



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

JOHN A. DONOVAN, JR., Chairman  
ROBERT R. CUNNINGHAM  
KENDALL P. BATES

ELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019

WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

ZBA 88-14  
Petition of Jane Peele Greene  
37 Pond Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 3, 1988 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley on the petition of JANE PEELE GREENE requesting renewal of a Special Permit under Section II 8 (a) and pursuant to Section XXV of the Zoning Bylaw which will allow the premises at 37 POND ROAD to continue to be used as a residence for not more than two families, said residence being in a Single Residence District.

On February 8, 1988, 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 was Jane Peele Greene who stated that there had been no change in any condition since the Special Permit was last granted. Her son still lives in the house and a friend of her daughter rents the apartment.

No other person had any comment regarding the petition.

Statement of Facts

The property is located at 37 Pond Road, in a Single Residence District, on a 7.96 acre lot. The house contains thirty-five rooms and cannot be used economically as a one-family dwelling. Nathaniel Greene, son of Jane Peele Greene, lives in the house. A tenant occupies the apartment. Jane Peele Greene resides in Guilford, Connecticut. The petitioner seeks permission to continue the present use of the dwelling as a two-family dwelling. Special Permits to continue this use have been granted yearly since the first Special Permit was granted in 1973.

The Planning Board, at its regular meeting on February 16, 1988, voted to offer no opposition to continuation of the use based on the same conditions as are currently in effect.

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Decision

This Authority has made a careful study of the evidence submitted.

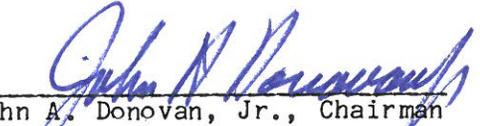
It is the opinion of this Authority that the continued use of the dwelling as a two-family dwelling, with the owner's son as a resident, will not substantially reduce the value of any property within the district and will not be injurious or offensive to the neighborhood.

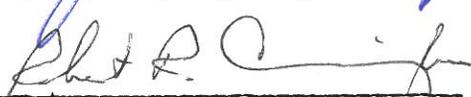
Accordingly, a Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw to allow a two-family dwelling at 37 Pond Road subject to the following conditions:

1. That said dwelling shall not be occupied by more than two families at any one time.
2. That all applicable State and local laws and regulations shall be complied with by the petitioner and the tenant.
3. That said Special Permit shall expire two years from the date of this decision.

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  
edg

  
John A. Donovan, Jr., Chairman

  
Robert R. Cunningham

  
Kendall P. Bates

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