



ZONING BOARD OF APPEALS
TOWN HALL WELLESLEY, MA 02181

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ZBA 89-13
Petition of Timothy A. Sorrell
Lot #4 - High Meadow Circle

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, March 23, 1989 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) of the Town Hall, 525 Washington Street, Wellesley on the petition of TIMOTHY A. SORRELL requesting the renewal of a Special Permit pursuant to Section XIXB and Section XXV of the Zoning Bylaw to continue to allow LOT #4 - HIGH MEADOW CIRCLE, in a Single Residence District, to be a buildable lot; said lot having less than the required frontage on a curved street line, and less than a sideline radius of 100 feet.

On March 3, 1989, 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 Timothy Sorrell, who said he had been granted a Special Permit, dated July 29, 1987, to allow the lot and wished to renew it. The configuration of the site has not changed since the Special Permit was issued. The site is difficult to develop, and the only reason for developing the site at this time would be to satisfy the conditions stated in the original Special Permit. Mr. Sorrell said that the neighbors were in favor of the lot remaining vacant. He felt that it would be in the general interest to renew the Special Permit so that development of the lot could be delayed.

No other person present had any comment on the petition.

Statement of Facts

The property in question is known as Lot #4, High Meadow Circle, a subdivision which received a Certificate of Approval from the Planning Board on May 21, 1987. The lot contains 24,905 square feet of land and is located in a Single Residence District in which the minimum lot size is 10,000 square feet. The lot is located on a cul-de-sac and has a minimum frontage of 52.47 feet, the requirement being 60 feet; and a streetline radius of 49 feet, the requirement being less than 100 feet.

The petitioner is requesting renewal of a Special Permit (ZBA 87-46) which will expire July 29, 1989, to allow the lot to remain a buildable lot pursuant to Section XIXB of the Zoning Bylaw.

Section XIXB of the Zoning Bylaw states:

Provided however, that a lot having its only frontage on a curved street line having a sideline radius of less than 100 feet may have a reduced frontage upon the granting of a special permit in accordance with Section XXV and provided.

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ZBA 89-13
Petition of Timothy A. Sorrell
Lot #4 - High Meadow Circle

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WELLESLEY, MA 02181

MAR 31 9 21 AM '89

- a. The minimum frontage shall be 50 feet.
- b. The minimum front yard width is maintained at the street setback line (house line) and
- c. All other dimensional zoning requirements are satisfied."

A Plan of Land in Wellesley, dated August 4, 1988, drawn by Joseph R. Sullivan, Registered Land Surveyor and signed by the Planning Board (PBC 88-13) on August 23, 1988, was submitted.

The Planning Board, on March 7, 1989, voted to offer no objection to the request.

Decision

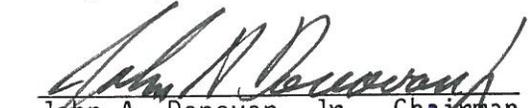
This Authority has made a careful study of the evidence presented. The property in question continues to meet all of the requirements of Section XIXB of the Zoning Bylaw as the configuration has not changed since the original Special Permit was granted.

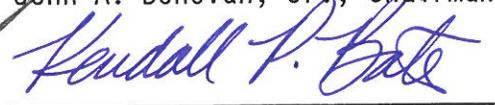
Therefore, the renewal of the Special Permit is hereby granted to Timothy A. Sorrell pursuant to Section XIXB and Section XXV of the Zoning Bylaw to continue to allow Lot #4, High Meadow Circle to be a buildable lot with a frontage of 52.47 feet in accordance with the plan noted in the foregoing Statement of Facts, subject to the following conditions:

1. That the minimum front yard width is maintained at the street setback line (house line).
2. That all other dimensional zoning requirements are satisfied.
3. That this Special Permit shall lapse on July 31, 1991.

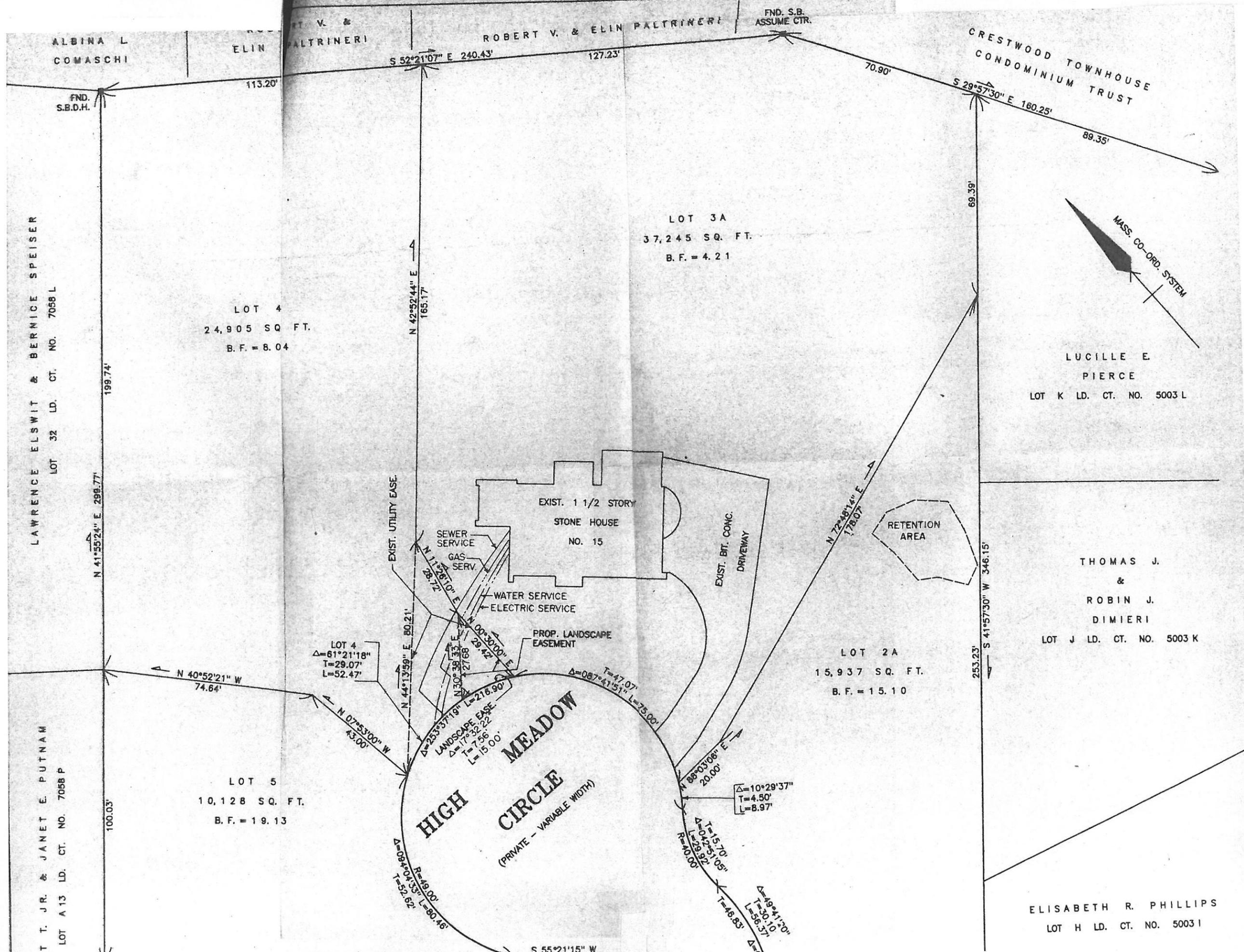
APPEALS FROM THIS DECISION, IF ANY, SHALL BE MADE PURSUANT TO GENERAL LAWS, CHAPTER 40A, SECTION 17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK.

cc: Planning Board
Inspector of Buildings
edg


John A. Donovan, Jr., Chairman


Kendall P. Bates


William E. Polletta



ALBINA L. COMASCHI

ELIN PALTRINERI

ROBERT V. & ELIN PALTRINERI

FND. S.B. ASSUME CTR.

CRESTWOOD TOWNHOUSE CONDOMINIUM TRUST

LAWRENCE ELSWIT & BERNICE SPEISER
LOT 32 LD. CT. NO. 7058 L

LOT 4
24,905 SQ. FT.
B.F. = 8.04

LOT 3A
37,245 SQ. FT.
B.F. = 4.21

LUCILLE E. PIERCE
LOT K LD. CT. NO. 5003 L

THOMAS J. & ROBIN J. DIMIERI
LOT J LD. CT. NO. 5003 K

ELISABETH R. PHILLIPS
LOT H LD. CT. NO. 5003 I

T. T. JR. & JANET E. PUTNAM
LOT A 13 LD. CT. NO. 7058 P

LOT 5
10,128 SQ. FT.
B.F. = 19.13

LOT 2A
15,937 SQ. FT.
B.F. = 15.10

HIGH MEADOW
CIRCLE
(PRIVATE - VARIABLE WIDTH)

S 55°21'15" W

MASS. CO-ORD. SYSTEM

RETENTION AREA

EXIST. 1 1/2 STORY
STONE HOUSE
NO. 15

SEWER SERVICE
GAS SERV.
WATER SERVICE
ELECTRIC SERVICE

PROP. LANDSCAPE EASEMENT

EXIST. BIT. CONC. DRIVEWAY

EXIST. UTILITY EASE.

LOT 4
Δ=61°21'18"
T=29.07'
L=52.47'

LOT 4
Δ=25°37'19"
T=17.32'
L=15.00'

Δ=087°41'51"
T=47.07'
L=75.00'

Δ=10°29'37"
T=4.50'
L=8.97'

Δ=02°51'05"
T=15.70'
L=29.92'

Δ=49°41'20"
T=30.10'
L=56.37'

Δ=08°04'33"
T=52.62'
L=80.46'

Δ=25°37'19"
T=17.32'
L=15.00'

Δ=30°38'33"
T=27.68'
L=29.42'

Δ=44°13'59"
T=80.21'
L=112.610'

Δ=11°26'10"
T=28.72'
L=29.42'

N 41°55'24" E 299.77'

199.74'

N 40°52'21" W 74.64'

N 07°53'00" W 43.00'

N 42°52'44" E 165.17'

S 52°21'07" E 240.43'

127.23'

70.90'

S 29°57'30" E 160.25'

89.35'

69.39'

N 72°48'14" E 178.07'

S 41°57'30" W 346.15'

253.23'