



ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181

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ZBA 90-8  
Wellesley Office Park Associates  
55 William Street

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 WELLESLEY OFFICE PARK ASSOCIATES requesting a Special Permit pursuant to the provisions of Section IX and Section XXV of the Zoning Bylaw to allow the area of 1,000 square feet for a previously granted exercise/shower area to be expanded to approximately 2,000 square feet at their premises at 55 WILLIAM STREET, in an Administrative and Professional District.

On January 29, 1990, the petitioner requested a hearing before this Authority and thereafter due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Andrew Newman of Rubin and Rudman, attorneys for the petitioner. He was accompanied by Jane Williams of Beacon Management Company which manages the property. Mr. Newman said that since the original petition was granted, the management has discovered that there is a greater tenant need for the facility than originally projected. As granted, the facility would accommodate only 5 people at one time. The proposed expansion will accommodate 20 people at one time. The total membership, which would be restricted to tenants and their employees, would increase from 100 to 200 members.

Ms. Williams stated that the facility would be under a management agreement with a health club operator to manage the fitness center. Mr. Newman added that the area and equipment would be owned by Wellesley Office Park Associates, which would have control over the management company.

No other person present had any comment on the petition.

#### Statement of Facts

The property in question is located at 55 William Street, one of eight buildings in the Wellesley Office Park, in an Administrative and Professional District.

At the November, 1989, Public Hearing, the petitioner requested and was granted a Special Permit to use 5,500 square feet of the building for a full service restaurant/cafeteria and 1,000 square feet for an exercise/shower area (ZBA 89-69). Neither of these uses are allowed by right in an Administrative and Professional District.

The petitioner is now requesting a Special Permit to expand the allowed exercise/shower area from 1,000 square feet to 2,000 square feet to meet the projected needs of its tenants and employees. The fitness center would have a

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membership of 200 and would be able to accommodate up to 20 members at any one time. A health club operator would be hired to manage the fitness center which would be open from Monday through Friday from 7 a.m. to 7 p.m. Membership would be limited to tenants and their employees, and would not be open to the general public. A membership fee would be charged.

A drawing of the proposed renovation of Building Three, Ground Floor (55 William Street); and a drawing entitled Work Out Room, Wellesley Office Park, dated 1/9/90, revised 1/16/90, drawn by Jung/Brannen was submitted.

The Planning Board, on February 6, 1990, voted to offer no objection to the granting of the request, provided the use was restricted to tenants of the Office Park.

Decision

This Authority has made a careful study of the evidence presented. The petitioner is requesting a Special Permit for the expansion of a previously granted exercise/shower area from 1,000 to 2,000 square feet. The requested use is not one permitted within an Administrative and Professional District unless this Authority finds that the proposed use is similar to one or more of the uses specifically authorized in Section IX of the Zoning Bylaw.

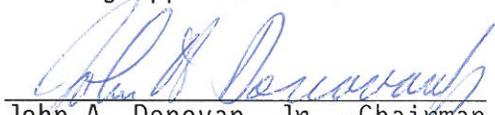
It is the opinion of this Authority that the requested use is accessory to the allowable uses within the building and that the proposed use is in harmony with the general intent and purpose of the Zoning Bylaw.

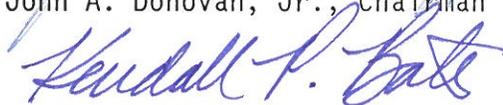
Therefore, a Special Permit is granted to allow the previously granted Exercise/shower area at 55 William Street to be expanded from 1,000 square feet to 2,000 square feet subject to the following conditions:

1. That the use of this facility be restricted to tenants of the Wellesley Office Park and the employees of said tenants.
2. That the hours of use of this facility be limited to Monday through Friday from 7 a.m. to 7 p.m.

The Inspector of Buildings is hereby authorized to issue a permit for the construction upon his receipt and approval of a building application and construction plans.

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.

  
John A. Donovan, Jr., Chairman

  
Kendall P. Bates

cc: Planning Board  
Inspector of Buildings  
edg

  
William E. Polletta