



RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
FEB 3 1 37 PM '89

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 89-6
Petition of Hewins Farm Realty Trust
Lot 2C - Hewins Farm Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 19, 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 HEWINS FARM REALTY TRUST requesting a Special Permit pursuant to Section XIX-B and Section XXV of the Zoning Bylaw to allow Lot 2C, HEWINS FARM ROAD, in a Single Residence District, to be used as a building lot; said lot having less than the required frontage on a curved street and less than a streetline radius of 100 feet.

On January 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, trustee of the Hewins Farm Realty Trust, who was accompanied by Robert Lakin, co-trustee; and William Mone, attorney for the Trust.

Mr. Sorrell presented the original subdivision plan showing the original Lot 2, which received a Special Permit to be allowed as a building lot, with reduced frontage on a curved street, on July 20, 1988 (ZBA 88-51). Mr. Sorrell said that the addition of land from 2 adjoining lots to Lot 2 has created the new Lot 2C. Mr. Sorrell showed how the location of a dwelling would be improved on the new lot. The shape factor and the build factor have also been improved. Mr. Sorrell said that the setback line has been moved 35 feet closer to the cul-de-sac. The new lot totally encompasses the old lot.

Mr. Sorrell said the the house presently existing on Lot 16F will be removed. The removal was a condition of the Planning Board in accepting the new subdivision plan.

No other person present had any comment on the petition.

Statement of Facts

The property in question is known as Lot 2C, Hewins Farm Road, located in the Hewins Farm Road Subdivision, in a Single Residence District. Lot 2C contains 22,525 square feet, with a frontage of 50 feet on the cul-de-sac of said road, and a sideline radius of 56 feet.

Definitive subdivision approval for the original configuration of the Hewins Farm subdivision (PB-88-E-1) was voted by the Planning Board on June 28, 1988. A revised configuration of the subdivision involving Lots 2C, 8B, 9F and 16F (PBC 88-23) was certified by the Planning Board on January 3, 1989 as not requiring approval under

ZBA 89-6
Petition of Hewins Farm Realty Trust
Lot 2C - Hewins Farm Road

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
FEB 3 1 37 PM '89

the Subdivision Control Law.

On July 20, 1988, a Special Permit was granted to Hewins Farm Realty Trust to allow Lot 2 in the Hewins Farm Subdivision to be accepted as a building lot (ZBA 88-51). Lot 2 had 20,002 square feet, frontage of 50 feet, and a sideline radius of 56 feet.

Due to the reconfiguration of Lots 9F, 16F and 2C, the original square footage of Lot 2 has been increased by 2,521 square feet, although the frontage is still 50 feet and the streetline radius is still 56 feet.

Hewins Farm Realty Trust is requesting a Special Permit pursuant to the provisions of Section XIX-B of the Zoning Bylaw to allow Lot 2C to be accepted as a building lot.

Section XIX-B 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:

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

A Plot Plan dated December 27, 1988, drawn by Robert F. Drake, Registered Land Surveyor, was submitted.

The Planning Board, on January 10, 1989, voted to offer no objection to the Special Permit request.

Decision

This Authority has made a careful study of the evidence presented. The property in question meets all of the requirements of Section XIX-B of the Zoning Bylaw. Lot 2C has a 50 foot frontage on a curved street and has a sideline radius of less than 100 feet.

A Special Permit is hereby granted to Hewins Farm Realty Trust, pursuant to Section XIX-B and Section XXV to allow Lot 2C, Hewins Farm Road, as a buildable lot, with frontage of 50 feet, as shown in the Plot Plan noted in the foregoing Statement of Facts, and subject to the following conditions:

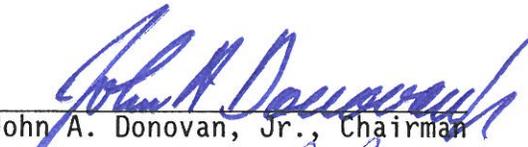
1. That minimum front yard width is maintained at the street setback line;
2. That all other dimensional zoning requirements are satisfied;
3. That the existing building on Lot 16F be demolished, and that proof of said demolition be submitted to the office of the Board of Appeals;

ZBA 89-6
Petition of Hewins Farm Realty Trust
Lot 2C - Hewins Farm Road

4. That this Special Permit shall lapse within two years of the date of grant 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



Kendall P. Bates



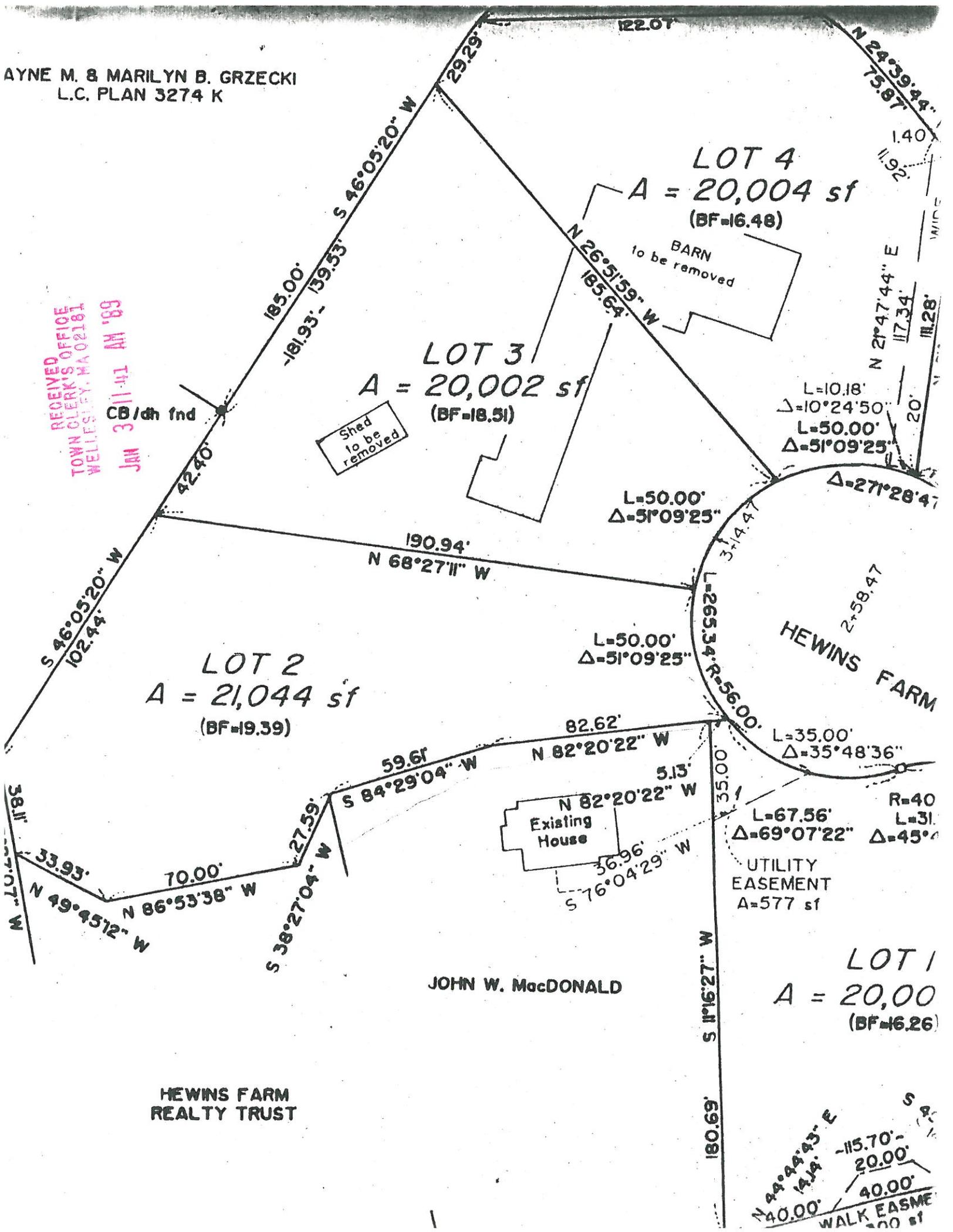
William E. Polletta

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
FEB 3 1 37 PM '89

AYNE M. & MARILYN B. GRZECKI
L.C. PLAN 3274 K

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02181
JAN 31 11:41 AM '89

CB/dh fnd



LOT 4

A = 20,004 sf
(BF=16.48)

BARN
to be removed

LOT 3

A = 20,002 sf
(BF=18.51)

Shed
to be removed

LOT 2
A = 21,044 sf
(BF=19.39)

HEWINS FARM

Existing House

UTILITY EASEMENT
A=577 sf

JOHN W. MacDONALD

LOT 1
A = 20,000
(BF=16.26)

HEWINS FARM
REALTY TRUST

WALK EASME
40.00'
40.00'
19.19'
N 44° 44' 43" E
-115.70'
20.00'