



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 87-11

Petition of Town of Wellesley (Board of Selectmen)/Mass. Bay Transportation Authority  
Wellesley Farms Commuter Parking Lot  
Croton Street

Pursuant to due notice, the Permit Granting Authority and the Special Permit Granting Authority held a Public Hearing on Thursday, February 5, 1987 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B), Town Hall, 525 Washington Street, Wellesley on the petition of the TOWN OF WELLESLEY (BOARD OF SELECTMEN)/ MASS. BAY TRANSPORTATION AUTHORITY (MBTA) requesting a Special Permit for Site Plan Approval pursuant to Section XVIA and XXV of the Zoning Bylaw to reconstruct the WELLESLEY FARMS COMMUTER PARKING LOT owned by the Town of Wellesley on CROTON STREET and a variance from the requirements of Section XXI (Off-Street Parking) and pursuant to Section XXV of the Zoning Bylaw for said parking lot. Said property is located in a Single Residence District and a Transportation District.

On January 16, 1987 the petitioner filed a request for 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 Patricia Palmer, Chairman of the Board of Selectmen, who introduced Rocco Mancini and Don Nicholas from the MBTA and Eric Scheier of Louis Berger Associates. Mrs. Palmer referred to a plan of the proposed reconstructed parking lot, described the areas surrounding the lot and explained the history of the project. The MBTA has offered to pay for the reconstruction of the lot. The parking lot will be a 100% commuter parking lot. Design plans meet MBTA criteria. John Bezanson, Town Engineer, is in support of the project. It will provide for 195 cars and eliminate on-street parking which occurs now in the area. The neighbors are supportive of the plans.

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

Statement of Facts

The property in question is known as the Wellesley Farms commuter parking lot, owned by the Town of Wellesley, on Croton Street, and is adjacent to the Wellesley Farms Railroad Station and Town park land. It is located in a Single Residence District and a Transportation District and is an existing commuter parking lot.

A Special Permit for Site Plan Approval is requested to reconstruct the commuter rail parking lot. Funds would be provided under the MBTA Commuter Rail Program.

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For over two years the Natural Resources Commission has worked with residents, Town boards, and state and federal agencies to make a restoration of the Wellesley Farms Station and grounds at a minimal cost to the Town. Design input has been incorporated from residents, the Board of Selectmen, the Landscape Advisory Committee, the Historical Commission and the various divisions of Public Works as well as the MBTA, their design consultant, Berger Associates and the Design Review Board. The MBTA is willing to fund the project, under its commuter rail program, on town land, permitting the Town to raise funds via a ticket machine to provide for maintenance and a watchman to prevent vandalism to vehicles and to the historic site.

Parking spaces would be provided for 195 cars. The plan submitted meets MBTA standards for parking lots. The Wellesley Zoning Bylaw has stricter requirements for parking lots and a variance has been requested for possible deficiencies.

~~The following plans were presented, drawn by Louis Berger & Associates Inc., Consulting Engineers, Wellesley: 1) Location Plan, Locus Plan, Donald Brian Nicholas, Registered Professional Engineer, 1/19/87; 2) Index, General Notes & Symbols; 3) Typical Sections & Details; 4) Construction plan; 5) Signing, pavement marking and landscaping plan; 6) Signing Layouts; 7) Construction details; 8) Construction & Electrical details; 9) Handicap Platform and Construction Details; 10) Lighting Plan.~~

The Design Review Board held a preliminary site plan review on November 13, 1986 and a final review on January 29, 1987 at which time the Design Review Board approved the plans.

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 from the above were received and are on file at the Board of Appeals office.

The Planning Board, on January 27, 1987, voted to recommend that "the lot be re-designed so that not more than 30% of the spaces are sized for compact cars and that the parking stalls and aisles be sized in accordance with the standards set forth in the Zoning Bylaw"....

### Decision

This Authority has made a careful study of the evidence presented. The petitioner is proposing to reconstruct a commuter rail parking lot at Wellesley Farms Railroad Station with funds provided by the MBTA.

It is the opinion of this Authority that the proposed parking lot, as shown on the plans submitted, drawn by Louis Berger & Associates, complies with the Zoning Bylaw of the Town, protects the safety, convenience and welfare of the public, minimizes additional congestion in public and private ways, insures adequate provision for water, sewerage and drainage. Furthermore, it insures compliance with Sections XVI, XXI and XXII of the Zoning Bylaw. It has the approval of the Board of Selectmen, the Natural Resources Commission, the Design Review Board and the Wetlands Protection Committee.

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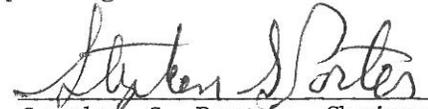
A Special Permit is hereby granted and Site Plan Approval is given by this Authority pursuant to Section XVIA and XXV of the Zoning Bylaw, subject to the conditions attached hereto as Addendum A.

Regarding the variance requested, this Board is of the opinion that a variance is not required for the proposed parking lot. The lot in question is a pre-existing municipal parking lot which is being re-constructed and improved. This Board feels that there is nothing in the Zoning Bylaw that enables us to grant variances for parking lot configurations. This Authority is of the opinion that a variance is not needed to re-construct an existing municipal parking lot.

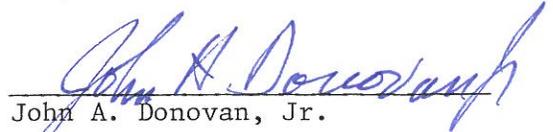
APPEALS FROM THIS DECISION,  
 IF ANY, SHALL BE MADE PURSUANT  
 TO GENERAL LAWS, CHAPTER 40A,  
 SECTION 17, AND SHALL BE FILED  
 WITHIN 20 DAYS AFTER THE DATE  
 OF FILING OF THIS DECISION IN  
 THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
 Inspector of Buildings

mam



Stephen S. Porter, Chairman



John A. Donovan, Jr.



William E. Polletta

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Addendum A.

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 codes.
  3. That all requirements of the Department of Public Works shall be complied with.
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