



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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85-5

Petition of Temple Beth Elohim
10 Bethel Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 21, 1985 at 8 p.m. in Room 17 of the Town Offices at the Phillips Building, 12 Seaward Road, Wellesley Hills, on the petition of TEMPLE BETH ELOHIM requesting a Special Permit for Site Plan Approval pursuant to Section XVII A and XXV of the Zoning Bylaw for the paving of a parking lot to accommodate 107 cars and associated landscaping at 10 BETHEL ROAD, said property containing approximately 7.7 acres of land, in a Single Residence District.

On January 25, 1985, the petitioner requested a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Marion Pressley, Architect with William Pressley Associates, who stated that the existing parking lot would be repaved with concrete, spaces added at the end, curbing added. She stated that the Wetlands Protection Committee and the Town Engineer had approved the plans. Michael Brown of the Construction Committee at the Temple spoke in favor of the request.

No others were present expressing favor or opposition to the request.

Statement of Facts

The property in question is located at 10 Bethel Road, in a Single Residence District, containing approximately 7.7 acres of land, owned by Temple Beth Elohim.

The petitioner proposes to pave an existing gravel parking lot to accommodate 107 cars and requests site plan approval for the parking lot and associated landscaping, which constitute a major construction project under Section XVII A of the Zoning Bylaw.

The following plans were submitted to this Board, drawn by William Pressley and Associates, Inc., Landscape Architects, Newton Centre: L-1 (Parking Lot Grading and Layout Plan) dated 11/26/84, revised 2/11/85; and L-3 (Planting Plan) dated 11/26/84. Drainage calculations were also submitted.

The Design Review Board held a preliminary review of the site plans on November 29, 1984 and a final review on December 13, 1984, at which time the plans presented were approved.

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Site plans and other submission materials were sent to the Planning Board, Wetlands Protection Committee, Town Engineer, Board of Health and Fire Chief, as required by Section XVIA of the Zoning Bylaw. Written responses were received from each and are on file at the Board of Appeals office.

The Town Engineer, after review of Plan L-1, dated November 26, 1984, recommended changes in the plans. The petitioner subsequently submitted L-1, revised 2/11/85, incorporating the recommended changes, which plan was approved by the Town Engineer.

The Wetlands Protection Committee reviewed the proposal at a Public Meeting on October 29, 1984 and determined that the Wetlands Protection Act would not apply to the work provided that grease traps are installed in all catch basins, no de-icing chemicals are used on the parking lot, all work is confined to the limit of work delineated on the map and yearly maintenance report is submitted regarding the cleaning of catch basins.

Decision

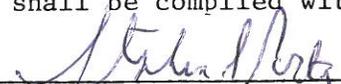
This Authority has made a careful study of the evidence presented. The petitioner's proposed paved parking lot constitutes a major construction project under Section XVIA-B-3 of the Zoning Bylaw.

It is the opinion of this Authority that the proposed parking lot as shown in Plan L-1 (11/26/84, revised 2/11/85) by William Pressley & Associates Inc. complies with the Zoning Bylaws of the Town, protects the safety, convenience and welfare of the public, insures adequate provision for drainage and insures compliance with Sections XVI, XXI and XXII of the Zoning Bylaw.

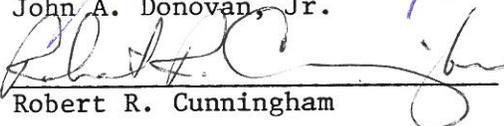
A Special Permit is hereby granted and Site Plan Approval is given by this Authority to Temple Beth Elohim for the parking lot and associated sitework at 10 Bethel Road, subject to the following conditions:

1. That all work shall be performed in accordance with plans submitted and on file with this Authority.
2. That all design and construction must comply with all applicable state and local codes.
3. That all requirements of the Wetlands Protection Committee shall be complied with.
4. That all requirements of the Dept. of Public Works shall be complied with.

APPEALS FROM THIS DECISION,
 IF ANY, SHALL BE MADE PURSUANT
 TO GENERAL LAWS, CHAPTER 40A,
 SECTION 17, AND SHALL BE FILED
 WITHIN 20 DAYS AFTER THE DATE
 OF FILING OF THIS DECISION IN
 THE OFFICE OF THE TOWN CLERK.


 Stephen S. Porter, Chairman


 John A. Donovan, Jr.


 Robert R. Cunningham

cc: Planning Board
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