



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

FEB 28 8 55 AM '90

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASSACHUSETTS  
WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

ZBA 90-4  
Petition of Jane Peele Greene  
37 Pond Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 15, 1990 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 JANE PEELE GREENE, requesting renewal of a Special Permit pursuant to the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw which will allow the premises at 37 POND ROAD, in a Single Residence District, to continue to be used as a residence for not more than 2 families, a use not allowed by right in a Single Residence District.

On January 29, 1990, 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 Nathaniel Greene, son of the owner, Jane Peele Greene. Mr. Greene, who occupies half of the premises, said that there have been no changes since the last special permit was granted, with the exception of the tenant.

No other person present had any comment on the petition.

#### Statement of Facts

The property in question is located at 37 Pond Road, in a Single Residence District, on a 7.96 acre lot. The house, built in 1875, has been in the family since the original construction. It contains thirty-five rooms and cannot be used economically as a one-family dwelling. Jane Peele Greene, the owner, currently resides in Guilford, CT, but her son, Nathaniel Greene, occupies the premises. A tenant leases the apartment.

The petitioner requests permission to continue the present use of the dwelling as a two-family dwelling. Special Permits to continue this use have been regularly granted since the first Special Permit was issued in 1973 (ZBA 83-53).

The Planning Board, on February 6, 1990, voted to offer no objection to continuation on the same terms and conditions as are currently in effect.

#### Decision

This Authority has made a careful study of the evidence submitted and is of the opinion 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 neighborhood and will not be injurious or offensive to the neighborhood.

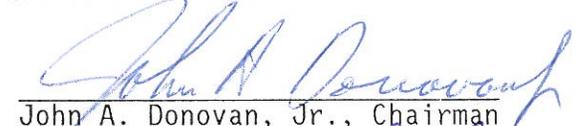
ZBA 90-4  
Petition of Jane Peele Greene  
37 Pond Road

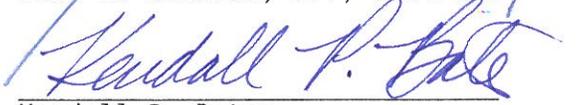
Therefore, a Special Permit is granted under the provisions of Section II 8 (a) and Section XXV of the Zoning Bylaw to allow a two-family dwelling at 37 Pond Road subject to the following conditions:

1. Said dwelling shall not be occupied by more than two families at any one time, one of the families being that of the son of the owner.
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

  
Kendall P. Bates

  
William E. Polletta

RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MASS 02151

FEB 28 8 55 AM '90