

TOWN OF WELLESLEY



MASSACHUSETTS

76-5

BOARD OF APPEAL

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Petition of the Wellesley Country Club

The Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:20 p.m. on January 8, 1976, on the petition of the Wellesley Country Club, requesting permission to remove and sell surplus material to be excavated in connection with the construction of an extension to the existing parking lot adjacent to the Wellesley Country Club on Wellesley Avenue, as provided under Section II 8. (f) of the Zoning By-law.

The petitioner was represented at the hearing by Henry A. Malkasian, attorney and member of the Wellesley Country Club.

On December 22, 1975, the petitioner filed its request with this Board for a hearing 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 in which the removal of fill is not permitted unless a special permit is granted by this Board.

The petitioner seeks permission to remove and sell surplus material from its property in order to provide additional parking spaces. It was pointed out that the people associated with the Club are now parking on Wellesley Avenue which is dangerous for through traffic and the proposed parking spaces, if allowed, will alleviate this condition.

It is proposed that it will be necessary to remove approximately 3,500 cubic yards of material from the area involved, with approximately 135 truck loads to be sold. It was stated that the petitioner does not need any of the material to be removed and, therefore, if permission is not granted, it will serve no useful purpose to remain stock-piled elsewhere on the premises.

A plan was submitted, drawn by Cheney Engineering Co., Inc., Needham, Revised December 4, 1975, which showed the topography of the property involved. Said plan showed the existing grades as well as the proposed grades and the layout of the proposed additional parking spaces, which, if allowed, will provide a net gain of eighty-five spaces.

Decision

This is a petition for permission to remove and sell surplus material from the petitioner's property, in order to provide additional parking spaces.

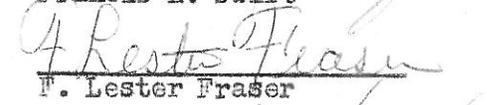
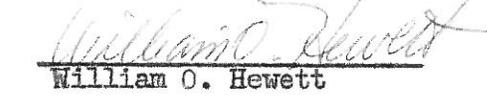
It is the unanimous opinion of the Board that the desired removal, if performed in accordance with the plan on file and under the conditions

hereinafter impásed, will not substantially reduce the value of any property within the district and will not otherwise be injurious or offensive to the neighborhood. The Board finds that the proposed removal of material is necessary in order to provide the desired additional eighty-five parking spaces as shown on the plan; it also feels that the proposed parking spaces will eliminate cars from being parked on Wellesley Avenue as they are now, and thus prove beneficial to the Town as well as to the petitioner. There are no houses in the immediate neighborhood, the nearest buildings being those owned by Babson College across Forest Street.

Accordingly, it is the unanimous opinion of the Board that permission can be granted in accordance with the provisions of Section II 8 (f) of the Zoning By-law subject to the following conditions:

1. That no loam shall be removed from said property.
2. That said removal of material shall be under the supervision of the Inspector of Buildings and Town Engineer.
3. That during the removal of such material all possible safeguards shall be used to prevent excessive blowing of dust and that all trucks removing such material shall be covered while such material is being transported.
4. That all work shall be performed in accordance with the plan submitted and on file with this Board drawn by Cheney Engineering Co., Inc., Needham, Revised December 4, 1975.
5. That all work shall be completed on or before July 1, 1976.
6. That following removal of the necessary material, the parking spaces provided shall be black-topped and lined, and edged with grass, trees or shrubs, to the satisfaction of the Board of Appeal. Such plantings shall be maintained in living condition or replaced.

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Francis L. Swift

F. Lester Fraser

William O. Hewett

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