

58-36

TOWN OF WELLESLEY



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WELLESLEY, MASSACHUSETTS

1958 JUN 18 PM 4:38
BOARD OF APPEAL

SHERMAN J. L. BROWN
JOHN L. HAYDEN
GARRETT S. HOAG

KATHARINE E. TOY, CLERK
TELEPHONE
CE. 5-1664

Petition of Town of Wellesley

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 324 Washington Street at 8:25 p.m. on May 28, 1958, upon the application of the Town of Wellesley for a special permit to construct a Municipal electric substation at 134 Weston Road for the purpose of supplying the Town, particularly its inhabitants and other customers located within the vicinity involved, with electricity, as provided under the provisions of Section 2 B 9 of the Zoning By-law.

Statement of Facts

The property involved is located within a General Residence Zone, a zone in which the proposed use of the property is not permitted unless a special permit is granted by the Board of Appeal after it finds that the proposed request is reasonably necessary for the convenience or welfare of the public.

On May 2, 1958, the petitioner filed an application with the Board of Appeal seeking permission to construct a Municipal electric substation at the location involved and thereafter due notice of the hearing was given by mailing and publication.

At the hearing William R. Cook, Town Counsel, stated that he was appearing in behalf of the Town at the request of the Board of Public Works. This is an application, stated Mr. Cook, for a special permit under the Zoning By-law for the construction and operation of an electric substation on land on Weston Road, in accordance with an amendment adopted at the 1958 Annual Meeting and approved by the Attorney General and Town Clerk.

Mr. Cook outlined in detail his reasons for making the request and referred to similar cases which were brought before the Department of Public Utilities. He stated further that at the 1958 Annual Meeting the Selectmen were authorized to purchase, take by eminent domain or otherwise acquire the land described in the application, and pursuant to that vote the Selectmen adopted an order of taking on April 14, 1958 and it was recorded with Norfolk Deeds on April 18, 1958, and the Town became the owner of the land on the recording of that order.

Horace V. Estey, Superintendent of Public Works for the Town and Manager of the Municipal Light Plant, stated that the Municipal Light Plant of the Town of Wellesley is the sole supplier of electrical energy therein. It distributed electrical energy to approximately 8,192 customers as of December 31, 1957, who, in that year, purchased a total of 41,814,119 kwhrs.

In recent years, stated Mr. Estey, the rapid growth of the community, coupled with the greatly increased per capita use of electricity,

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has made it necessary for the Municipal Light Plant to greatly expand its plant facilities in order that it might be able to meet the demands of the area it serves. It is apparent, stated Mr. Estey, that the Municipal Light Plant must now provide additional transformer capacity before 1960 if it is to be prepared to supply the demand which will be imposed upon the system by that time; until the present time, it was reasonable to provide increased transformer capacity as it was needed by making additional installations in the area of the present substation, however, this substation now has a total installed capacity of 17,500 KW, which is about as much as should be permitted in one location. In recent years, stated Mr. Estey, there has been a sharp increase in the use of electrical energy in the western part of the Town and this load has severely taxed the facilities serving that area; therefore the transformer station should be located as nearby as possible the center of the area to be served.

It is the request, therefore, of the Town, stated Mr. Estey, to install the equipment in the extreme southwesterly corner of the lot involved on Weston Road where the nearest point of the structure will be about 173 feet from the nearest house. In preparing the specifications for the equipment, the Municipal Light Plant stipulated that the design must be such that the low hum heard from such apparatus would not exceed a noise level of 67 decibels. There is no other location of sufficient size in this general area, stated Mr. Estey, which would accommodate this installation. When the installation is complete, in a matter of five or six years, the overhead structures now existing in the Weston Road area will be removed and replaced by new underground construction. A graphic comparison of the KVA demand with the firm relay capacity of the supply cables and with the installed transformer capacity was submitted by Mr. Estey.

Francis A. Sullivan, 148 Weston Road, questioned the type of building to be erected, the amount of noise which would result from the proposed substation and whether it was proposed to landscape around the station.

Gerald C. Coleman, representing Martha and Rose Doonan, owners of property at 135 Weston Road, also questioned the Board regarding the type of substation it was proposed to erect, its landscaping and just how it would affect the neighborhood.

John L. Orser, 140 Weston Road, stated that he would like to have some assurance that proper landscaping would be done as his property abuts the land involved and he feels that he will be most affected by the proposed station.

The Planning Board offered no objection in its report.

Conclusion

It is the unanimous opinion of this Board that the Board of Public Works has made an intensive study of the need of the proposed municipal electric substation as well as its proposed location. It is apparent from the information presented by the Town Counsel and the Superintendent of the Public Works Department that the proposed structure is reasonably necessary for the convenience and welfare of the public and that it will not prove detrimental to surrounding properties.

Accordingly, the requested permission is granted and the Inspector of Buildings ordered to issue a permit for the construction of a municipal electric substation in accordance with the plans submitted and on file with this Board subject to the following conditions:

- 1. That a security fence at least six feet in height shall be erected completely around the substation.
- 2. That the easterly and northerly sides of the substation shall be landscaped by planting and maintaining fast-growing evergreens outside the fence at least four feet in height to serve as a screen.

Sherman J. Brown
 Sherman J. L. Brown

John L. Hayden
 John L. Hayden

Garrett S. Hoag
 Garrett S. Hoag

Filed with Town Clerk _____

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COCHITUATE
AQUEDUCT

JOHN L. + ANNIE B. ORSEP

MARGARET FEENEY ET. AL.

WELLESLEY

AREA = 63,598 SQ. FT.

VICTOR E. + NANCY L.

BOSTON + ALBANY RAILROAD

PROPOSED SUB-STATION
ON LAND OWNED BY TOWN OF WELLESLEY

TOWN OF WELLESLEY
MAY 19, 1958
HORACE S. ESTEY

PUBLIC
SCALE 1
TOWN E

