in the location shown on the plan submitted and on file with this Board subject to the following conditions:

1. That a security fence at least six feet in height shall be erected completely around the proposed equipment enclosure as well as a wooden fence facing on Grove Street.
2. That the area shall be landscaped by planting and maintaining fast-growing evergreens outside the fence at least four feet in height to serve as a screen.

Filed with Town Clerk

F. Lester Fraser

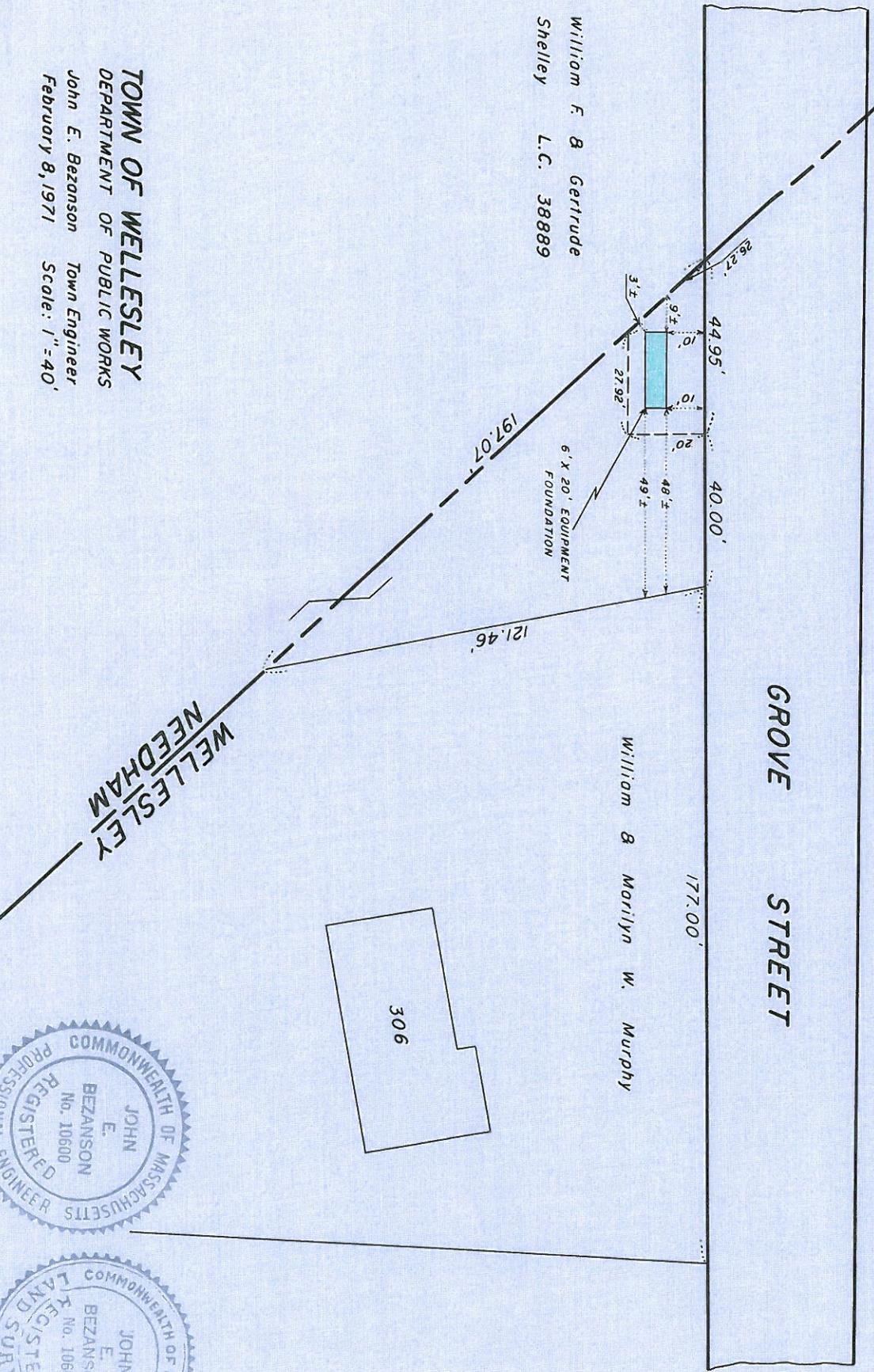
Dana T. Lowell

Richard O. Aldrich

PLOT PLAN

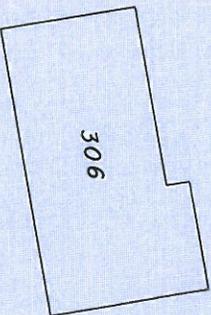
PROPOSED CONCRETE PAD FOR ELECTRIC
METERING AND SWITCHING SWITCHGEAR

AT
NO. 316 GROVE STREET WELLESLEY, MASS.



William F. & Gertrude
Shelley L.C. 38889

William & Marilyn W. Murphy

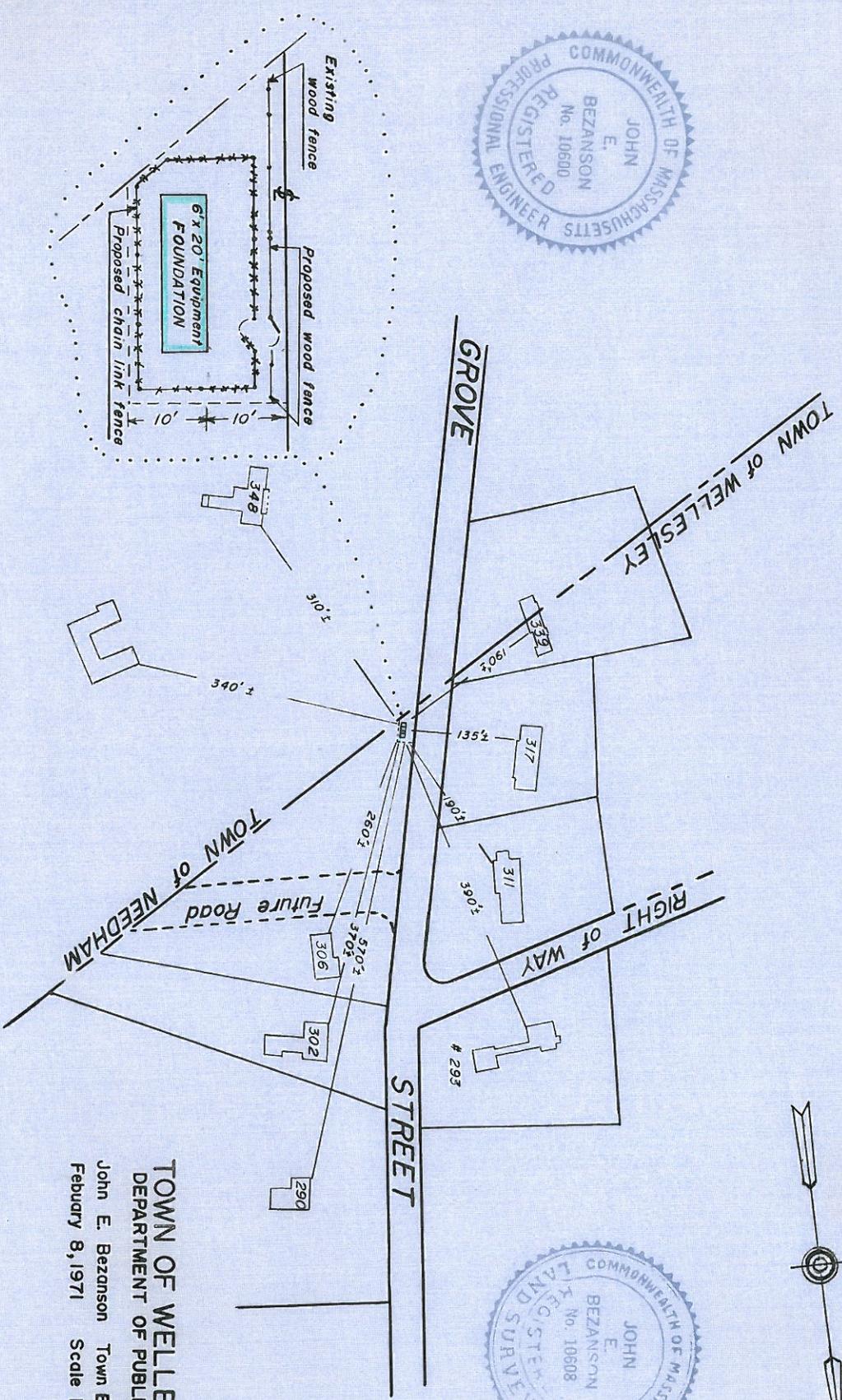


TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS
John E. Bezanson Town Engineer
February 8, 1971 Scale: 1" = 40'



No.	GROVE ST.
290	Winford H. & Frieda S. BEARD
293	Raymond N. & Barbara J. BLIGH
302	Harold F. & Caroline W. BARNARD
306	William & Marilyn W. MURPHY
311	Gerald & Emily DUDEK
317	W. George & Virginia E. GRESS
339	Granville M. & Helen F. BOND
348	William F. & Gertrude SHELLEY

PLOT PLAN
PROPOSED CONCRETE PAD FOR ELECTRIC
METERING AND SWITCHING SWITCHGEAR
 AT
NO. 316 GROVE STREET WELLESLEY, MASS.



TOWN OF WELLESLEY
 DEPARTMENT OF PUBLIC WORKS
 John E. Bezanon Town Engineer
 February 8, 1971 Scale 1" = 200'