



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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83-26

Petition of AMICA Mutual Insurance Company

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing in the second floor hearing room of the Town Hall at 8 p.m. on Thursday, June 23, 1983, on the petition of Amica Mutual Insurance Company requesting approval of modification of plans showing lot lines, parking and landscaping of the building at 100 William Street, Wellesley Office Park, which plans were originally approved by the Zoning Board of Appeals on March 27, 1967 in Case #67-3. Said request is pursuant to the following sections of the Zoning Bylaw: Section IX (Administrative and Professional Districts), Section XIVB (Flood Plain or Watershed Protection Districts), Section XVIA (Site Plan Approval), Section XXI (Off-Street Parking) and Section XXV.

On June 2, 1983, the petitioner filed a request for a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the Public Hearing was Thomas J. Carens, Esquire, of Roche, Carens and DeGiacomo, representing the petitioners for Case 83-26 and for two other related cases: Case 83-25, petition of The Beacon Companies, requesting Site Plan Approval for the construction of a building known as Building #7 at 80 William Street, and Case 83-27, petition of Wellesley Office Park Associates and State Mutual Life Insurance Company, requesting approval of modifications of plans showing the lot lines, parking, and landscaping of 60 William Street.

AMICA Mutual Life Insurance Company has entered into an agreement to convey a portion of its existing lot to the Beacon Companies and requests approval of site plans for the remaining AMICA property and relocation of parking areas. The petitioner states that the new AMICA lot would be smaller but still comply with the Zoning Bylaws as will the number and location of parking spaces, as shown on plans dated June 23, 1983. Further details of the Public Hearing on June 23, 1983 can be obtained by referring to Case 83-25.

Statement of Facts

The property in question is located at 100 William Street, in an Administrative and Professional District, containing 323,599 square feet of land, in a Flood Plain District.

The petitioner proposes to convey a portion of its lot to the Beacon Companies to provide a building lot for a new office building known as Building #7 at 80 William

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Street. The new AMICA lot at 100 William Street would contain 209,489 square feet of land and contain 164 parking spaces.

An Existing Site Plan was submitted, dated May 11, 1983, revised on June 22, 1983 drawn by Robert E. Cameron, Registered Land Surveyor, R. E. Cameron & Associates, Inc., Norwood, Ma. A further revision was dated June 28, 1983. A landscape plan, dated June 29, 1983, was submitted, drawn by Jung/Brannen Associates, Inc. of Boston. All plans submitted for Case 83-25 are on file at the Board of Appeals office.

A plan has been certified by the Planning Board on June 28, 1983 as "Planning Board Approval Not Required Under the Subdivision Control Law" described as follows: (PBC 83-9) 323,599 square foot Amica property to be divided into three lots. Lot E containing 209,489 square feet with the building #100 William Street. Lot C containing 109,170 square feet. Lot D (not a buildable lot) containing 4,940 square feet to be merged with property at 60 William Street.

The application was referred to the Board of Health, Planning Board, Design Review Board, Town Engineer, Wetlands Protection Committee, and Fire Department for review and written recommendations as required by Section XVII A of the Zoning Bylaw. Written recommendations are on file at the office of the Board of Appeals.

The Wetlands Protection Committee held a Public Hearing on June 20, 1983 concerning The Beacon Companies (DEQE 324-98) and in a letter dated June 21, 1983 stated that the committee voted to close the hearing and issue an Order of Conditions within 21 days. On July 11, 1983, the Wetlands Protection Committee voted to reopen the public hearing on the Beacon Companies in order to consider new flood information from the Newton Conservation Commission and revised plans from Beacon Companies. The next public hearing was July 25, 1983. An Order of Conditions was issued on August 12, 1983 and is on file at the office of the Board of Appeals.

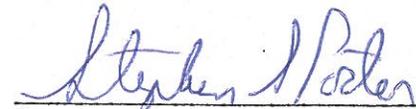
Decision

This Authority has made a careful study of the evidence submitted by The Beacon Companies as agent for AMICA Mutual Life Insurance Company, located at 100 William Street, seeking approval of modification of plans showing the lot lines, parking, and landscaping of 100 William Street. This approval, together with approval of Case 83-25 and Case 83-27, would allow Beacon Companies to build a new office building at 80 William Street.

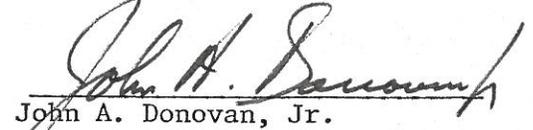
This Board is of the opinion that the changes in the lot lines at 100 William Street conform to the requirements of the Zoning Bylaw, that the parking requirements at 100 William Street have been met, and that the required landscaping has been provided in the proposed plans. The modifications of plans presented by The Beacon Companies for 100 William Street comply with the Zoning Bylaw of the Town.

This Authority understands that there will be no further building in Wellesley Office Park, as stated by the petitioner. This Board is of the opinion that Building #7 should be the last expansion of office space in Wellesley Office Park.

This Board hereby grants the Special Permit for modification of plans originally approved by the Board of Appeals on March 27, 1967 (Case 67-3), for Site Plan Approval under Section XVIA and pursuant to Section XXV, Section IX, Section XIVB and Section XXI, for the property at 100 William Street, the new lot to contain 209,489 square feet of land (see PBC 83-9) with a total of 164 parking spaces and associated landscaping, as shown on landscaping plans dated June 29, 1983 by Jung/Brannen Associates, Inc. This Special Permit is subject to the Wetlands Protection Committee Order of Conditions (DEQE 324-98) issued to The Beacon Companies.



Stephen S. Porter, Chairman



John A. Donovan, Jr.



Robert R. Cunningham

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